



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting
Tuesday, August 12, 2014 at 7:15 PM
McCourt Social Hall
Memorial Town Hall

Zoning Board Members Present: Dee Kresco, Allan Collette and Robert Emerson
Zoning Board Member Absent: Bert Drexler
Staff present: Brynn Johnson, Clerk

Ms. Kresco opens the meeting at 7:20pm

1. Open Meeting

Call to Order

Open Meeting Law Compliance

Roll Call

2. Special Permit- Applicant/Owner: Robert Ceppi. Location: 15 Marble Road. 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. This hearing was continued from May 5, 2014 and July 8, 2014.

At the last meeting Mr. Ceppi was asked to provide a plan to move the vehicles away from the road so they will be less visible. Mr. Ceppi shows the Board his plan, it shows trucks will be parked 96 feet from Marble Road and will be parked behind a shed. Mr. Ceppi hopes to build the shed before this winter.

At the last meeting it was determined the skid steer and trailer were not over one ton so they do not need to be included in this special permit. The vehicles he would like include in this permit are a 22 foot box truck and a 16 foot cube van.

Mr. Collette says if he doesn't build a shed he needs to plant some vegetation to screen the view of the trucks. Mr. Ceppi says he needs a shed so he will be building the shed rather than planting vegetation.

Mr. Ceppi asked Mr. Emerson if he view the site. Mr. Emerson says yes.

Ms. Kresco asks if anyone has any other comments or questions. There are none.

NOTE: Mr. Emerson is voting in place of Bert Drexler. Mr. Emerson missed the meeting held on May 6, 2014. However he reviewed the recording and materials from that meeting, and signed the Adjudicatory Hearing Form, making him eligible to vote.

Motion: Mr. Emerson makes a motion to close the hearing. Mr. Collette seconds. Vote: 3-0 in favor.

MOTION: Mr. Collette makes a motion to approve the Special Permit for Robert Ceppi to park two vehicles over one ton on his 28 acre parcel located on Marble Road as shown on his plan.

Findings:

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/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. Operation, including idling, of vehicles over one ton in capacity is prohibited between the hours of 11:00pm and 6:00am, except in case of emergency.
2. The vehicles over one ton allowed are a 22 foot or less box truck and a 16 foot or less cube van.
3. Placement of parking area will begin at 96 feet from Marble Road.
4. Parking area where vehicles are permitted will be screened by vegetation or a 10x20 shed or both, to screen the approximately 35'x30, parking area.
5. Screening shall be put in place within six months from date of permit.

VOTE: 3-0 in favor

3. Adjournment: with no further discussion the meeting is adjourned at 7:47pm.

Submitted By: Brynn Johnson, Clerk_____

Approved by the Zoning Board of Appeals on 10/14/2014

List of Documents used on August 12, 2014:

Items mailed to ZBA members prior to meeting:

- Agenda
- Draft Certificate of Decision on Special Permit for 15 Marble Road

Items submitted to ZBA members at the meeting:

- Parking plan for 15 Marble Rd.