

**Zoning Board of Adjustment**

**May 6, 2014**

**Memorial Building**

**7:00 P.M.**

*These are to be considered draft minutes only until approved by the board at their next meeting*

**Members Present:** Susan Chiarella (chair), Bryan O' Day (vice-chair), Karen Cook, Justin Hastings, Gene Hayes, and alternates, Peter Abair, Peter Crowell, and Jim Bednar

**Others Present:** Jake Messer, George McCusker, Chuck Theall, Ed Shank, Judy Shank, and John Warzocha (Horizon engineer for Springfield Power)

**Approval of April Minutes:** Susan Chiarella asked that it be noted that Peter Crowell has the 1 year term as alternate and Jim Bednar has the 3 year term. Motion by Bryan to accept minutes as amended, second by Gene, all in favor and unanimously approved.

Susan stated that the next workshop is in Concord on May 10<sup>th</sup> if anyone is interested.

Susan also wanted to discuss with the board any continuations that may occur on the upcoming hearings be scheduled for Tuesday, May 27<sup>th</sup> instead of the first Tuesday in June as she will be out for a couple of weeks. The board was all in favor. The next Zoning Board of Adjustment meeting will be on Tuesday, May 27<sup>th</sup> instead of June 3<sup>rd</sup>.

**Jake Messer Hearing for Special Exception:** Susan started the hearing by reading the public hearing notice that went out and stated that abutters were notified as well as a copy in the paper. Bryan O'day recused himself as a voting member on the hearing. Susan Chiarella asks Peter Abair if he would like to be an acting member on the case and Peter said yes. Voting members hearing the case are Susan Chiarella, Justin Hastings, Karen Cook, Gene Hayes and Peter Abair.

Susan asks Jake to present his case: Jake addresses the board and states that he would like to run a landscaping business as well as plowing out of his home. He states he would like to store possibly up to five trucks, as well as equipment, storage shed for salt and sand and move his driveway. Judy Shank an abutter states that she may be able to hear back up beepers. Peter Abair asks how big of an area will have to be cleared. Jake states some will have to be cleared. Judy Shank inquires on the trees being cut towards her property as they could be used to block some of the noise. Susan asks how many employees he has. Jake currently has two plus himself totaling three. Susan asks if employees would be coming to this location and Jake said yes. Jake states he has 300' of road frontage. The board reviewed the documents and maps that Jake provided and felt that he is trying to do a lot and they were not all that familiar with the property and know that it is steep as well as possible wetlands involved. The board also felt that he will most likely need a surveyed map of the property with all his proposals on the map. Gene asks the board if a site walk would be needed before they discuss anything further. The board all agreed that a site walk would be needed. Susan makes a motion to continue for a site walk, 2<sup>nd</sup> by Justin and all in favor. A site walk was decided upon by the board on May 8<sup>th</sup>, at 6:30. Susan announced that site walk visits are open to the public. Susan asks Jake that he flag out total area he intends to use and put flags where he wants his building, driveway, etc...as well as property lines.

Susan announced that the hearing itself for Jake Messer will be continued to May 27<sup>th</sup> and expressed to Jake Messer that the board really needs more information as well as a more detailed map, etc...

**Springfield Power Variance Hearing:** Susan reads the notice that went out in the paper as well as mailed to the abutters.

John Warzocha from Horizon's engineering addresses the board on behalf of Springfield Power. John addresses the board and explains he works with Springfield Power for water supply. They use ground water for a cooling system. He explains that they struggle every year with their well field failing and there is chronic water shortage. He states that there is always a shortage in the months of August and September and that the plant resort to trucking in water and that gets very expensive. He has come up with a solution. They would like to have a water solution pond. Reservoir water for dry periods. They are looking to gain back what they have lost. He states that he has met with Environmental Services in Concord and has talked to the State regarding any special permits they may need. He does not foresee a problem with getting any of the required permits through the state. John asks the board if he also needs a special exception. The board felt that he did, even though it was not an expansion but it's for ample storage of water. Susan explained that he would need the application in to the office by Thursday, May 16<sup>th</sup> so that it could be noticed in time for the next hearing. Susan inquires whether the board needs to go visit the site. The board felt it would be a good idea to get a better idea of what is happening. Susan makes a motion to continue for a site walk on May 22<sup>nd</sup> at 5:00p.m, second by Gene, all in favor and unanimously approved. The continuation of the variance hearing along with the hearing for the Special exception will be on Tuesday, May 27, 2014.

Meeting adjourned@8:15

Submitted by:

Susan Abair