



Planning Board – Town of Spencer

Minutes

Planning Board Meeting

Tuesday, February 21, 2017 at 7:00 PM

McCourt Social Hall, 157 Main Street Spencer, MA 01562
Memorial Town Hall

Planning Board Members Present: Chair Robert Ceppi, Shirley Shiver, Maria Reed and Jonathan Viner

Planning Board Members Absent: None

Staff Present: Paul Dell'Aquila, Town Planner

Staff Absent: Monica Santerre-Gervais, ODIS Clerk

1) Mr. Ceppi opens the meeting at 7:03pm.

2) ANR's:

➤ Hamadryad, LLC- Donnelly Road

Mr. Dell'Aquila explained that the location of the ANR is 68/70 Donnelly Road, Spencer Assessor's Map R36-29 & R36-29-6 and the applicant owns both lots and has submitted a lot line adjustment for the above-referenced lots. The ANR plan as submitted complies with the requirements of Spencer's Subdivision Regulations. In addition, Mr. Dell'Aquila explained that the applicant will be coming back for a common driveway and is currently going through the process with the Conservation Commission. Ms. Shiver asked about the driveway easement and Mr. Dell'Aquila said it is for a future application.

Jim Hansen, Hamadryad, LLC, was present for the meeting and discussed his intent to build houses on both lots but because of the wetlands the parcels need to be developed together. Mr. Hansen approached the board to show them future plans for the lots. Furthermore, Mr. Hansen explained he is meeting with the Conservation Commission and the septic/well have been approved.

There was much discussion in regards to the future driveway and easement, which, will all be discussed once the applicant applies for the common driveway application, and the tech review takes place with Conservation and the Highway Superintendent.

Ms. Shiver asked what happens to Sandstrom's lot and Mr. Hansen said it doesn't change. Ms. Shiver asked about #12 on the application in regards to the application checklist and the answer N/A. Mr. Hansen said he did not fill out the application. Mr. Dell'Aquila said he checked everything and the applicant is all set.

MOTION: Mr. Viner motioned to approve and endorse the ANR for Hamadryad, LLC for Donnelly Road

SECOND: Ms. Shiver
DISCUSSION: None
VOTE: 4-0

➤ John Stevens- 3 Thompson Pond Road

Mr. Dell'Aquila explained that the applicant is looking to creating two new lots and meets all the criteria's, there are no wetlands, and there are no cases affecting the property. Mr. Ceppi asked if the property line was the stone wall and Mr. Dell'Aquila said yes.

MOTION: Mr. Shiver motioned to approve and endorse the ANR for John Stevens-3 Thompson Pond Road
SECOND: Mr. Viner
DISCUSSION: None
VOTE: 4-0

3) Public Hearing – Special Permit (Rear Lot Subdivision) - Applicant: Doug Cutler, Owners: Edward & April Bellefeuille c/o Douglas Cutler 12S LLC Location: 12 Sherman Grove, Spencer Assessor's Map U32/64. The applicant is requesting a Special Permit under Section 5.3.10 Of the Spencer Zoning Bylaw for a rear lot subdivision. The property is located within the Rural Residential zoning district.

Mr. Ceppi explained a letter was submitted by Jason Dubois to continue the meeting until March 21, 2017 the letter was dated February 8, 2017.

Mr. Dell'Aquila explained that the applicant is away and would like to present for the tech review meeting.

MOTION: Ms. Shiver motioned to continue the hearing until 3/21/17
SECOND: Ms. Reed
DISCUSSION: None
VOTE: 4-0

4) Adoption of Minutes:

January 17, 2017

MOTION: Ms. Shiver motioned to approve the minutes for 1/17/2017 as submitted
SECOND: Mr. Viner
DISCUSSION: None
VOTE: 4-0

5) Town Planner Report/ General Board Discussion

-Discussed annual bill from CMRPC

- Discussed Mr. Dell'Aquila research into becoming a green community, which, would result in some zoning changes.

MOTION: Ms. Shiver motioned to close the meeting at 7:37

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 4-0

Submitted by: Monica Santerre-Gervais ODIS Clerk

Approved by the Planning Board on: 3/21/2017

List of Documents used on February 21, 2017

Items sent to Planning Board prior to Meeting by email/mail:

- Agenda
- Memo emailed from Paul Dell'Aquila to Planning Board Dated 2/6/17
- Minutes for January 17, 2017
- ANR application and plans, for Hamadryad, LLC-Donnelly Road, and John Stevens- 3 Thompson Pond Road

Items submitted at the Meeting:

1. Letter submitted by Jason Dubois, in regards to continue the meeting for Sherman Grove, until March 21, 2017 the letter was dated February 8, 2017
2. Larger ANR for John Stevens, 3 Thompson Pond Road