



Planning Board – Town of Spencer

Minutes

Planning Board Meeting –SPECIAL MEETING
Tuesday, September 19, 2017 at 6:30 PM
McCourt Social Hall, 157 Main Street Spencer, MA 01562
Memorial Town Hall

Planning Board Members Present: Chair Robert Ceppi, Maria Reed, Jonathan Viner, Shirley Shiver, and Jeff Butensky
Planning Board Members Absent: None
Staff Present: Paul Dell'Aquila, Town Planner & Monica Santerre-Gervais, ODIS Clerk

1) Mr. Ceppi opens the meeting at 6:30pm.

2) Proposed Corrections to Zoning Bylaw Changes passed at Fall 2016 Town Meeting for Articles 4.2 (Use Table) and 4.8 (Special Uses)

Articles 4.2 (Use Table)

Mr. Dell'Aquila explained to the Planning Board members that some bylaws were recently passed but needed some editing per the Attorney General's Office. The current Use Table is confusing because there are dashes and would like to change the table to say Y for yes and N for no. Looking to make the charts consistent and the recommendation is to take the chart now with a new format provided by Mr. Dell'Aquila. The Planning Board had no questions and agreed.

Mr. Viner asked about the word "property" in the solar table H.6. Mr. Dell'Aquila said it was a typo and will be removed.

Mr. Dell'Aquila said that there will be more zoning changes, however, need to wait for the new Town Administrator.

Temporary Uses add new section 4.5.4

Mr. Dell'Aquila explained that according to state law we cannot prohibit a temporary trailer when someone has fire while repairing a home. Currently, they have one year by right and then after one year go to the Zoning Board of Appeals for an extension. Mr. Dell'Aquila read aloud the proposed article *"Placement and occupancy of a mobile home on the same parcel during reconstruction of an existing single-family destroyed by fire or other natural holocaust is allowed for a period of one year (12 months) upon obtaining a building permit from the Building Inspector. Any such mobile home shall be subject to the State Sanitary Code. Placement and occupancy of a mobile home on the same parcel during reconstruction of an existing single-family home destroyed by fire or other natural holocaust for a period greater than one year (12 months) requires a Special Permit from the Special Permit Granting Authority. The SPGA may authorize placement of the mobile home within the required setbacks if necessary."*

Mr. Dell'Aquila said that the Town of Charlton allows two years by right for reconstruction. The Planning Board agreed to one year and had no other comments.

Articles 4.8 (Special Uses)

Mr. Dell'Aquila mentioned that In Article 4.8.9(F)(10) Utility Notification: change "National Electric Code compliant" to "Massachusetts Electrical Code (527 CMR, § 12.00) compliant".

The Planning Board agreed with no comments.

Mr. Ceppi asked if the public had any comments.

Matt Defosse, 7 Paul's Drive, asked if a legend could be provided for RR, SR, LR, VR, TC C, and I in the Use Table. Mr. Dell'Aquila said there is a legend in the Zoning Bylaws for the Zoning Districts.

Mr. Ceppi adjourned the meeting at 6:43 pm

Ms. Shiver Seconded

Vote: 5-0

Submitted by: Monica Santerre-Gervais ODIS Clerk

Approved by the Planning Board on: 10/17/2017

List of Documents used on September 19, 2017-Special Meeting

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

- Agenda
- Memo from town Planner, Paul Dell'Aquila, dated 8/22/2017

Items submitted at the Meeting:

None