



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting
Tuesday, October 08, 2013 at 7:15 PM
McCourt Social Hall
Memorial Town Hall

Zoning Board Members Present: Chair Dee Kresco, Albert Drexler and Allan Collette

Zoning Board Member Absent: None

Staff present: Michelle Buck, Town Planner and Brynn Johnson, ODIS Clerk

Mr. Kresco opens the meeting at 7:15pm

1. Special Permit- Owner: 24W Inc. Applicant: Jacob Cutler, Barnstorm US Corp and 24W Inc. Location: 24-28 Wall Street. The applicant is requesting a Special Permit in accordance with section 4.9.3 of the Spencer Zoning Bylaw (Nonconforming Use). Barnstorm Cycles has a Special Permit for the sale Motorcycles only. They would like to add the sale of Motor Vehicles. The property is located within the Town Center Zoning District.

At the last meeting Barnstorm Cycles were asked to provide a parking plan. Douglas Cutler owner of Barnstorm Cycles shows the Board the parking plan. There are 27 spaces; all are 9'x18'.

Mr. Collette asks where on the parking plan it shows the employee parking. Mr. Cuter says they have 27 parking spaces and he is asking for approval to have 20 cars for sale at a time. This would leave 7 open spaces.

Mr. Collette wants to make sure they don't have employees or customers parking on the street. Mr. Cutler says there is a Town-owned parking lot with three parking spaces on the corner of Wall Street and Lloyd Dyer Drive. Most people don't realize its public parking. Maybe the Town could post a parking sign.

Mr. Collette asks if they are adding a new sign for the business. Mr. Cutler says they are just going to change the wording of their existing sign to include Barnstorm Cars.

Ms. Buck asks if they are keeping the same hours of operation. Mr. Cutler says yes.

Mr. Collette asks if they plan on adding more lighting. Mr. Cutler says they may just add a small light on the smaller building to better light the area for the security cameras.

Ms. Kresco asks if there are any other questions or comments there are none.

Dr. Drexler makes a motion to close the hearing. Mr. Collette seconds. 3-0 in favor

MOTION: Mr. Drexler makes a motion to approve the special permit for pre-existing non-conforming use for Barnstorm Cycles at 24-28 Wall Street finding: That the proposed use is in harmony with the general purpose and intent of the Zoning Bylaw. That the proposed use will not create undue

traffic congestion nor unduly impair pedestrian safety. That the proposed use will not impair the integrity or character of the district or adjoining zones nor will it be detrimental to the health, safety, or welfare of the neighborhood or the Town.

Conditions:

1. The sale of automobiles is limited to twenty (20) cars.

Vote: 3-0 to approve the Special Permit

2. Adjournment: Ms. Kresco makes a motion to adjourn. Mr. Collette seconds the motion. Vote is 3-0 in favor. With no further discussion the meeting is adjourned at 8:00pm

Submitted By: Brynn Johnson, ODIS Junior Clerk_____

Approved by the Zoning Board of Appeals on ___1/14/2014_____

List of Documents used on October 08, 2013:

Items mailed to ZBA members prior to meeting:

- Agenda
- Memo from Michelle Buck, Town Planner dated 10/03/2013
- Application and Plan for 100 McCormick Road
- Barnstorm Cycles parking plan

Items submitted to ZBA members at the meeting:

- Parking summary
- Original special permit issued to Barnstorm dated 8/31/2010