



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting
Tuesday, July 8, 2014 at 7:15 PM
McCourt Social Hall
Memorial Town Hall

Zoning Board Members Present: Dee Kresco, Allan Collette and Albert Drexler, Robert Emerson
Zoning Board Member Absent: None
Staff present: Michelle Buck, Town Planner

Ms. Kresco opens the meeting at 7:15pm

1. Open Meeting

Call to Order

Open Meeting Law Compliance
Roll Call

2. Special Permit – (hearing continued from 5/6/2014):

Applicant/Owner: Robert Ceppi. Location: 15 Marble Road, Spencer Assessor's Map R14/4. The applicant is requesting a Special Permit under section 4.8.4 B to park vehicles over one ton as well as a skid steer and trailer at his residence. The property is located within the Rural Residential zoning district.

Mr. Ceppi was present for the meeting and brought property photos that showed several angles and reviewed them with the ZBA Members. Mr. Ceppi noted that in winter the trucks are mainly there after dark. The ZBA Members discussed their site visits and Ms. Kresco's drawings.

Mr. Drexler noted that he viewed the site at time in little foliage.

Mr. Emerson asked why the applicant can't park the equipment behind the house on the 28 acre site. Mr. Ceppi explained that it was wet and concerns of gas storage, and that they are company vehicles.

Mr. Emerson asked how many trucks? Mr. Ceppi said 2 trucks (trailer and skid steer).

Ms. Kresco asked if Mr. Ceppi could clear more trees to move the trucks. Mr. Ceppi said that there are wetlands to the right of the dirt path.

Mr. Drexler asked about plans to obstruct the view. Mr. Ceppi said that he could park further down the path if necessary. He owns a facility on Chestnut Street, but trucks would likely have vandalism at that site. Bert asked about alternative to parking next to the road. Mr. Ceppi indicated that they would be difficult to park in other locations, and the back yard is for storage.

Mr. Collette discussed major issues with equipment/vehicle movement as it invites trouble and complaints from surrounding abutters. Mr. Ceppi explained that other neighbors don't have Special Permits at their homes for their uses and would like his Special Permit approved. Mr. Collette said that he wants the trucks further away from the road. Mr. Drexler agreed.

Much discussion on alternatives such as parking trucks to the right of end of driveway or field, the box truck is the biggest issue (does it fall under the bylaw?), bobcat and trailer to be moved to the dirt path or make spot behind stone wall, plant trees to hide trucks/equipment, and possible shed 10' x 20.'

MOTION: Mr. Drexler makes a motion to continue the Special Permit hearing to 8/12/2014 with applicant to supply drawing of parking area with dimensions of parking and screening. Mr. Collette seconds.

VOTE: 4-0 in favor

3. Approval of Minutes

4/8/2014

MOTION: Mr. Emerson makes a motion to approve minutes of 4/8/2014, Mr. Collette seconds.

VOTE: 4-0 in favor

5/6/2014

MOTION: Mr. Drexler makes a motion to approve minutes of 5/6/2014, Mr. Collette seconds.

VOTE: 4-0 in favor

4. Board Re-Organization:

MOTION: Mr. Collette motions to nominate Mr. Drexler for Chair, Mr. Emerson seconds.

VOTE: 4-0 in favor

MOTION: Mr. Drexler motions to nominate Mr. Collette for Clerk, Ms. Kresco seconds.

VOTE: 4-0 in favor

5. Adjournment: with no further discussion the meeting is adjourned at 8:10 pm.

MOTION: Mr. Drexler makes a motion to adjourn, Ms. Kresco seconds.

VOTE: 4-0 in favor

Submitted By: Monica Santerre-Gervais, ODIS Clerk

Approved By ZBA Board: 10/14/2014

List of Documents used on April 8, 2014:

Items mailed to ZBA members prior to meeting:

- Agenda
- Memo from Michelle Buck, Town Planner dated 7/1/2014
- Minutes from 4/8/2014 and 5/6/2014
- Special Permit Application for 15 Marble Road
- Draft Certificate of Decision on Special Permit for 15 Marble Road

Items submitted to ZBA members at the meeting:

- Color photographs (4) of Marble Road