



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting
Tuesday, March 10, 2015 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: Monica Santerre-Gervais, Clerk & Michelle Buck, Town Planner

1. Open Meeting- Mr. Collette opens the meeting at 7:22 pm

2. Special Permit Modification/Extension-

A Special Permit was granted to Robert Ceppi on 8/12/2014 for parking commercial vehicles. Mr. Ceppi, 15 Marble Road, was present at the meeting and was requesting an extension and amendment of condition #4 related to screening and vegetation. Mr. Ceppi explained that after his Special Permit was approved the Conservation Commission stepped in due to the wetlands on his property. Mr. Ceppi was finally approved by the Conservation Commission in January 2015. The size of the shed was originally granted for 10' x 20' and Mr. Ceppi would like to change the size of the shed to be closer to 12 x 16 because it is more economical for lumber. In addition, Mr. Ceppi wanted the board to allow flexibility in the size of the shed (180 sqft – 200 sq ft) and more specific in detail regarding what the Board would accept for landscaping and screening. Mr. Ceppi is afraid that what he plants will not be accepted during the final inspection, so he wants clear direction.

Board members discussed at length the size of the box truck, the position of the shed, the total coverage area with shed and vegetation. The Zoning Board's main concern is that Mr. Ceppi adheres to the coverage of the truck, especially the lettering, and plant fast growing shrubs/ evergreen. Mr. Collette drew on the approved plan for the project showing where landscaping should be planted. In addition, there was much discussion about how the extension date should be handled.

MOTION: Ms. Kresco made a motion to close the discussion.

SECOND: Mr. Emerson

VOTE: 3-0

MOTION: Ms. Kresco made the following motion

1. Condition #4 from the 8/12/2014 special permit has been amended so that required

screening shall be provided as shown on a plan labeled “3/10/2015 Amendment”, and described as follows:

4. The applicant shall plant at least 4 trees, starting 4 to 6 feet from the corner of the storage building and extending for 12 feet, creating a screen combining the vegetation and a storage building with a minimum of 16 feet long that runs parallel to the truck parking area.
2. Condition # 5 has been amended so that it reads as follows:
 5. Screening shall be put in place within twelve (12) months from the date of the original special permit dated 8/12/2014 (deadline 8/12/2015).
3. The Board added an additional condition #6:
 6. The trees planted as screening shall be arborvitae at least 5 feet in height at the time of planting including the root ball.

SECOND: Mr. Emerson

VOTE: 3-0

3. Variance Extension/ Andrews:

Richard Cormier, 8 High Street, whom was not present, requested a six month extension to his Variance that was approved on 3/11/2014. State law (40A, Section 10), unless contradicted by local zoning (which is not applicable in Spencer), allows a six month extension for a variance without having a hearing.

MOTION: Mr. Emerson made a motion to close the discussion

SECOND: Ms. Kresco

VOTE: 3-0

MOTION: Mr. Emerson made a motion to extend the deadline to act on the variance for this property by six (6 months) to September 11, 2015 with the understanding that no changes can be made to the original variance.

SECOND: Ms. Kresco

VOTE: 3-0

4. Approval of Minutes:

- **January 13th, 2015**

MOTION: Ms. Kresco motioned to accept the minutes as submitted.

SECOND: Mr. Emerson

VOTE: 3-0

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

Submitted By: Monica Santerre-Gervais, ODIS Clerk _____
Approved by the Zoning Board of Appeals on 5/13/2015

List of Documents used on 3/10/2015:

3-4-2015 ZBA mailing

Items mailed to ZBA members prior to meeting:

- Agenda
- Memo from Michelle Buck, Town Planner dated 3/04/2015
- Letter requesting extension to variance, from applicant Richard Cormier of 8 High Street Spencer, MA, dated 2/24/2015, with original decision dated 3/11/2014.
- Letter requesting extension to Special Permit, from applicant Robert Ceppi of 15 Marble Road Spencer, MA, dated 1/14/2015, with original decision dated 8/12/2014.
- Minutes from 1/13/2015

Items submitted to ZBA members at the meeting:

None