



Town of Groveland
Economic Development
Planning & Conservation Department
Zoning Board of Appeals

MEETING NOTICE
(M.G.L Chapter 30A Sections 18-25)

Board/Committee Name: ZONING BOARD OF APPEALS
Date: WEDNESDAY, March 6, 2024
Time of Meeting: 7:30 PM
Location: Town Hall
183 Main Street Groveland, MA 01834
Signature: Annie Schindler

AGENDA

For discussion and possible vote

Zoom participation is offered for this meeting with the information below.

Meeting ID: 939 9517 4414

Passcode: 948618

PUBLIC HEADING

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

SEWELL STREET: Insubstantial changes to the plan previously approved.

APPLICATION: Review draft for new application format.

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

TOWN PLANNER UPDATE

OTHER ITEMS NOT REASONABLE ANTICIPATED AT TIME OF POSTING

NEXT MEETING: April 3, 2024

ADJOURNMENT

TOWN OF GROVELAND
2024 FEB 29 AM 8:49
TOWN CLERK
RECEIVED/POSTED

NOTE - Notices and agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.

944 Salem Street

For Official Use	
TOWN OF GROVELAND 2024 FEB -6 AM 9:39 TOWN CLERK RECEIVED/POSTED	
Receipt Stamp	
Docket Number	2024 -4
Application Fee	\$400
Fee Paid	<input checked="" type="checkbox"/>

APPLICATION FOR ZONING RELIEF

For Applicant's Use

Type of Zoning Relief Sought by Applicant	
<input type="checkbox"/>	Variance
<input checked="" type="checkbox"/>	Special Permit
<input type="checkbox"/>	Special Permit under Section 5 of the Zoning Bylaw
<input type="checkbox"/>	Comprehensive Permit (pursuant to G.L. c. 40B)
Appeal of Decision (pursuant to G.L. c. 40A)	
<input type="checkbox"/>	Building Inspector
<input type="checkbox"/>	Planning Board
<input type="checkbox"/>	Other

Please see Groveland Zoning Board of Appeals Rules and Regulations for specific requirements for plans and other materials required to be submitted in support of this application.

PLEASE PRINT OR TYPE

1. SUBJECT PROPERTY INFORMATION

Address (Number & Street Name)	944 Salem Street, Unit H		
Zoning District	Assessor's Map & Lot		
Industrial	Map Number	Lot Number	
	49-018	1	
Current Use			
Vacant; used as overflow storage. Unit was previously used for automotive repair.			

2. APPLICANT INFORMATION

Name of Applicant (s)	Scott Edwards, GML Utility Services Cooperative			
Address	944 Salem Street, Suite A			
City, State, Zip	Groveland, MA 01834			
Phone Number	978-265-2550			
Email Address	sedwards@gmlusc.org			
Is Applicant the Owner of the Property?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

REPRESENTATIVE:

Name of Representative: (If Not Applicant)	Kevin Snow, General Manager, Groveland Light
Address	944 Salem Street, Suite A
City, State, Zip	Groveland, MA 01834
Phone Number	978-372-1671

LEGAL OWNER:

Name of Legal Owner (If Not Applicant)	Groveland Municipal Light Department
Address	944 Salem Street, Suite A
City, State, Zip	Groveland, Ma 01834
Phone Number	978-372-1671

3. LOT AND BUILDING DIMENSIONS

<u>PROPERTY</u>	Primary (At Address Location)	Secondary (If on more than one street or way)
Required Frontage (feet)		
Existing Frontage (feet and inches)	385	
Proposed Frontage (feet and inches)		

SETBACK	FRONT	SIDE		REAR
		Left	Right	
Required Setbacks (feet)				
Existing Setbacks (feet and inches)	80	65	65	125
Proposed Setbacks (feet and inches)				
LOT	AREA (square feet)	COVERAGE (square feet)		MAXIMUM COVERAGE (%)
Required				
Existing	56628			
Proposed				
DWELLING OR STRUCTURE	HEIGHT	NUMBER OF STORIES		
Required				
Existing	22	1		
Proposed				

4. DOES THE LEGAL OWNER OWN THE ADJACENT LAND?		YES	<input checked="checked" type="checkbox"/>	NO	<input type="checkbox"/>
If Yes, Provide Address and Tax Map & Lot of Adjacent Property.					
Address					
Tax Map Number	49-020	Lot Number	0		

5. If Existing Property, Structure(s), and/or uses DO NOT conform to the current Zoning Bylaw, please describe what characteristic is non-conforming and when the lot, structure, or use began. (Attach extra sheet if necessary)

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6. Describe what is being proposed, planned or appealed. (Attached extra sheet if necessary)

	GML Utility Service Cooperative is a LLC legally formed in MA and looks to provide utility vehicle service and repair. Services include maintenance (oil changes, scheduled services), diagnostics, and repairs to chassis and attached equipment to municipal utility trucks and vehicles (Bucket Trucks, Digger/Derricks, pickup and other vehicles), and service to similar type vehicles in similar industries. GML is not a company that will be providing services to vehicles of the general public.
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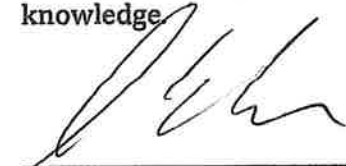
7. Structures on Property

		Existing	Proposed
	Number of Buildings (Primary Residence, Accessory, including sheds)	1	1
	Number of Dwelling Units (including Primary Residence)	0	0

8. Application Submission Checklist

- ✓ One Original and Eight (8) Copies of Signed Application Form
Filing Fee
- ✓ Eight (8) Copies of Site Plans prepared in accordance with the Groveland Zoning Board of Appeals Rules and Regulations, including
 - ❖ The dimensions and location of the subject property;
 - ❖ The location, dimensions, setbacks, and height of existing and proposed structures on the subject property;
 - ❖ Elevations of proposed structures.
- ✓ Assessor's Property Card for Subject Property
- ✓ Abutters List obtained from Groveland Assessor

The information provided in this application is true and correct to the best of the Applicant's knowledge.


Applicant's Signature

2-1-24
Date

Summary for the Special Permit requested for GML Utility Services Co-operative LLC, 944 Salem Street, Unit H.

GML Utility Services LLC is a co-operative business founded in 2022 by the Groveland Municipal Light Department, the Middleton Electric Light Department, and the Littleton Electric Light Department. GML is currently providing specialized services to municipal utilities in Massachusetts with an eye towards expanding throughout New England. We provide power supply consultation, project supervision, planning, and development, engineering, utility line clearance, and utility truck maintenance to our customers.

GML would like to license space at the Groveland Municipal Light Department's 944 Salem Street complex to base its truck maintenance services out of. The unit we are looking to utilize, Unit H, is the former site of Groveland Auto, a vehicle maintenance business that has moved to a new location in town.

Our rationale in applying for the Special Permit is that it meets the criteria that need to be considered when applying in that:

1. It meets an economic need identified by GML in that there are limited, specialized service providers that provide service to municipal utilities in a timely and economic manner. Finding reliable service providers for our specialized equipment (bucket trucks, digger derricks, forestry units, etc.) is difficult, especially on smaller utilities where there is not enough service work to be performed in-house to warrant hiring a dedicated mechanic. GML seeks to resolve that by providing this service to its member and customer clients.
2. The location at 944 Salem Street is currently underutilized. There is limited customer traffic flow at the current facility as Groveland Light's customers are typically there for only a few minutes to drop off payments or set up accounts. All other units are currently used as overflow storage for Groveland Light. As the clientele for GML would be mostly scheduled drop-offs there would be minimal increase to the existing traffic at the site, limiting any additional pedestrian exposure to traffic and/or vehicles being moved for service. GML would also have access to the gated, rear-lot area of the campus for overflow, secure parking of vehicle dropped off for service if the need warranted. There is an abundance of parking spots in the front of the building (40 marked on-site; 3 of which are handicap spots). There are also currently 2 curb-cuts on Rt 97, though there is an idea to remove one of them and provide more greenspace.
3. The proposed use of the facility is similar in nature to its previous use (auto repair). The on-site utilities (Electricity, Natural Gas, Water, and on-site septic) are adequate for the intended use. We see no additional burden placed on the Police or Fire Services. The building is protected by a video surveillance system housed at the Groveland Municipal Light Department's office. Additionally, the entirety of the building located at 944 was retrofitted with a sprinkler system when Groveland Light bought and renovated their current operations center.
4. The location of 944 Salem Street is zoned Industrial. GML's intended use is similar to past use of the location. There are few residential buildings nearby – 2 on Salem Street in Georgetown, and one on Hampshire Rd in Georgetown. The nature of the business being mostly scheduled service means that

there will be limited customer traffic. Being such, we do not anticipate any negative impact on the neighborhood character – to the contrary; it's in character.

5. There are no planned impacts to the natural environment. The existing facility provides all the space that is currently needed for the operation. If further expansion is warranted GML will approach the Groveland Municipal Light Department to enquire if there is any additional space in the building that could be licensed and will coordinate with the Town if any further permitting is required.

6. Fiscal impact to the town would be minimal. On-site utilities are adequate for the operation. Staffing would be minimal: 1 full-time staff member on-site to start, with the potential to add more if the need is warranted. It will also keep the square footage occupied by GML on the tax-rolls; Currently space occupied by Groveland Light is tax-exempt. The biggest fiscal impact will be felt by the Groveland Municipal Light Department as: 1. it will be receiving income for the licensing of the space, 2. The location of the service center will reduce time and money spent on transiting vehicles for service, and 3. The rate GML is charging for services is extremely beneficial to its members and customers.

7. The location of the proposed business, 944 Salem Street, lies at the "Gateway" to Groveland. Currently it is an underutilized property; previously being the home of multiple businesses (auto repair, bathroom remodeling, welding, and a custom carpentry shop to name a few examples. GML would add a low-impact business to this area, which as pointed out above, is in-character with previous businesses located at the property.

TOWN OF GROVELAND
2024 FEB -6 AM 9:39
JOHN CLEARY
RECEIVED/POSTED

PROPERTY LOCATION			
No	Alt No	Direction/Street/City	
		KING ST. GROVELAND	

OWNERSHIP			
Owner 1:	TOWN OF GROVELAND	Unit #	
Owner 2:	MUNICIPAL LIGHT DEPARTMENT		
Owner 3:	ELECTRIC DEPT		
Street 1:	23 SCHOOL ST		
Street 2:			

Town/City:	GROVELAND	County		Own Occ:	N
Postal:	01834			Type:	

PREVIOUS OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Town/City:			
Postal:			

NARRATIVE DESCRIPTION			
This Parcel contains 5.37 ACRES of land mainly classified as TOWN-VAC			

OTHER ASSESSMENTS			
Code	Description	Amount	Com. Int

PROPERTY FACTORS			
Item	Code	Description	%
Z	C	INDUSTRIA	100
		water	
		Sewer	
		Electri	
		Exempt	
		Census:	
		Flood Haz:	
		Topo	
		Street	
		Gas:	

LAND SECTION (First 7 lines only)			
Use Code	Description	LUC No of Units	Depth / Price/Units
930 TOWN-VAC	43660		
930 TOWN-VAC	4.37		

IN PROCESS APPRAISAL SUMMARY			
Use Code	Land Size	Building Value	Yard Items
930	5.370		
Total Card	5.370		
Total Parcel	5.370		
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A
		Parcel:	N/A
		Land Unit Type:	

PREVIOUS ASSESSMENT			
Tax Yr	Use	Cat	Bldg Value
2024	930	FV	0
2023	930	NC	0
2022	930	FV	0
2021	930	NC	0
2020	930	FV	0

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
CURTIS GEORGE A	6477-499		6/8/1978

BUILDING PERMITS			
Date	Number	Descrp	Amount

TAX DISTRICT			
Parcel ID	49-020-0		
Year end	11/6/2024		
Year End Roll	11/6/2023		
Year End Roll	12/28/2022		
Year End Roll	11/1/2022		
Year End Roll	11/18/2021		
Year End Roll	10/25/2021		
Year End Roll	1/11/2021		
Year End Roll	1/6/2020		

PAT ACT.			
Notes			

ACTIVITY INFORMATION			
Date	Result	By	Name
12/27/2004	VACANT LOT	505	PATRIOT PROP

Sign:			

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Lvl) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFtx:	Rating:

COMMENTS

RESIDENTIAL GRID	
1st Res Grid	Desc:
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMS: BRS: Baths: HB

SKETCH

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0%
Functional:	
Economic:	
Special:	
Override:	
Total:	0%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
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INTERIOR INFORMATION

Avg Ht/Fl:	
Prim Int Wal:	
Sec Int Wal:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heatd:	
Solar HW:	
% Com Wal:	

CALC SUMMARY

Basic \$ / SQ:	
Size Adj: 1.00000000	
Const Adj: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
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SUB AREA DETAIL

Sub Area	% Util	Descrp	% Type	Qu # Ten
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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Jurfs. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	-----------	--------------

PARCEL ID 49-020-0

IMAGE

AssessPro Patriot Properties, Inc

Net Sketched Area:		Total:	
Size Adj	Gross Area	FinArea	

More: N

Total Yard Items:

Total Special Features:

Total:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
944		SALEM ST, GROVELAND

OWNERSHIP

Owner 1:	MUNICIPAL LIGHT DEPARTMENT TOW
Owner 2:	
Owner 3:	
Street 1:	944 A SALEM ST
Street 2:	

Town/City:	GROVELAND
St/Prov:	MA
Postal:	01834

PREVIOUS OWNER

Owner 1:	WATSON FAMILY REALTY TRUST -
Owner 2:	RICHARD WATSON TRUSTEE -
Street 1:	944 SALEM ST
Town/City:	GROVELAND
St/Prov:	MA
Postal:	01834

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as COM WHS with a INDUSTRIAL Building built about 1987, having primarily COREG STL Exterior and 4380 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
316	1.300	560,400	17,300	83,100	660,800	TAXABLE PORTION = 35 %	
Total Card	1.300	560,400	17,300	83,100	660,800	Entered Lot Size	
Total Parcel	1.300	560,400	17,300	83,100	660,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ Unit (Card):	150.87	/Parcel:	150.87	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	316	FV	560,400	17,300	1.3	83,100	660,800		Year end	1/16/2024
2024	316	NC	560,400	17,300	1.3	83,100	660,800		Year End Roll	11/16/2023
2023	316	FV	438,300	17,700	1.3	60,700	516,700		Year End Roll	12/28/2022
2023	316	NC	438,300	17,700	1.3	60,700	516,700		Year End Roll	11/12/2022
2022	316	FV	379,900	18,300	1.3	54,800	453,000		Year end	11/18/2021
2022	316	NC	379,900	18,300	1.3	54,800	453,000		Year End Roll	10/25/2021
2021	316	FV	367,300	18,700	1.3	49,900	435,900		Year End Roll	11/12/2021
2020	316	FV	427,900	19,100	1.3	54,100	501,100		Year End Roll	1/6/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON FAMILY R	33719-325	Q	12/5/2014	INVOLVED GOV	1,150,000	No	No	4	
WATSON FAMILY R	8276-0087		5/23/1986	CONVENCE		100	No	No	
WATSON FAMILY R	7137-0454		7/17/1983	FAMILY		1	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/21/2016	03-16C	REMODEL	1,202,210	C				
6/9/2016	02-16C	COMM/WIND	6,000	C				
12/8/2009	1061	COMM/WIND	16,000	C				300.00

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2011	MEASURED	103	T DEDRICK
7/12/2011	INSPECTED	200	NEMC
8/10/2010	PERMIT VISIT	101	M KRALESKI
3/8/2005	MEAS-INSPECTD	505	PATRIOT PROP

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	C	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Gas:		
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infru	Neigh Mod	Intf 1	%	Intf 2	%	Intf 3	%	Appraised Value	Alt Class	Spec %	J Land Code	Fact Use Value	Notes
316	COM WHS		1.3	ACRES	SITE			0 217,800.	0.29	13	1.00	OTHER	-65						83,091				83,100	

Sign: _____

VERIFICATION OF SIGNATURE DATE: _____



EXTERIOR INFORMATION

Type:	34	- INDUSTRIAL
Sy Ht:	1	- ONE STY
(Liv) Units:	3	Total: 3
Foundation:	6	- SLAB
Frame:	2	- STEEL
Prime Wall:	18	- CORREG STL
Sec Wall:	8	- BRICK VEN
Roof Struct:	1	- GABLE
Roof Cover:	9	- METAL
Color:		YELLOW
View / Desir:		
GENERAL INFORMATION		
Grade:	C	- AVERAGE
Year Blt:	1987	Eff Yr Blt: 1995
Alt LUG:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

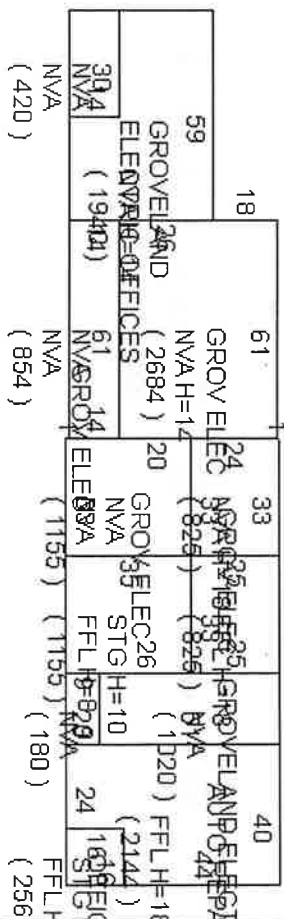
BATH FEATURES

Full Bath	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath: 7	Rating:	AVERAGE
A HBth:	Rating:	
Other fix: 3	Rating:	AVERAGE

COMMENTS

60% USED BY GROVELAND ELECTRIC; 3
COMMERCIAL UNITS. OCCUP CERT
02/23/2017.

SKETCH



GENERAL INFORMATION

Grade: C - AVERAGE		
Year Bit: 1987	Eff Yr Bit: 1995	
Alt LUC:	Alt %:	
Jurisdic:	Fact:	
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

	No	Unit	RMS	BRS	FL
Exterior:					
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
	Totals				

INTERIOR INFORMATION

Avg H ₂ O-L	15.1	
Prim Int Wal	5 - MINIMUM	
Sec Int Wal:	1 - DRYWALL	30%
Partition:	L - LIGHT	
Prim Floors:	12 - CONCRETE	
Sec Floors:	5 - LINOVINYL	30%

DEPRECIATION

Phys Cont:	GD - Good	1
Functional:		
Economic:		
Special:		
Override:		
Total:		15

CALC SUMMARY

Basic \$ / SQ.	105.00
Size Adj.:	1.25662100
Const Adj.:	0.92608738
Adj \$ / SQ.	122.193
Other Features:	40661
Grade Factor:	1.00

COMPARABLE SALES

Sale	Parcel ID	Type	Date	Sale Price
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SUB AREA

Code	Description	Area - SQ	Rate - /V	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu # Ten
FLL	1ST FLOOR	4,380	138.570	606,922					
STG	STORAGE	1,411	12.220	17,241	FLL	100 SER		38 A	
NVA	NO VALUE				FLL	100 RTL		21 A	
					FLL	100 WHS		30 A	
					FLL	100 OFC		11 A	

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - /AV	Underp Value
FFL	1ST FLOOR	4.380	138.570	606.922
STG	STORAGE	1.411	12.220	17.244
NVA	NO VALUE			
Net Sketched Area: 17,298			Total:	
Size Ad	4380	Gross Area	17298	FinArea 4380

MOBILE HOME

MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A Yrs	Qty	Size/Dim	Qual	Con Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	App Value	JCodFact	Juns. Value
85	PAVING	D	Y	1	17000	A	AV	1987	1.53	T	54	316		11,900	11,900
OHD	OV/RHD DOOR	M	Y	4	10	A	AV	1987	75.00	T	36	316	1,900		1,900
OHD	OV/RHD DOOR	M	Y	2	12	A	AV	1987	75.00	T	36	316	1,200		1,200
OHD	OV/RHD DOOR	M	Y	3	16	A	AV	1987	75.00	T	36	316	2,300		2,300

PARCEL ID	49-018-0
-----------	----------

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
944		SALEM ST, GROVELAND

OWNERSHIP

Owner 1:	MUNICIPAL LIGHT DEPARTMENT TOW
Owner 2:	
Owner 3:	
Street 1:	944 A SALEM ST
Street 2:	
Town/City:	GROVELAND
St/Prov:	MA
Postal:	01834

PREVIOUS OWNER

Owner 1:	WATSON FAMILY REALTY TRUST -
Owner 2:	RICHARD WATSON TRUSTEE -
Street 1:	944 SALEM ST
Town/City:	GROVELAND
St/Prov:	MA
Postal:	01834

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as MUNICIPAL, with a INDUSTRIAL Building built about 1987, having primarily CORREG STL Exterior and 9078 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	1.300	1,102,300	17,300	154,300	1,273,900
Total Card	1.300	1,102,300	17,300	154,300	1,273,900
Total Parcel	1.300	1,102,300	17,300	154,300	1,273,900
Source:	Market Adj Cost	Total Value per SQ unit (Card)	140.33	Parcel:	140.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2024	903	FV	1,102,300	17300	1.3	154,300	1,273,900		Year end
2024	903	NC	1,102,300	17300	1.3	154,300	1,273,900		Year End Roll
2023	903	FV	855,000	17700	1.3	112,600	965,300		Year End Roll
2023	903	NC	855,000	17700	1.3	112,600	965,300		Year End Roll
2022	903	FV	736,800	18300	1.3	101,800	856,900		Year end
2022	903	NC	736,800	18300	1.3	101,800	856,900		Year End Roll
2021	903	FV	710,900	18700	1.3	92,600	822,200		Year End Roll
2020	903	FV	646,500	19100	1.3	81,200	746,800		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WATSON FAMLLY R	33719-325	Q	12/6/2014	INVOLVED GOV	1,150,000	No	No	4
WATSON FAMLLY R	8276-0087		5/23/1986	CONVENCE		No	No	
WATSON FAMLLY R	7137-0494		7/17/1983	FAMILY		1	No	No

TAX DISTRICT

Parcel ID	49-018-1
-----------	----------

PAT ACCT.

Notes	2690
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BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/6/2023	23-170B	COMM/MIND	58,400.0					INCREASE SZ OF DOO
6/21/2016	03-16C	REMODEL	1,202,210.C					
6/9/2016	02-16C	COMM/MIND	6,000.C					
12/6/2009	1061	COMM/MIND	16,000.C					300.00

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2023	MEASURED	105	P KRAJESKI
7/8/2020	INFO AT DOOR	104	R SILVESTRI
11/22/2011	MEASURED	103	T DEDRICK
7/12/2011	INSPECTED	200	NEMC
8/10/2010	PERMIT VISIT	101	M KRAJESKI
3/8/2005	MEAS-INSPECTD	505	PATRIOT PROP

Sign: _____

Use Code	Description	LUC	No of Units	Depth / Pice/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	%	Spec	J	Fact	Use Value	Notes
903	MUNICPL		1.3		ACRES	SITE		0 217,800.	0.54 13		1.00			OTHER	-35					154,311						154,300	

49-001-1

PYE BROOK REALTY LLC
C/O JEFF SCHUTZMAN
939 SALEM ST
Groveland, MA 01834

49-001-4

NAS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-001-7

MCCARTHY TRS JAMES P
DOUBLE VISION REALTY TRUST
78 BAY STATE AV
SOMMERVILLE, MA 02143

49-002-0

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

49-004-B

ANFEH LLC
37 DWINNELL ST
GROVELAND, MA 01834

49-017-0

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

49-019-0

ESSEX COUNTY GAS CO
D/B/A KEYSpan ENERGY DELIVERY
40 SYLVAN RD
WALTHAM, MA 02451

49-001-2

PASTORE MARK V TRS
PETTENGILL CHARLES S TRS
939 SALEM ST UNIT 2
GROVELAND, MA 01834

49-001-5

ARSENAULT MARTIN J TRS
ARSENAULT LISA M TRS
939 SALEM ST UNIT 5
GROVELAND, MA 01834

49-001-8

FMS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-003-0

CLIFFORD TRS TERRY
PUB 97 REALTY TRUST
65 MAIN ST
GROVELAND, MA 01834

49-015-0

VALLEY PROPERTY MANAGEMENT LLC
1290 PARK ST
PALMER, MA 01069

49-018-0

MUNICIPAL LIGHT DEPARTMENT TOWN OF G
944 A SALEM ST
GROVELAND, MA 01834

49-020-0

TOWN OF GROVELAND
MUNICIPAL LIGHT DEPARTMENT
23 SCHOOL ST
GROVELAND, MA 01834

49-001-3

NAS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-001-6

MCCARTHY TRS JAMES P
DOUBLE VISION REALTY TRUST
78 BAY STATE AV
SOMMERVILLE, MA 02143

49-001-9

FMS REALTY LLC
939 SALEM ST UNIT 3
GROVELAND, MA 01834

49-004-0

ANFEH LLC
37 DWINNELL ST
GROVELAND, MA 01834

49-016-0

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451

49-018-1

MUNICIPAL LIGHT DEPARTMENT TOWN OF
944 A SALEM ST
GROVELAND, MA 01834

CERTIFIED
Board of Assessors
Groveland, MA

TOWN OF GEORGETOWN
ABUTTER LIST

GEORGETOWN, MA PARCELS WITHIN 300 FEET OF 944 SALEM STREET, GROVELAND, MA

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP CODE
7A-24	1 KING ST	HAMILL, CHRISTOPHER L		1 KING STREET	GEORGETOWN	MA	01833
7A-25	243 W MAIN ST	CROPLEY ROBERT J	CHERYL ANN CROPLEY	243 W MAIN ST	GEORGETOWN	MA	01833
7A-29	246 W MAIN ST	CRONIN NORINE A		246 W MAIN ST	GEORGETOWN	MA	01833
7A-30	4 HAMPSHIRE LN	TITUS GERALD JR	MARGARET ALUKONIS	4 HAMPSHIRE LN	GEORGETOWN	MA	01833
7A-36	3 HAMPSHIRE LN	ANFEH LLC		4 HOLLY LN	GROVELAND	MA	01834
7A-37	HAMPSHIRE LN	GROVELAND ASSOCIATES LLC	FEDERAL CITY CONDOMINIUM- C/O FENS CO	939 SALEM STREET	GROVELAND	MA	01834

Town of Georgetown
ASSESSORS OFFICE
CERTIFIED COPY
Georgetown, MA 01833



January 24, 2024

Groveland Realty Trust, LLC
7 Hemlock Lane
Groveland, MA 01834

January 24, 2024

Chris Goodwin, Chair
Groveland Zoning Board of Appeals
183 Main Street
Groveland, MA 01834

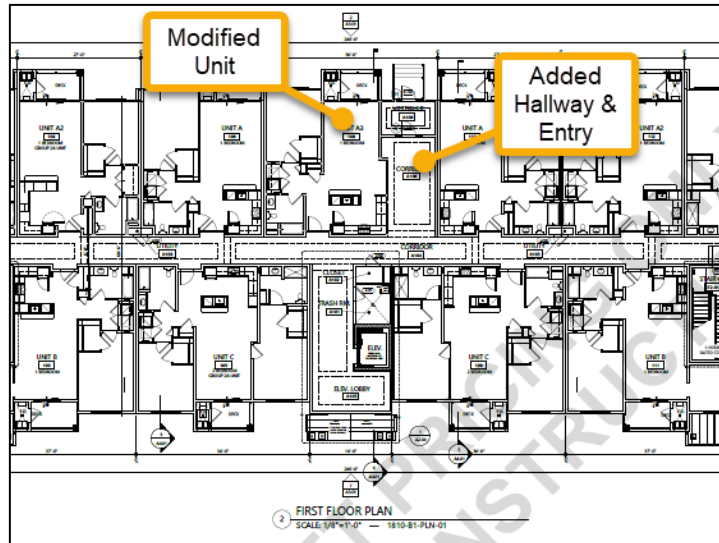
RE: 4 Sewell Street 40B Project

Dear Chris:

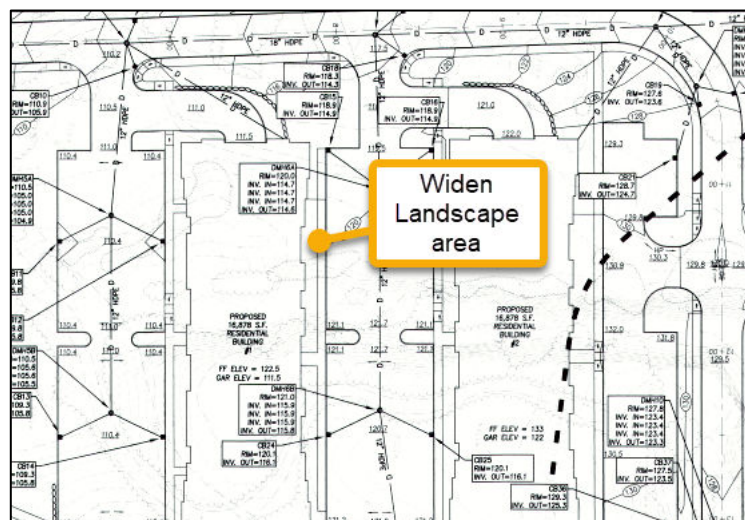
The Town of Groveland Zoning Board of Appeals issued their final decision on Groveland Realty Trust, LLC application for a Comprehensive Permit on November 18, 2020. Since this date, the architectural plans were finalized to reflect the preliminary set of floor plans approved by the Board and the civil plans to reflect some additional changes and to comply with the requirements of the Conservation Commission.

The architectural, structural, and mechanical plans for the project along with a revised set of civil drawings were submitted to the Town's Building Commissioner as part of the applicant's application for a building permit. These plans were subsequently reviewed by an outside peer review consultant to ensure compliance with all applicable regulations. Mr. Joslin has indicated in recent correspondence that he is prepared to issue a foundation permit subject to the applicant complying with the requirements set forth in the final ZBA decision. A full building permit will be issued once the fire panel drawings are submitted and approved by his office.

In completing the architectural plans, a minor change is proposed for both Building #1 and #2 that provides the option to convert a one two-bedroom unit on the first floor to a one-bedroom unit. By doing this, these buildings would have the ability to add a short hallway on the first floor that will create a card access entry from the parking area that is behind each of those two buildings. In addition to improving access to the project's parking areas, this added entry will make it easier for residents to walk to the clubhouse and its amenities.



The final set of civil plans that are included along with this letter show Building #1 being moved 8± feet to the north which increases the strip of landscaped area behind this building by 8± feet.



A mailbox and parcel building has been added adjacent to the clubhouse, as shown on the updated site plans, which centralizes residents' mailboxes while providing a secure location for the delivery of larger parcels. This added amenity led to an adjustment in the design of the parking area in front of the clubhouse and building #3 without any loss as to the total number of parking spaces being provided for the project.

The final site design, as shown in the updated drawings, also includes some finish grade changes and modifications to the drainage system removing one pond while reutilizing the old quarry pond. All these changes were reviewed and approved by the Conservation Commission and were part of the supporting documentation in the Order of Conditions issued.

As provided for in MA G.L. 760 CMR 56.05(11), the applicant is requesting that the Zoning Board of Appeals considers the above changes to be an insubstantial change to the plan previously approved. We are also requesting several minor changes to the original decision, specifically as to the submission date for certain documentation required.

1. The requirement that the applicant submit the fire panel drawings prior to the commencement of any work be revised to require that these drawings be submitted and approved prior to the Town's issuance of the full building permit. This modification will mirror the requirements as set forth by the Building Commissioner.
2. The ZBA decision be modified to require the applicant's landscaping plan be submitted prior to the Town's issuance of the full building permit, rather than prior to the commencement of any work. The applicant continues to work with the landscape designer and architect to finalize these drawings.

Please advise if you have any additional questions or concerns or if you require additional information. We look forward to discussing the above requests further with the Board once scheduled. Thank you!

Sincerely,

William Daley
Managing Member



Town of Groveland
Zoning Board of Appeals
Application
183 Main Street, Groveland MA

Application: If this Application is incomplete or missing any information, it will not be accepted by the Department Staff; therefore, we strongly recommend that you set an appointment with the Department Staff to review the application for completeness prior to submission. If it is submitted to Town Clerk and is incomplete the Zoning Board Staff person will reject the application. Bylaws are located on Town Website.
DO NOT MANIPULATE IF DOWNLOADING FROM WEBSITE.

For Town Use
Reviewed for completeness by:
Date:
Application #:

LOCATION

Location:

Address

Assessor's Records:

Map

Lot

Zoning District

APPLICANT

If the applicant is not the owner, please provide documentation from the owner of the property allowing the applicant to act as the agent.

Primary Applicant:

☐

Owner

☐

Lessee

☐

Buyer

Name: _____

Address: _____

Phone: _____

Email: _____

Secondary Applicant:

☐

Co-Applicant

☐

Representative

Name: _____

Address: _____

Phone: _____

Email: _____

Owner: *(if different from applicant)*

Name: _____

Address: _____

Phone: _____

Email: _____

PROJECT DESCRIPTION & INFORMATION

Process Sought:

- ☐ Application is hereby made for a **Variance** from the requirement of the Groveland Zoning Bylaw Chapter 50, Section (s)_____and M.G.L Ch. 40A §10.
- ☐ Application is hereby made for a **Special Permit** from the requirement of the Groveland Zoning Bylaw Chapter 50, Section (s)_____and M.G.L. Ch. 40A § 9.
- ☐ Appeal made by a person aggrieved by the inability to obtain a permit or enforcement action from the Building Inspector under Groveland Zoning Bylaw Chapter 50, Section 14-2 and MGL c. 40A.

Project Type: *(Check all that apply)*

Use Regulation

[Article 4](#)

☐

Non-Conforming Lot

[Article 8](#)

☐

Non-Conforming Use

[Article 5](#)

☐

Building Inspector Appeal

[Article 14 Section 2](#)

☐

Non-Conforming Structure

[Article 5](#)

☐

Variance

[Article 14 Section 7](#)

☐

Wireless Communication Facility

[Article 6 Section 3](#)

☐

Other: *(If other please explain below)*

☐

Brief description of proposed work or use, or nature of relief requested. *(Attach letter if necessary)*

Prior Filings: File number, or Registry of Deeds book and page, of any previous appeal or permit issued by the Zoning Board of Appeals, Planning Board or Conservation Commission on these premises:

Dimensional Information:

All information should be measured and calculated in accordance with the [Zoning Bylaws](#); the information shall be based on architect/engineer/surveyor prepared plans and/or calculations.

Requirements per Zoning District	Existing	Proposed
Zoning District: _____		
Lot Area (sqft):		
Lot Frontage (ft):		
Front Yard Setback (ft):		
Site Yard Setback #1 (ft):		
Site Yard Setback #2 (ft):		
Rear Yard Setback (ft):		
Height (ft):		

If the existing property, structure(s), and/or uses DO NOT conform to the current Zoning Bylaw, please describe what characteristic is non-conforming and when the lot, structure, or use began.

SPECIAL PERMIT

(Only complete if filing for a Special Permit)

Special Permit Type Sought:

Table of Uses Article 4 Section 5	<input type="checkbox"/> Registered Marijuana Dispensary Article 7 Section 4	<input type="checkbox"/>
Non-Conforming Use, Lot or Structure Article 5	<input type="checkbox"/> Sign Regulations Article 11	<input type="checkbox"/>
Wireless Communication Facility Article 6 Section 3	<input type="checkbox"/>	

**PLEASE BE SURE TO REVIEW THE SPECIFIC REQUIREMENTS
FOR EACH OF THE ABOVE FILING TYPES IN THE ZONING BYLAW.**

In addition to the specific requirements outlined in each Special Permit type, all Applicants must prove they meet the seven criteria listed in [Article 14 Section 6\(A\)](#). The criteria are listed below with space for an explanation, but if more space is required, please submit supporting documentation.

Criteria:

1) Social, economic, or community needs which are served by the proposal:

2) Traffic flow and safety, including parking and loading:

3) Adequacy of utilities and other public services:

4) Neighborhood character and social structures:

5) Impacts on the natural environment:

6) Potential fiscal impact, including impact on Town services, tax base, and employment:

7) Consistency with the Town of Groveland Community Development Plan or the Town of Groveland Master Plan:

VARIANCE

(Only complete if filing for a Variance)

Variance Sought:

Please list the specific section of the Zoning Bylaw in which you are seeking a variance for:

NOTE: [Section 14.7\(D\)](#) prohibits the granting of use variances.

All Applicants must prove they meet the three criteria listed in [Article 17 Section 7\(A\)](#). If the Applicant cannot meet these three criteria they will not be considered for a variance. The criteria are listed below with space for an explanation, but if more space is required, please submit supporting documentation.

1) Owing to circumstances related to soil, shape, or topography conditions of the land or structures, specifically affecting the land or structure but not generally the rest of the zoning district in which it's located:

2) A literal enforcement of the Bylaw will cause substantial hardship, financial or otherwise:

3) Relief can be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Bylaw:

APPLICATION CHECKLIST

Please submit a completed and signed Application to the Zoning Board Staff and make an appointment with Board Staff prior to making copies.

- ☐ **Application Fee** - See Appendix A (*made payable to the Town of Groveland*).
- ☐ **Copy of Deed**
- ☐ **Property Card** - From the Assessor's Office.
- ☐ **Abutters List for a 300 ft radius of the property** - Certified by the Assessor's Office within the last 6 months.
- ☐ **Stamped and Addressed Mailings** - See Appendix B
- ☐ **All Prior ZBA, Planning Board, or Conservation Commission Decisions**
- ☐ **Letter of Authorization** - To represent the owner/applicant (*if using representative or attorney*).
- ☐ **Denial Letter from Building Inspector** (*for Variance and Building Inspector Appeals only*).
- ☐ **Plot Plan** - Depending on the application, a certified plot plan may be required. Please consult with Board Staff. Requirements for the plot plan are listed in Appendix C.
- ☐ **Floor Plan** - Depending on the application, a certified floor plan may be required. Please consult with Board Staff
- ☐ **Electronic Copy of All Documentation**
- ☐ **DO NOT INCLUDE/PRINT APPENDIXES IN APPLICATION THAT GETS SUBMITTED TO THE BOARD**

Legal Notice & Abutter Notification

The Zoning Board of Appeals shall provide the Applicant with a copy of a Legal Notice which shall also be used the Abutter Notification.

Notice of the Applicant's public hearing will be published in the Eagle Tribune once in each of two successive weeks, the first publication to be not less than 14 days before the date of the hearing. The Board will prepare the legal notice; the applicant is responsible for submitting the legal notice to the newspaper for publishing and providing payment to the newspaper.

It is the Board's Policy that the Applicant shall be responsible for proper notification of Abutters. Abutter Notification shall be accomplished with Certified Mail/Return Receipt Requested. The actual return receipt shall be submitted to the Board at the start of the first public hearing. Failure to provide proof of Abutter Notification at the first meeting shall deem the meeting to be improperly noticed and shall be canceled. In such an event, the Applicant shall be allowed to withdraw the application for re-submittal at a later date. All costs associated with re-submittal shall be the responsibility of the Applicant, including legal advertisements.

In addition to abutter notification, the Applicant shall send notice of the application to all municipalities abutting the Town of Groveland. The notice to abutting towns does not need to be sent certified mail; Town of Boxford Planning Board 7A Spofford Road Boxford, MA 01921, Town of Georgetown Planning Board 1 Library Street Georgetown, MA 01833, City of Haverhill Planning Board City Hall, Room 201 4 Summer Street Haverhill, MA 01830, Town of Newbury Planning Board Town Hall 12 Kent Way Byfield, MA 01922, Town of West Newbury Planning Board 381 Main Street West Newbury, MA 01985.

SIGNATURES

I/We hereby request a hearing before the Groveland Zoning Board of Appeals for the indicated relief.

I/We certify that I/we have read and examined this Application and all the materials submitted that all of the information contained therein or provided therewith is true and correct.

Applicant:

Signature: _____

Printed Name: _____

Owner of Record:

Signature: _____

Printed Name: _____

It is the Applicant's responsibility to assure that all legal requirements are satisfied, and all showings are made. The Applicant is encouraged to review the By-Law in its entirety (available on town website).

APPENDIX A

Schedule of Fees

Special Permit/Variance: \$400.00

Appeal of the Decision of the Building Commissioner: \$275.00

APPENDIX B

Mailing Requirements

The Applicant will provide a set of mailing labels to the Zoning Board of Appeals to be used by the Board to mail the Decision to the abutters. The Applicant is responsible for submitting stamps (or stamped envelopes if the Applicant has access to a mailing machine) for each abutter to the Zoning Board of Appeals for the Decision. The Zoning Board of Appeals will assemble the mailing and mail accordingly.

APPENDIX C

Plot Plan Requirements

Plan shall be Certified (Stamped & Dated) by a registered land surveyor/engineer to include the location and dimensions of all existing and proposed buildings. Also front/rear/side yard setbacks and setback distances (setbacks from building/s to all lot line/s for all structures); Elevations for the front/rear/side showing measurements of the height of the existing and proposed structures using the definition of Building Height in the Zoning Bylaw; A scale measurement, with compass drawing showing North Arrow on the plan with the address of the property and names and addresses of the owner and the name of the person/ entity preparing the plan with the date of the plan. MORTGAGE SURVEY PLANS or SEPTIC PLANS ARE NOT ACCEPTABLE, you should have a survey/certified plot plan. Any additions or updated Plans MUST be submitted to Board Staff two weeks Prior to the hearing date.

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

APPROVED 3-6-2024

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

Present: Brad Ligols, John Stokes II, Chris Goodwin, Jason Naves

Absent: John Grohol

Staff Present: Annie Schindler (Town Planner & Conservation Agent)

Public Present: Steve Glowacki (Rep. for 912 Salem Street), Bill & Frank Bryant (owners of 912 Salem Street), Mark Abare (Applicant for 912 Salem Street)

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

Goodwin: Call to order the meeting of the Groveland Zoning Board of Appeals at 7:30 PM on October 4, 2023.

MOTION: Ligols motions to open the meeting. Naves seconds the motion. Voting all in favor, the motion passes.

PUBLIC HEARING

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

Glowacki: Steve Glowacki with RJ O'Connell & Associates, we are the engineers for the project. The applicant and owner of the properties are here as well. Since we were last here in May, we have filed a NOI with the Conservation Commission and a Site Plan Approval and Special Permit for Stormwater and Land Disturbance with the Planning Board. We did test pits for the stormwater features, wetland delineation, full engineering design, etc. We also prepared a traffic report which addresses some of the questions you had. Working with LEC, the environmental consultant, we had a determination from NHESP and received positive recommendations with some minor conditions. The primary feedback we got from Conservation was to pull the paved areas out of the 100-foot buffer zone. We will be following up with them at their next meeting after a site walk. We've provided a draft updated plan showing sliding the building and parking to the south side to be outside of the 100-foot buffer. We will be having our first Planning Board meeting on October 16th, although it may change to October 30th. We received a peer review from TEC a few days ago and at a quick glance we believe we will be able to address the comments. From the traffic perspective, the traffic reviewer noted that there is sufficient sight line distance to anticipate and avoid collision based on the speed of the road and their assessment. In terms of traffic volume there will be a minor increase, a 1% increase on the road and they believe the road can handle that increase. In terms of the points associated with the special permit, we feel like this commercial project will create employment opportunities for residents, there are adequate utilities for the

project. We will be installing a septic system which wouldn't cause a burden on Town utilities. We feel that this type of business is in line with the neighborhood and the other commercial properties in the area. We will be doing landscaping as well. As far as impacts on the environment we are doing a full stormwater report to mitigate stormwater running from the site and treating the stormwater, additionally we will provide erosion control measures during construction. The turtle's habitat will also be preserved. We don't foresee any negative fiscal impacts to the town with this project. There will be no school-age children, and while there may be some police and fire calls, nothing out of the usual. But as it would house businesses it would bring in tax revenue. And for consistency with the Master Plan, given that this is in the industrial zone we think that this is something that is consistent with the goals for responsible development in this area.

Ligols: Where is the septic going to be located?

Glowacki: It is going to be on the north side of the site, set away from the basin. We did some test pits for stormwater but for the septic as well to get a preliminary feel.

Ligols: What about a tractor trailer making the turn? It is only a 24-foot driveway, it would probably be better if it was 40 or 50.

Glowacki: TEC did note that in their report. Given the size and limitations of the site there will be a limitation of what size vehicle you can get in there. We can widen the radius there, we were just trying to keep it at a manageable size but we can look at expanding it to accommodate something larger.

Ligols: You know if someone who does HVAC goes in there, he is going to want rooftops units delivered that will come in on a tractor trailer.

Glowacki: They semi just may have to pull up alongside the building and pull around the back.

Goodwin: Yeah, I'm concerned about getting in and out of the site and navigating within the site.

Glowacki: We looked at that for the modified plans for emergency vehicles, so we think that it work as sort of a hammerhead rather than going around the whole site. It is a tight site with setbacks.

Ligols: Did you run it by the Fire Department with trucks?

Glowacki: We have not yet but we are going to prepare an emergency vehicle turning plan.

Ligols: How was the soil out front? Sand?

Glowacki: If I recall they are B soils, which will work for the infiltrations systems we are proposing and the septic system.

Ligols: Do you have the traffic study?

Glowacki: I haven't furnished it yet, but I have a copy that I can give to you to look at. It looks at some of the points relative to sight distance, vehicle speed, traffic associated with the project, etc.

Naves: The way I look at this is as a special permit for use, if it was a building for light manufacturing, we would never have that application in front of us. So, when I think about the fact they're going to be using it for a contractors yard my focus is more on the use of the property. For the trucks turning in and out that will be part of the Planning Board decision. I just don't think the septic or the trucks turning is within the scope of what we're going to permit. I think we should focus more on the use. As for traffic, I don't see it being a huge increase. I think the bylaws make this a special permit because it will allow us the opportunity to say things like no storage outside etc. I think it's great to hear all this, but I think a lot of it gets dealt with somewhere else.

Ligols: I do to but in the interest of health and safety we need a list of what will be prohibited in the building. Like pesticides, fertilizers, etc. There is a list somewhere.

Planner: I believe what they are looking for is a list stating what will and will not be allowed on your premises, specifically in relation to what is listed in the Aquifer Protection Overlay portion of our Bylaw, as well as our Table of Uses.

Glowacki: Okay, that makes sense.

Ligols: Will these units be condos or rentals?

Abare: Rentals.

Ligols: What is the timeframe for this?

Glowacki: We are still going through permitting; I would imagine breaking ground in the spring.

MOTION: Naves motions to continue application 2023-6 for 912 Salem Street to November 1 at 7:30PM. Ligols seconds the motion. Voted all in favor, the motion passes.

154 CENTER ST: Discussion regarding enforcement action taken against the property & planting plan.

Goodwin: I would like to start with the planting plan. It was submitted by the owner at the last meeting showing the additional arborvitaes that they are proposing to plant. I would like to approve the plan so he can get started on that.

MOTION: Goodwin motions to approve the planting plan submitted by the owner regarding 154 Center Street. Naves seconds the motion. Voted all in favor, the motion passes.

Goodwin: We had reached out to the owner for some definitions and answers to some questions regarding the conditions. We had left it with him that we wanted to define some of the conditions so that we could eliminate some of the ambiguity. We got his response yesterday. Any discussion on the response?

Ligols: His prohibited list specifically because he says mattresses are okay within a junk removal truck but not in a dumpster. His lawyer said it was prohibited, period.

Naves: It provides us with a great example that there was no distinction between the dumpsters and the trucks.

Goodwin: He addresses that here as well. It is going to be an overarching theme with this.

Ligols: I would take them as the same thing as they both haul trash.

Naves: As he said at the last meeting, the trucks aren't there for more than one business day, which I wouldn't have a problem with.

Stokes II: Mattresses are prohibited no matter what.

Goodwin: I think it is a couple of different things. I think we need to define our difference between trucks versus dumpsters. The prohibited list is the list, the medium that the items are in is irrelevant because the list is the list. If you have a hazardous substance, it doesn't matter where it is, it can't be on the property.

Ligols: He's also talking about the trucks and how one is a CDL and one isn't, but they are all commercial trucks that do the same thing in the end.

Goodwin: For the septic system he is looking to wrap that project into other building improvements and the timeline on that is April 1st and May 31st. I am comfortable with that timeline. Then he goes into an overview into the junk removal business and the dumpster rental business.

Stokes II: I don't care if mattresses are brought every two days to the dump, they don't belong in Groveland. He has a list of stuff, and he knows what it is. They don't belong in Town.

Goodwin: I would tend to agree, like I said, a prohibited item list is a prohibited item list.

Ligols: I think the real definition is that a dumpster cost \$800-\$1500 and for a truck it's \$50. It's a cost saving. But at the end of the day, it is still...

Goodwin: ... it is a trash removal receptacle.

Ligols: Yes. There are to be no mattresses.

Goodwin: Is there anything we want further clarification on?

Stokes II: I noticed that he doesn't want the Building Inspector to come on to the property. Can't the Building Inspector, by right once receiving a complaint, enter a property?

Planner: I spoke with the Building Inspector and in MGL he doesn't have a right to enter unless it is a matter of public safety, like a building caving in, etc.

Stokes II: I don't think he can keep them off if he receives a complaint from someone.

Goodwin: I would think it would just be a matter of contacting the owner beforehand and asking to enter the property.

Naves: The property abuts our Highway Department, if we want to be able to see what's going on we can just go to the Highway yard.

Stokes II: If we are going to go down this mattress road, we should contact attorneys and let them handle it.

Goodwin: I think for the next meeting it would make sense to draft something to further clarify the conditions from our perspective.

Ligols: I just want him to run the business like he alluded to.

Goodwin: I think clarification on the permit will make things better for the sake of moving forward and no more back and forth.

Planner: If the Board wants to issue something, they should make a motion to do so.

Stokes II: We should put the prohibited item list in the letter.

Goodwin: I would like to put together a letter of clarification that I will work on with the Town to draft and we can vote on it at the next meeting to make it official.

MOTION: Ligols motions to make a concrete list of what is okay and what is prohibited and let Chris draft it to look at the next meeting with the bylaws included and the prohibited item list he included.

Naves seconds. Voted all in favor, the motion passes.

MINUTES: Approval of the August 2, 2023, meeting minutes.

MOTION: Naves motions to approve the August 2nd meeting minutes. Stokes II seconds. Voted all in favor, the motion passes.

TOWN PLANNER UPDATE

Planner: These are the last few days to get your comments in for the Comprehensive Master Plan, you can find more information on that on our website under the Grants & Projects section. The Board of Selectmen will also be appointing a new alternate member to the Board at their next meeting, the new member should be present at the Boards next meeting.

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING

None.

ADJOURNMENT

MOTION: Goodwin motions to adjourn at 8:12 PM. Ligols seconds. Voted all in favor, the motion passes.

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

APPROVED 3-6-2024

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

Present: Brad Ligols, Chris Goodwin, Jason Naves, John Grohol

Absent: John Stokes II

Staff Present: Annie Schindler (Town Planner & Conservation Agent)

Public Present: Steve Glowacki (Rep. for 912 Salem Street), Bill Bryant (owner of 912 Salem Street)

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

Goodwin: Call to order the meeting of the Groveland Zoning Board of Appeals.

MOTION: Ligols motions to open the meeting. Grohol seconds the motion. Voting all in favor, the motion passes.

PUBLIC HEARING

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

Glowacki: For the record I am Steve Glowacki with RJ O'Connell & Associates, we are the engineers of record. Since our last visit we have issued applications to the Planning Board and have had our first meeting with them. The input from that meeting echoed input from our last meeting, specifically around the entrance of the site. We've widened the driveway to better facilitate truck delivery. The other point that was discussed was having access around the building. One of the challenges we've had here is that with the Conservation Commission there is a 100-foot buffer zone that circles the site on three of the four sides. So on the north side of the site there is a bit of buffer zone that the building butts up against. In speaking with the Planning Board, we spoke about expanding the access drive around the back of the property, as it is more practical for access. We discussed traffic last time as well and a report was done. Sight line distances work in this area, the driveway is primarily in the same location as the current residential driveway, so we think it makes sense to leave it there. The trips projected to come out of the site have all been backed up by ITE. There were concerns from the board last time about what types of businesses would go in here. We prepared a memo outlining the prohibited uses in the Aquifer Zone and that we won't entertain any of those uses in this building. We have been working with the peer reviewer and ConCom to fine tune these plans.

Board: We like the expanded driveway and access around the entire building.

Ligols: So, on prohibited uses, am I correct in saying, anytime a tenant comes in they are going to have to come here to get approval?

Glowacki: I would think it gets flushed out when they get their business license with the Town.

Goodwin: By right would be allowed, but any other restrictions that we put on this or within the aquifer bylaw there would be specific uses that can't be there. As long as they are within the parameters there's no further approval necessary.

Planner: If something were to go into the space that is a use that is already permitted by right, they would not need to appear before the Board. As an example, if a dry cleaner were to go in there, it would be allowed through a special permit with the Zoning Board, but a hardware store is permitted as of right, so they wouldn't need to get a special permit with the Board.

Ligols: In the decision it is going to have to state that process for uses and the Aquifer prohibited uses.

Grohol: So, what about quasi uses which we've run into lately. Like junk clean out, dumpster storage, etc.

Glowacki: When someone would apply for a business license in Town, they get notified that they have to do their diligence as to whether it is an allowed use or not. Could that be a mechanism to trigger them to come in to the Board.

Ligols: We can put together a provision that we want to see the lease as written.

Goodwin: I think that's tough because they have the right to do things.

Ligols: I know but things like what can and cannot be stored there.

Goodwin: Yes, but that would be an agreement between the owner and the tenant, not the Town.

Glowacki: Yes, it would be the responsibility of the applicant to ensure that their lease is in line with the permit. The Planning Board decision would be the one to condition outdoor storage.

Grohol: My concern is a dumpster. How many dumpsters are allowed in the parking area. What if someone renting space has a dumpster business that wants to set up there.

Ligols: TEC also wanted to know about outside storage because each person will probably have two spots and you don't want any overflow.

Goodwin: Would the applicant be okay with us prohibiting the storage of outdoor storage?

Glowacki: Say we were to sell the whole building, and someone were to set up a dumpster business here, I don't think it is prohibited.

Ligols: We've already come up with this, once bitten twice shy, would the dumpsters be empty or would they be full. Mattresses are a prohibited use. What's in the dumpster? Hazardous materials are a prohibited use.

Goodwin: With the very short distance between the buffer and the parking what if there were to be a spill.

Glowacki: I would imagine it's covered in the bylaw.

Discussion regarding the use of dumpsters on site and potential of a dumpster company being in the building, adding a condition that if someone wants to put in a prohibited use they would have to appear before the Board.

Planner: If a use is prohibited, they would have to get a variance, but the way our bylaw is written the Board is not able to give variances for use.

Grohol: I've seen longer tables of uses, ours is broad.

Glowacki: I understand what you mean. It's difficult to go through all the options. I'm not sure there is an easy way to put it in the decision. Could you indicate a limit to dumpsters per tenant?

Ligols: What size?

Goodwin: We don't want to get in the way of what is required to run a business, but we want to somewhat control the type of business.

Naves: When any of these are rented out, do they have to get an occupancy from Sam (*Town's Building Inspector*)?

Goodwin: Once the building is done, they will get an occupancy permit.

Ligols: When he is done with the building, and it is all signed off and they go for a CO and then that's it. But if someone raises an issue Sam or Annie will get a call.

Naves: Sam gets the business licenses. The Town Clerk wouldn't issue a DBA for a business that is prohibited in the Table of Uses.

Glowacki: Then maybe that is the mechanism that can be used as the first line of defense. At least to the point where if it is a grey area, it would get pushed to the Board to take a look at it.

Ligols: As far as the parking are we within spaces needed necessary?

Planner: Parking requirements are under the jurisdiction of the Planning Board.

Glowacki: Yes, we did discuss that with the Planning Board and presented that information to them.

Ligols: What is the traffic flow potential out of this site?

Glowacki: Total vehicle trips on weekday morning peak hours are anticipated to be 37; 27 coming in and 10 coming out. A weekday evening peak is expected to be around the same. These are per hour. Weekends aren't calculated because this type of business wouldn't be at a peak. And the sight lines have been vetted based on vehicle speed.

Grohol: Would you be amenable to adding under prohibited uses dumpsters as a rental business.

Glowacki: Sure, I think that would require going back to the Planning Board as that would require outdoor storage. That being said, if a dumpster business rented the entire building and stored everything inside, would that be prohibited? My point in saying that is that between the ZBA and Planning Board, that would prohibit the storage of outdoor materials, being dumpsters.

Grohol: But I'm talking about our Board here and we are a use permit that you are applying for so I'm talking about use. I don't care about what the Planning Board is doing or saying.

Glowacki: Understood. What I would suggest is, rather than pinpointing a specific business, could you say a use that does not require outdoor storage.

Grohol: Well, it's a contractor's yard.

Glowacki: Yes, it's really a flex space.

Grohol: I guess what I'm struggling with is a dumpster as material, because what is a dumpster on the back of a truck that carries it, and it never actually comes off that truck. Now is that material or is that a business's truck that they are parking there and they happen to have ten of those that they line up.

Glowacki: I would say that if it were on the back of the truck it's a business's truck.

Goodwin: I think our concern is if you're bringing in a dumpster on the back of the truck that is full of stuff and that stuff is prohibited, it potentially poses something that we don't want used there.

Ligols: I think we're getting stuck on garbage and dumpsters and contents, etc. so I think to make it easier, if there is going to be a dumpster guy, transportation, junk truck kind of situation, I think they need to come into ZBA.

Grohol: It would need to be in the orders.

Ligols: Would they be amenable to come in to talk about what their potential business could be?

Grohol: I don't want to vet every single one.

Ligols: Right, but if someone is coming in with a dumpster company because we were bitten once, I think we should be able to see them. But I think we're getting stuck on this is all going to be contractors which we don't know. There could be a CrossFit company in there, a physical therapist, we don't know.

Goodwin: Which is why we don't want to vet every business that goes in there.

Board: We would feel comfortable with a condition that states that if someone were to operate a junk business or dumpster business, they must come in to speak with the Board prior to opening.

Glowacki: We're fine with that.

MOTION: Ligols motions to close the public hearing. Grohol seconds the motion. Voted all in favor, the motion passes unanimously.

Goodwin: We will get a decision drafted and vote on it at the next meeting which will be held on December 6th.

154 CENTER ST: Discussion regarding enforcement action taken against the property & planting plan.
Goodwin: As we discussed in the last session the Board approved me to work with the Town Administrator and Town Planner and make a clarification letter that we will be voting on. It is in your packet for your review. We tried to go through all the conditions listed in the original approval and provide some clarifying statements on them to get to what the Board intended with the approval. We are having counsel review to make sure everything is done properly before is issued to the applicant.

APPLICATION: Review draft for new application format.

Planner: I sent the Board a draft of the new application. I looked at other communities ZBA applications and used those to create this new one, tailored to Groveland. There are still some formatting issues that need to be fixed. I wanted the Board to start taking a look at this. Our current application could be better, for example the first page doesn't even have a location to write where the project is. The goal is to make it easier for applicants and the Board. At this point I would like the Board to just take a look at it to circle back with any comments.

MINUTES: Approval of the August 2, 2023, meeting minutes.

MOTION: Ligols motions to approve the August 2nd meeting minutes. Grohol seconds the motion. Voted all in favor, the motion passes.

TOWN PLANNER UPDATE

Planner: The special permit for Pub 97 has gone through its appeal period with no appeals and has been recorded at the registry of deeds. Sewell Street is still going through building permit review, TEC will be beginning their stormwater review shortly. The cell tower at Cedardale, they are hoping to be complete with that end of spring/early summer. I'm also working through our escrow accounts for the department and we have a couple of accounts whose projects are complete but just need to be formally closed out by the Board, so I will be asking the chair to add that to the next agenda.

OTHER ITEMS NOT REASONABLY ANTICIPATED AT TIME OF POSTING

None.

NEXT MEETING: December 6, 2023.

ADJOURNMENT

MOTION: Naves motions to adjourn at 8:15 PM. Ligols seconds. Voted all in favor, the motion passes.