

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 2
Date: Wednesday, March 6, 2024 3
Time of Meeting: 7:30 PM
Location: 183 Main Street, Groveland, MA 01834

4
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: Kevin Snow (GML Coop), Scott Edwards (GML Coop), Bill Daley (Sewell St)

9
10 *NOTE: Minutes are not a transcript. A video recording of this meeting can be found on the Towns*
11 *YouTube page.*

12
13 Naves: Call to order the meeting of the Groveland Zoning Board of Appeals at 7:30 PM on March 6,
14 2024.

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

17
18 **SEWELL STREET:** Insubstantial changes to the plan previously approved.

19 Daley: For Buildings #1 and #2 we are changing a two bedroom to a one bedroom for a new entrance so
20 that people can more easily access the parking lot and the clubhouse. Additionally, the elevations were
21 slightly off. We are also adding a mailroom to the clubhouse for deliveries, no parking spaces were lost.
22 Also, the ponds were changed after going through ConCom and we are going to be utilizing preexisting
23 ponds rather than creating a new pond. Last, prior to the final building permit we need the fire protection
24 plan we have the designed, but we don't have panel drawings yet because we don't have an electrician
25 yet.

26 Stokes II: Has the Fire Chief signed off on this?

27 Daley: Yes. He and the Building Inspector agreed that I can do foundations to deck prior to these with
28 approval of the Borad.

29 Planner: The Board also has an email from the Fire Chief stating as much that I added to the meeting
30 packet.

31 Daley: Also, there is the landscaping plan. We have a landscape architect who has been selected. Nothing
32 has been designed to 100% yet, but it's basically ready to go and just needs to be finalized.

33 *Goodwin joined the meeting at 7:41 PM.*

34 **MOTION:** Naves motions to make the proposed changes. Stokes II seconds the motion. Voted all in
35 favor. The motion passes unanimously.

36
37 **PUBLIC HEADING**

38 **NEW:** Application #2024-4, 944 Salem Street Unit H. Applicant: Scott Edwads, GML Utility Services
39 Cooperative; A public hearing in accordance with Mass General Laws, Chapter 40A, as amended, for
40 Application #2024-4 made by Scott Edwards, GML Utility Services Cooperative, for the premises located
41 at 944 Salem St Unit H Map 49 Lot 018-1, in the Industrial (I) zoning districts, and owned by the
42 Groveland Municipal Light Department, for a Special Permit in accordance with Section 50.4.5 (Table of
43 Uses) of the Groveland Zoning Bylaw for a motor vehicle repair shop.

44 Goodwin: Reads the above public notice.

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

45 Edwards: GML Utility Services Coop was formed under MGL Chapter 164 which is the same statute that
46 Municipal Light Plants are formed under. It is Groveland, Littleton and Middleton, and our mission
47 statement is to provide services to municipal light departments, especially to vehicles. We've been
48 operating on a part-time basis out of Littleton. There are more utility companies in the Groveland area
49 that we could service, so this new location makes sense.

50 Grohol: Is the space sufficient for the trucks to be serviced there? Is the garage big enough?

51 Edwards: We did increase the size of the garage doors and we will be installing lifts as well. There is
52 plenty of space for what we are looking to do.

53 Stokes II: Will it be scheduled? Will there be a lot of trucks there at once?

54 Edwards: It will all be scheduled. It will not be open to the public.

55 Grohol: Is the building equipped to handle any industrial waste that may be produced.

56 Ewards: The biggest waste will be the oil, which we will have stored in a tank. Our plan is to also get a
57 waste tank that will be removed by a company. We will also probably do the same thing with antifreeze.

58 Snow: To elaborate, yes that space has been modified. It will also provide a service we desperately need.
59 Municipal light departments are always looking for places to service our vehicles. Also, for storage, if we
60 don't have room in the garage, we have space in the back of the building where we can store trucks out of
61 sight of the public. We had a Chapter 34 building evaluation report done, and the changes they noted were
62 just an emergency light in the restroom.

63 Planner: I received no comments from the various departments and boards I sent this out too. I also
64 double checked, and this is not within the aquifer overlay district.

65 Goodwin: This was very similar to the use that was there before.

66 **MOTION**: Grohol motions to approve the application 2024-4 for the special permit. Naves seconds the
67 motion. Voting aye; Naves, Grohol, Goodwin, Stokes II. Voted unanimously in favor, the motion passes.

68

69 **APPLICATION**: Review draft for new application format.

70 **MOTION**: Goodwin motions to endorse the new Town of Groveland Zoning Board of Appeals
71 application by the Town Planner. Stokes II seconds the motion. Voting aye; Naves, Goodwin, Stokes II.
72 Voted unanimously in favor, the motion passes.

73

74 **MINUTES**: Approval of the October 4, 2023, November 1, 2023, December 6, 2023, and January 3,
75 2024, meeting minutes.

76 **MOTION**: Stokes II motions to approve the Zoning Board of Appeals minutes October 4, 2023. Naves
77 seconds the motion. Voting aye; Naves, Goodwin, Stokes II. Grohol abstains. The motion passes.

78 **MOTION**: Goodwin motions to approve the Zoning Board of Appeals minutes November 1, 2023, as
79 amended. Naves seconds the motion. Voting aye; Naves, Goodwin, Grohol. Stokes II abstains. The
80 motion passes.

81

82 **TOWN PLANNER UPDATE**

83 Planner: I reviewed a draft application with the prospective applicant for the Mexican restaurant in Elm
84 Park, I imagine it should be completed and noticed for the next meeting, April 3rd.

85

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

87 *None.*

88

89 **ADJOURNMENT**

90 **MOTION**: Goodwin motions to adjourn the meeting at 8:02 PM. Stokes II seconds the motion. Voting
91 aye; Naves, Goodwin, Stokes II. Voted unanimously in favor, the motion passes.

92 Respectfully submitted,

93 Annie Schindler, Town Planner & Conservation Agent