



Zoning Board of Appeals – Town of Spencer

Minutes of Tuesday, June 13, 2017 at 7:15pm

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

Zoning Board Members Present: Allan Collette, Mary Stolarczyk and Alan Stolarczyk

Zoning Board Member Absent:

Staff present: Monica Santerre-Gervais, Clerk & Paul Dell'Aquila, Town Planner

1. Open Meeting – Mr. Collette was acting chair and opened the meeting at 7:19 pm.

2. Special Permit (Renewal) – Applicant/Owner: Robert & Margaret Moschini (Royal Crest Farm). Location: 30 Howe Road, Spencer Assessor's Map R23-25. The applicant is requesting a Special Permit Renewal under Section 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is located in the Rural Residential zoning district.

Robert Moschini, 30 Howe Road, was present for the meeting and said the gravel pit was a small part-time operation mostly used for topsoil and compost. Also, Mr. Moschini said there 1 year is equal to 1 day at Bond gravel pit. Mr. Collette asked where all the work was being done in correlation to the map provided. Mr. Dell'Aquila pointed out that on his memo to the board members there was an initial configuration from 2009 to 2017 and that section B is where all the work is being done. Mr. Stolarczyk asked about section C and Mr. Dell'Aquila said C1, C2, and C3 have been combined and are now just C. Mr. Collette asked what the life is before moving on into another section and Mr. Moschini said five years.

Mr. Dell'Aquila explained that Margaret Washburn inspected and according to her inspection sheet there was no noted issues. Additionally, the gravel pit has been inspected the past five years with no noted issues. Mr. Dell'Aquila asked the applicant to provide a short annual report to discuss the amount of gravel removed with the material and section, which, shall be due on September 15th of each year. Mr. Collette asked why that date and Mr. Dell'Aquila said that Ms. Washburn goes on inspections in October and would like the annual report before she does her inspections for comparison.

There were no abutters or public for open discussion.

MOTION: Ms. Stolarczyk motioned to close the meeting at 7:27pm

SECOND: Mr. Stolarczyk

DISCUSSION: Mr. Collette said it's too much money to make the applicant come back yearly. Much discussion on changing gravel pits zoning bylaws but that will need to go through the proper procedure.

VOTE: 3-0

MOTION: Mr. Collette motioned to approve the gravel pit renewal for Robert Moschini for 1 year, with the condition he provide an annual report by September 15th.

SECOND: Ms. Stolarczyk

DISCUSSION: None

VOTE: 3-0

3. Approval of Minutes-

- **April 11, 2017**

MOTION: Mr. Collette motioned to approve the minutes for April 11, 2017 as submitted

SECOND: Mr. Stolarczyk

DISCUSSION: None

VOTE: 3-0

- **May 02, 2017**

MOTION: Ms. Stolarczyk motioned to approve the minutes for May 02, 2017

SECOND: Mr. Stolarczyk

DISCUSSION: Mr. Collette cannot vote because he was absent

VOTE: 2-0

4. Elections-

Mr. Stolarczyk motioned to elect Mr. Collette as chair for one year.

Ms. Stolarczyk seconded.

Mr. Collette accepted.

Mr. Stolarczyk motioned to elect Ms. Stolarczyk for clerk for one year.

Mr. Collette seconded.

Ms. Stolarczyk accepted.

5. Town Planner/ Adjournment -

-Discussed ZBA updates

-No meeting in July

Mr. Stolarczyk motioned to close meeting at 7:40 pm

Mr. Collette seconded

Submitted By: Monica Santerre-Gervais, ODIS Clerk
Approved by the Zoning Board of Appeals on 10/10/2017

List of Documents used on June 13, 2017:

ZBA mailing

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

- Agenda
- Memo from Town Planner dated 5/31/2017
- Minutes from 4/11/2017 and 5/02/2017
- Special Permit application and letter for Robert & Margaret Moschini (Royal Crest Farm) gravel pit renewal and 2008 Certificate of Decision

Items submitted to ZBA members at the meeting:

- None