



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting
Tuesday, December 08, 2015 at 6:00 PM
McCourt Social Hall
Memorial Town Hall

Zoning Board Members Present: Dee Kresco, Allan Collette
Zoning Board Member Absent: Robert Emerson
Staff present: Monica Santerre-Gervais, Clerk & Larry Smith, Town Planner

1. Ms. Kresco opened the meeting at 6:06pm and made known that there are not enough members to make quorum.

2. **Variance-** Applicant/Owner: Nicola Viapiano. Location: 8 Laurel Lane, Spencer Assessor's Map U31-42. The applicant is requesting Special Permit under Sections 7.3 of the Spencer Zoning Bylaw applying for a variance in order to build a single family home on a non-conforming lot. The property is located within the lake residential zoning district.

MOTION: Mr. Collette made a motion to continue the Variance for Nicola Viapiano of 8 Laurel Lane to the next Zoning Board of Appeals meeting on January 12th, 2016 starting at 6:00pm due to lack of quorum.

SECOND: Ms. Kresco

Motion passed by a unanimous vote

3. **Special Permit -** Applicant/Owner: Paul Vandale. Location: 20 Sherwood Drive, Spencer Assessor's Map R53-33. The applicant is requesting a Special Permit under Sections 4.2.A.6 of the Spencer Zoning Bylaw applying for an accessory apartment. The property is located within the rural residential zoning district.

MOTION: Mr. Collette made a motion to continue the Special Permit for Paul Vandale of 20 Sherwood Drive to the next Zoning Board of Appeals meeting on January 12th, 2016 starting at 6:00pm due to lack of quorum.

SECOND: Ms. Kresco

Motion passed by a unanimous vote

4. **Special Permit -** Applicant: Jenner Renewable Holdings (Solar), Inc, Owner: Douglas Mullens. Location: Treadwell Drive, Spencer Assessor's Map R30/97&98. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a

“major utilities” ground solar farm site. The property is located within the rural residential zoning district.

MOTION: Mr. Collette made a motion to continue the Special Permit for Jenner Renewable Holdings (Solar), Inc. for Treadwell Drive to the next Zoning Board of Appeals meeting on January 12th, 2016 starting at 6:00pm due to lack of quorum.

SECOND: Ms. Kresco

Motion passed by a unanimous vote

5. Special Permit - Applicant: ZPT Energy Solutions, LLC, Owner: Daniel Lemanger. Location: 19 Woodchuck Lane, Spencer Assessor’s Map U16/54. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a “major utilities” ground solar farm site. The property is located within the suburban residential zoning district.

MOTION: Mr. Collette made a motion to continue the Special Permit for ZPT Energy Solutions, LLC, for 19 Woodchuck Lane to the next Zoning Board of Appeals meeting on January 12th, 2016 starting at 6:00pm due to lack of quorum.

SECOND: Ms. Kresco

Motion passed by a unanimous vote

6. Special Permit - Applicant: ZPT Energy Solutions, LLC, Owner: Blair Enterprises, LLC. Location: 48 Paxton Road, Spencer Assessor’s Map U17/1&2. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a “major utilities” ground solar farm site. The property is located within the rural residential zoning district.

MOTION: Mr. Collette made a motion to continue the Special Permit for ZPT Energy Solutions, LLC, for 48 Paxton Road to the next Zoning Board of Appeals meeting on January 12th, 2016 starting at 6:00pm due to lack of quorum.

SECOND: Ms. Kresco

Motion passed by a unanimous vote

7. Adjournment: with no further discussion the meeting is adjourned

MOTION: Ms. Kresco motioned to close the meeting

SECOND: Mr. Collette

Motion passed by a unanimous vote

Submitted By: Monica Santerre-Gervais, ODIS - MSG

Approved by the Zoning Board of Appeals on- 1/12/2016

List of Documents used on December 08, 2015:

12-2-2015 ZBA mailing

Items mailed to ZBA members prior to meeting:

- Agenda
- Memo from Larry Smith, Town Planner dated 12/01/2015
- Minutes from 11/10/2015

Items submitted to ZBA members at the meeting:

None