



Zoning Board of Appeals – Town of Spencer

Minutes of Thursday, March 24, 2022, at 7:00pm

IN-PERSON & REMOTE MEETING

Zoning Board of Appeals Special Meeting
McCourt Social Hall/Memorial Town Hall
157 Main Street, Spencer, MA 01562

Zoning Board Members Present in person: Allan Collette (in-person), Gina Beford (remote), and Steven Tyler (in-person)

Zoning Board Member Absent: None

Staff Present in person: Interim Town Planner, Lauren Trifone, (in-person)

Staff Absent: Monica Santerre-Gervais (remote), Clerk

1. Open Meeting – Mr. Collette was acting chair and opened the meeting at 7:07 pm

2. Continued CVS Main St & Pleasant St- Condition submittals, discussion, and review

Attorney Philip Stoddard, Phil Henry, Civil Design Group, and Doug Benoit, Arista Development, and Doug Grundert, BK Architects, were in person/remote for the meeting.

Mr. Collette reviewed what was discussed at the first meeting on March 8, 2022, and what was agreed upon. Mr. Collette asked for a motion to approve conditions 2, 3, and 4 of the Certificate Decision but want to further discuss the lighting submissions.

MOTION: Mr. Tyler motioned to accept material submitted for conditions 2, 3, and 4 of the Certificate of Decision dated 12/8/2020 with plans dated February 16, 2022; (2. *The applicant shall coordinate verbiage on the historical monuments with the Spencer Historical Commission, 3. All perimeter plantings approved under the revised landscaping plans shall be maintained for the life of the development, or until changed by future permit, including screening, and 4. The applicant shall maintain snow clearance within the property boundaries and adjoining public right-of-way to provide the best level of line of site possible during winter conditions.*)

SECOND: Ms. Beford

DISCUSSION: Mr. Collette added that the conditions are based off the revised plans submitted February 16, 2022.

ROLL CALL VOTE: S. Tyler- Aye, G. Beford-Aye, and A. Collette-Aye (Vote 3-0 motion carried)

Mr. Benoit discussed the lighting plan and material submitted, there will be 6 site lights with light poles that will be 20 feet high. Mr. Benoit stated that they tried to mimic the Town of Spencer's lighting fixtures and light bulbs. There was much discussion about heights and base for the lights. Mr. Tyler asked what the color of the pole would be and Mr. Benoit said CVS would like to have a light gray pole. Mr. Grundert said CVS standard is light gray color. Mr. Collette would like the color of the three poles closest to the street to match the town lighting and it was agreed they would match existing posts. The members and applicants discussed the Rubix

model for LED wall mounts and promenade fixtures and their locations, decorative black post lamp, color temperatures, and members agreed on clear lenses. Mr. Benoit discussed the wall luminaire and their locations and stated that these will be used for illumination near dumpster, rear, and drive thru area and the color temperature was requested at 3000k. Mr. Benoit discussed the four ceiling cans and the heights and will be 3000k color temperature. Mr. Benoit discussed the crown lighting, LED light, 3000k color temperature near entry, and highlighting building. Mr. Collette asked about dimmers, but Mr. Grundert said there will be no dimmers, but timers will be used for the lights to shut off. Mr. Tyler did not see a concern with keeping the site lights at night on for security reasons but if they have issues CVS could work with the Town of Spencer.

The Chair opened the hearing up to the public:

Matt Defosse, 7 Paul's Drive, asked about the layout of the CVS and parking.

Mr. Collette asked about the width of planting strip and Mr. Benoit said it will have a minimum 5 ft buffer but wider coming around the corner.

MOTION: Mr. Tyler motioned to approve the exterior sight lighting plan submitted with the following additional requirements; for the promenade light- the post color be black with paint finish to match the towns streetlights and the lenses shall be clear. For all the exterior lighting shall have a 3000k color temperature.

SECOND: Ms. Beford

DISCUSSION: Ms. Trifone asked about the fence height and Mr. Collette said they are just going with the fence height as submitted.

ROLL CALL VOTE: S. Tyler- Aye, G. Beford-Aye, and A. Collette-Aye (Vote 3-0 motion carried)

3. New Business/ Citizens Input/ Adjournment

Ms. Beford motioned to adjourn the meeting at 8:03 pm

Mr. Tyler seconded

ROLL CALL VOTE: S. Tyler- Aye, G. Beford-Aye, and A. Collette-Aye (Vote 3-0 motion carried)

Submitted By: Monica Santerre-Gervais, ODIS Clerk

Approved by the Zoning Board of Appeals: 5/16/2022

List of Documents used on March 24, 2022:

Items emailed/handed out to ZBA members prior to meeting:

- Agenda
- CVS Main St & Pleasant St- Updated plan for condition approval, proposed luminaire spec sheet, brochure for TRA-9 arm on light pole, decorative pole specs, crown lighting specs, LED Wall Mount Specs, and photometric plan.

Items submitted to ZBA members at the meeting:

- None