

**Town of Groveland
Zoning Board of Appeals**

183 Main Street
Groveland, MA 01834



Christopher Goodwin, Chair
Jason Naves
John Stokes II
Brad Ligols
John Grohol
Mark Parenteau, Associate

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Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, January 4, 2023
Time of Meeting: 7:30 PM
Location: 183 MAIN STREET GROVELAND, MA 01834

APPROVED January 18, 2023
MOTION: Naves made a motion to approve the Jan 4, 2023 meeting minutes. Grohol seconded the motion. The vote was 4-0. The motion passes.

TOWN OF GROVELAND
2023 JAN 30 AM 10:57
TOWN CLERK
APPROVED/POSTED

Present: Jason Naves, Chris Goodwin, John Grohol, John Stokes II
Absent: Brad Ligols, Mark Parenteau
Staff Present: Annie Schindler, Environmental Program Coordinator & Town Planner
Public Present: None

MOTION: Stokes II motions to open the meeting at 7:00 PM. Grohol seconds the motion. Voted 4-0, unanimous in favor.

NOTE: Minutes are not a transcript.

PUBLIC HEARING

CONTINUED: Application #2023-1, 20 Bare Hill Road (aka 0 Bare Hill Road/Cedardale Tennis Club), Celco Partnership d/b/a Verizon Wireless; requests for variance from the provisions of Section 50-4.5 (Permitted uses in the RI District), Section 50-6.3(B)(3) (To permit a Wireless Communication Facility outside of the Wireless Communication District), and Section 50-8.1 (Table of Dimensional Requirements, to increase maximum height) of the Groveland Zoning Bylaw.

Schindler: Counsel is still reviewing the draft language and should be complete by our next meeting.

MOTION: Stokes II motions to continue the public hearing for Application #2023-1 to the January 18, 2023 meeting. Grohol seconds the motion. Voted 4-0, unanimous in favor.

CONTINUED: Application #2023-3, 833 Salem Street, Groveland Self-Storage LLC, requests a Special Permit in accordance with Section 50.4.5 (Table of Uses), of the Groveland Zoning Bylaw for a Self-Storage Facility at the premise.

Schindler: I was able to find the prior special permit for the existing storage facility and added the conditions from that into this permit so that there is consistency.

BOARD: Signs special permit.

MOTION: Goodwin motions to close the hearing for Application #2023-3. Grohol seconds the motion. Voted 4-0, unanimous in favor.

MEETING MINUTES: Approval of December 7, 2022 meeting minutes.

MOTION: Goodwin motions to approve the minutes from December 7, 2022. Stokes II seconds the motion. The vote was 4-0, unanimous in favor.

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46 **TOWN PLANNER UPDATE**

47 **Schindler:** Only a couple of things today. First, the sewer project associated with the Sewell Street
48 project is going well and has almost completed the cross-country portion of the project and is currently
49 in Center Street. Second, the appeal period for 154 Center Street finished on Monday with no appeal.
50 Third, Jeff & Maria's Ice Cream would like to host their "All-Night Party" again this year and wants to
51 get a head start on getting relief from their special permit in regards to hours of operation, so they will
52 be on the agenda for the next meeting.

53 **BOARD:** Can we look into issuing relief for a couple years at a time so that they don't have to come in
54 every year?

55 **Schindler:** Yes, I can work on that and coordinate with the Town Administrator so that it does not
56 interfere with any Board of Selectmen permits or policies.

57

58 **OTHER ITEMS NOT REASONABLY ANTICIPATED AT THE TIME OF POSTING**

59 *None.*

60

61 **ADJOURNMENT**

62 **MOTION:** Goodwin made a motion to adjourn the meeting at 7:44 PM. Stokes II seconds the motion.
63 The vote was 4-0, unanimous in favor.

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65 Respectfully submitted,
66 Annie Schindler, Town Planner & Conservation Agent

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68 *Meeting Materials: January 4, 2023 Meeting Agenda, Draft Special Permit and Variance for 20 Bare*
69 *Hill Road, Special Permit for 833 Salem Street, Draft December 7, 2022 Meeting Minutes*