



Zoning Board of Appeals – Town of Spencer

Minutes of Tuesday, June 12, 2018 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: None

Staff Present: Paul Dell'Aquila, Town Planner and Monica Santerre-Gervais, Clerk

1. Open Meeting – Mr. Collette was acting chair and opened the meeting at 7:17 pm

2. Special Permit – Applicant/Owner: FLEXcon; Neil McDonough, Location: 5 & 11 South Spencer Road, Spencer Assessor's Map U10/7. The applicant is requesting a Special Permit under Section 4.4.G (Accessory Uses) of the Spencer Zoning Bylaw for a modular unit on the property for an onsite health center. The property is located within the Industrial zoning district.

Ms. Stolarczyk read aloud the description.

Mike Letendre and Gail Choiniere were present to represent FLEXcon. Mr. Collette asked if the modular building was going to be for primary care and Ms. Choiniere said that employees and their families can go there for basic, acute, and chronic illnesses. Mr. Collette asked the size of the modular trailer and Ms. Choiniere said 12 x 60/ 672 sqft. Mr. Collette asked if the pictures Mr. Dell'Aquila provided were actual pictures and Ms. Choiniere said yes. Ms. Choiniere explained that a lot of their employees work 12 hour shifts and they wanted to provide convenient healthcare for them and their families. Mr. Collette asked how many people are employed in the health care trailer and Ms. Choiniere said three (1 Nurse, 1 Physician, and 1 physician assistant). Mr. Collette asked about a building in the background of the photos and Mr. Letendre said it is the plant with parking in front. Mr. Collette suggested putting designated parking for the health care trailer and labeled.

There was much discussion in regards to parking and additional buildings on the property and specific parking for the health care trailer.

Mr. Collette opened the meeting to the public.

No Comment

Mr. Dell'Aquila stated they cannot fully occupy this trailer until the Building Inspector and Board of Health Agent sign off prior to occupancy.

MOTION: Mr. Stolarczyk motioned to close the hearing for the Special Permit to FLEXcon for Accessory Use

SECOND: Ms. Stolarczyk

DISCUSSION: None

VOTE: 3-0

MOTION: Mr. Stolarczyk motioned to accept the Special Permit application FLEX

SECOND: Ms. Stolarczyk

DISCUSSION: Mr. Collette mentioned that the application meets all conditions

VOTE: 3-0

3. Variance – Applicant/Owner: Mary Williams; Location: 29 School Street, Spencer Assessor’s Map U24/6. The applicant is requesting a Variance under Section 7.3 (Variance) of the Spencer Zoning Bylaw to extend their porch and receive relief from the setbacks. The property is located within the Village Residential zoning district.

Mr. Collette opened the public hearing at 7:27 pm and Ms. Stolarczyk read aloud the description. Mary and Don Williams, 29 School Street, were present for the meeting. Mr. Collette asked how far out the new porch will extend. Mr. Dell’Aquila said the proposed new deck will be 8 ft x 16ft. There was much discussion in regards to the current porch and the new porch. Mr. Collette asked about the front setback. Mr. Dell’Aquila said the setback for Village Residential is 20 feet and the current porch is at 21.7 feet. Mr. Stolarczyk asked how far off the ground will the deck be and Mr. Williams said about a foot off the ground. Mr. Collette asked if there will be a roof over it and Ms. Williams said yes. Mr. Collette explained that the applicant will need to write the setbacks on the plan, with the new porch the frontage will be 13.7 feet +/-.

Mr. Collette opened the meeting up to the public.

No comment.

MOTION: Mr. Stolarczyk motioned to close the hearing for the Variance

SECOND: Ms. Stolarczyk

DISCUSSION: None

VOTE: 3-0

MOTION: Mr. Stolarczyk motioned to approve the variance for the front setback

SECOND: Ms. Stolarczyk

DISCUSSION: Mr. Collette amended motion

Amended motion: Mr. Collette motioned to approve the proposed variance and that it met the mandatory finding in section 7.3 for topographical relief from the hill on the property.

SECOND: Ms. Stolarczyk

VOTE: 3-0

4. Approval of Minutes

- **May 01, 2018**

MOTION: Mr. Stolarczyk motioned to approve the minutes for May 01, 2018

SECOND: Ms. Stolarczyk

DISCUSSION: None

VOTE: 3-0

4. Town Planner Report

- **Mr. Dell'Aquila briefly discussed the need for a previous applicant on 8 Lake Street to come and amend variance for extension for parking. Mr. Collette felt that they should come back in to amend permit.**
- **Mr. Dell'Aquila mentioned it was both Alan Stolarczyk and Mary Stolarczyk last meeting.**

Mr. Stolarczyk motioned to adjourn the meeting at 7:50 pm

Ms. Stolarczyk seconded

VOTE 3-0

Submitted By: Monica Santerre-Gervais, ODIS Clerk

Approved by the Zoning Board of Appeals: 8/14/2018

List of Documents used on June 12, 2018:

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

- Agenda
- Memo from Town Planner dated 6/6/2018
- Minutes from 5/01/2018
- Special Permit application, plans, photos for FLEXcon
- Variance application, plan, photos for 29 School Street

Items submitted to ZBA members at the meeting:

None