



Planning Board – Town of Spencer
Minutes
Planning Board Meeting
Monday December 23, 2013 at 7:00 PM
McCourt Social Hall
Memorial Town Hall

Planning Board Members Present: Chair James Whalen, Robert Ceppi, Shirley Shiver and Jonathan Viner.

Planning Board Members Absent: Mary Stolarczyk

Staff Present: Michelle Buck, Town Planner

Mr. Whalen opens the meeting at 7:01pm.

1. ANR Plan, South Spencer Road, Andre & Kathleen Roy

Mr. Roy was present. Ms. Buck explained that the purpose of the plan is to transfer a parcel of land (Parcel A) from the Roys to Tammy Lineen to address property encroachments (a portion of a house, as well as a driveway and accessory structures). Ms. Buck noted that the plan is based on legal agreements between the property owners and she recommended endorsement.

Mr. Roy noted that in addition to the encroachments on the parcel (Parcel A), there used to be an old roadway. There was discussion back and forth regarding this old roadway.

Mr. Viner asked when the house was built. Mr. Roy stated that it was built approximately 60 years ago and the house didn't encroach on the abutting property. An addition and the accessory structures encroached later.

MOTION: Ms. Shiver makes a motion to recommend endorsement of the plan. Mr. Ceppi seconds the motion. **Vote:** 4-0 in favor

2. Approval of Minutes from November 19, 2013

Ms. Buck distributed a copy of the portion of the minutes showing changes suggested by Mr. Whalen, changing the last paragraph on the first page, as shown below:

Board members said that they would consider this option, and suggested:
~~contacting CMRPC and researching how many lots would be affected. 1)~~
Talking with CMRPC about what other towns have done to date or might be considering doing, as well as any precedent and 2) asking the Assessor about how many lots might be affected.

MOTION: Mr. Ceppi makes a motion to recommend approval of the minutes of November 19, 2013 as amended. Mr. Viner seconds the motion. **Vote:** 3-0 in favor (Ms. Shiver abstained because she wasn't present at the meeting of November 19th).

Mr. Whalen noted that he'd like to discuss potential Zoning Bylaw changes at the next Planning Board meeting.

Mr. Viner noted that he feels that the types of encroachments shown on the Roy ANR plan should not be occurring and that Town staff should be working to avoid this type of situation.

Mr. Ceppi stated that encroachments were more common under the previous Building Inspector.

Adjournment: With no further discussion the meeting adjourned at 7:10PM.

Submitted by: Michelle R. Buck, Town Planner

Approved by the Planning Board on: 2/18/2014

List of Documents used on December 23, 2013

Items sent to Planning Board prior to Meeting:

- Agenda
- Minutes of 11/19/2013
- Copy of ANR Plan and application South Spencer Road, Andre & Kathleen Roy
- Memo from Town Planner Michelle Buck to the Planning Board dated 12/12/2013

Items submitted at the Meeting:

- Copy of proposed revision to minutes