



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting **Tuesday, May 21, 2013 at 7:15 PM** Conference Room B Memorial Town Hall

Zoning Board Members Present: Dee Kresco Albert Drexler & Allan Collette, Chair
Zoning Board Member Absent: Steven Rafter
Staff present: Brynn Johnson, ODIS Clerk

Mr. Collette opens the meeting at 7:25pm

Special Permit Continued Public Hearing- (Continued from April 9 & May 13, 2013) Owner: Michael Ballou. Applicant: Old Wardour Holdings LLC. Project Location: 22 Treadwell Drive. The applicant is requesting Special Permit to install a 6.0 M.W ground mounted Solar Farm. Jason Dubois is present to represent the applicant.

Mr. Drexler says he visited the site and feels it's a good area for a solar farm. He has no issues with the site. It's at the end of the road and only one abutter will be affected.

Ms. Kresco visited the site. She asks where the berm will be. Mr. Dubois says it will be where the open field is now. The berm will be about 8 feet high. The trees shown in the plans on the berm are eastern white pines 10 foot on center. However, it was recommended the trees be a lower growth tree such as a Colorado Spruce, since white pines tend not to have branches low to the ground. The Board agrees they would like a spruce with low growing close branches (similar to a Christmas tree). Mr. Dubois says this is not a problem the proposed eastern white pines trees will be changed to spruces.

Mr. Collette asks if Mr. Ballou is selling the property. Mr. Dubois says yes the property and house will be sold; they hope to close in June. The Ballou's will be relocating.

Mr. Collette asked about the fence. Mr. Dubois explains it will be 6 feet high black vinyl coated with a 6 inch opening at the bottom.

Ms. Kresco asks if there will be any lighting at the entrance. Mr. Dubois says yes there is a utility pole near the entrance on Treadwell drive with a motion light and camera. The light and camera will face into the site.

Ms. Kresco asks if there is adequate parking at the site. Mr. Dubois says yes. There is not a specific parking area; parking will be on the service road. There is about 1,000 feet of service/access road on the site.

There are no abutters present.

Mr. Collette asks if there are any other questions there are none.

Motion: Mr. Drexler makes a motion to close the hearing. Ms. Kresco seconds the motion
Vote: 3-0 in favor

Motion: Mr. Drexler makes a motion to approve the Special Permit for Old Wardour Holdings LLC. 22 Treadwell Drive. The Project is a ground mounted solar farm.

Finding:

1. That the proposed use is in harmony with the general purpose and intent of the zoning bylaw.
2. That the proposed use will not create undue traffic congestion nor unduly impair pedestrian safety.
3. 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 neighborhood or the Town.

Ms. Kresco seconds the motion.

Vote: 3-0 to approve the Special Permit as herein described, subject to the following conditions:

Conditions:

1. The project shall be limited in scope and use to what is described in the plans identified as Proposed 6MW Solar Array, Old Wardour Holdings, LLC, Prepared by Bertin Engineering, dated March 4, 2013, revised through May 6, 2013, and the above summary and as conditioned herein. Any expansion of structures, additional structures, or change in use shall be subject to amendment of this approval. Additional permits and approvals may be necessary depending on the nature and scope of proposed changes. Changes required by the current Planning Board or Conservation Commission approval process that do not increase the scope of the project or reduce proposed buffers do not require re-approval by the Zoning Board of Appeals.
2. Trees used in buffer shall be spruce or other lower growth evergreen tree [a tree where branches extend to the ground], rather than white pine.
3. The applicant shall submit a final plan that addresses comments from Graves Engineering.

Approval of Minutes- Minutes for March 12, 2013 and April 9, 2013

Motion: Ms Kresco makes a motion to approve the minutes for March 12, 2013 and April 9, 2013. Mr. Drexler seconds the motion.

Vote: 3-0 in favor

Adjournment: With no further discussion Mr. Drexler makes a motion to adjourn Ms. Kresco seconds the motion. Vote is 3-0

Submitted By: Brynn Johnson, ODIS Junior Clerk_____

Approved by the Zoning Board of Appeals on _____

List of Documents used on May 21, 2013:

Items mailed to ZBA members prior to meeting:

- Agenda
- Memo from Michelle Buck, Town Planner dated 5/16/2013
- Minutes form 3/13/2013 & 4/9/2013

Items submitted to ZBA members at the meeting:

- Project Overview Booklet