

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

1 **APPROVED 4-3-2024**

Board/Committee Name: ZONING BOARD OF APPEALS
Date: Wednesday, January 3, 2024
Time of Meeting: 7:30 PM
Location: 183 Main Street, Groveland, MA 01834

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5 Present: John Grohol, John Stokes II, Chris Goodwin, Jason Naves
6 Absent: Brad Ligols
7 Staff Present: Annie Schindler (Town Planner & Conservation Agent)
8 Public Present:
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10 *NOTE: Minutes are not a transcript. A video recording of this meeting can be found on the Towns*
11 *YouTube page.*

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13 Goodwin: Call to order the meeting of the Groveland Zoning Board of Appeals at 7:30 PM on January 3,
14 2024.

15 **MOTION:** Naves motions to open the meeting. Grohol seconds the motion. Voting all in favor, the
16 motion passes.

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18 **CONTINUED:** Application #2023-6, 912 Salem Street, Applicant: Mark A Abare; A public hearing in
19 accordance with Mass General Laws, Chapter 40A, as amended, for Application #2023-6 made by Mark A
20 Abare, for the premises located at 912 Salem St Map 41 Lot 095, in the Industrial (I), Residential 1 (R-1), and
21 Residential 2 (R-2) zoning districts, and owned by William T Bryan III, for a Special Permit in accordance
22 with Section 50.4.5 (Table of Uses) of the Groveland Zoning Bylaw for a contractors yard.

23 Goodwin: Reads the above notice.

24 Planner: At the last meeting we went through the draft decision for this permit. Since then, I have added the
25 changes and comments from the Board. The only remaining items are just the formal motion of the Board to
26 approve the application.

27 **MOTION:** Naves makes a motion to approve application #2023-6 for 912 Salem Street with the conditions as
28 printed. Stokes II seconds the motion. Voting all in favor, the motion passes.

29
30 **154 CENTER ST:** Discussion regarding enforcement action taken against the property.

31 Goodwin: At the last meeting we went back to the attorney for more additional clarification.

32 Planner: Yes. One of the major talking points at the last meeting was surrounding where she got the term
33 'dump trucks', and as you can see in your packet that information came from me. Apologies for that. As you
34 can see, it doesn't really change her opinion. It references the site plan we had presented to the Board.

35 Goodwin: Basically, she understands what we were seeing but her judgement still stands. Is the Board okay
36 amending the letter as such and moving forward?

37 Board: Yes.

38 Planner: I can get the letter finalized, there aren't many changes that need to be made. I will share it with the
39 chair for confirmation before I send it out.

40 **MOTION:** Goodwin makes a motion to endorse the letter from the Board to 154 Center St outlining the
41 concerns with the original conditions. Grohol seconds the motion. Voting all in favor, the motion passes.

42
43 **APPLICATION:** Review draft for new application format.

44 Planner: Nothing new here. I'm not sure how the Board would like to handle this. I'm not sure if the Board
45 would like to take the draft and go through it and make notes as to what they think works/doesn't.

TOWN OF GROVELAND
2024 APR -5 PM 12:10
TOWN CLERK
RECEIVED/POSTED

46 Grohol: I think it would make sense to have certified plot plans as needed and if there are any questions, to ask
47 the Town Planner. I don't think it should be a requirement.

48 Goodwin: I've gone through it as well and don't see anything that I would want to change.

49 Grohol: I notice that on the front it notes that it should be filled out by hand, wouldn't you want it fillable on a
50 computer?

51 Planner: Part of the issue with doing fillable documents is the signature aspect of it and the issues it can cause
52 with the timeline of the application as it needs to be stamped by the Town Clerk.

53 Grohol: Maybe the signature just needs to be done by hand, and the rest can be typed.

54 Planner: Unless anyone has any additional comments, I will have the final draft ready for the last meeting for
55 final approval.

56

57 **MINUTES**: Approval of the September 20, 2023, meeting minutes.

58 **MOTION**: Naves motions to approve the Zoning Board of Appeals minutes for Wednesday September 20,
59 2023, meeting minutes. Grohol seconds the motion. Voting all in favor, the motion passes.

60

61 **TOWN PLANNER UPDATE**

62 Planner: Sam went to 154 Center Street to check the sign and it is in compliance.

63

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

65 *None.*

66

67 **ADJOURNMENT**

68 **MOTION**: Goodwin motions to adjourn the meeting at 7:45 PM. Grohol seconds the motion. Voting all
69 in favor, the motion passes.

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71 Respectfully submitted,

72 Annie Schindler, Town Planner & Conservation Agent