

Zoning Board

July 7, 2009

Memorial Building

7:00 P.M.

These minutes are considered a draft until they are approved by the Board at the next meeting

Present: Cynthia Hayes, Bill Sullivan, Katherine Richardson, Barb Dunlap, John Chiarella (Selectman), Gene Hayes. Gene sat in as Kevin was absent.

Minutes: Member Kathy Richardson corrected her name to Katherine not Kathleen, Bill motioned to accept the minutes of June 2, 2009, as amended, 2nd by Gene, all in favor. The minutes for the site walk of July 6, 2009 were reviewed. Gene made a motion to approve 2nd by Barb, all in favor.

Literature & Correspondence: None

Michael Hansen: Continued Public Hearing to amend the Special Exception on the property on Maple Lane. A site walk was conducted last night. Cynthia thought it was very helpful and she appreciated Michael's maps. Michael explained the uses of all the buildings on the map. He brought new maps to show that the location of building #5 (not yet constructed) would be moved to allow more than 100' from a drainage swale.

- Building #1, the existing shop, 60' x 48', has septic system, well and power. This is where vehicles and equipment are repaired. During the off season there are 1-2 people doing maintenance. This is where the diesel and oil are stored. This is on the original Special Exception.
- Building #2, garage, 80' x 35', six bays. This is for truck and equipment storage. Some of the trucks go back and forth to the job site. Some materials are also stored here.
- Building #3, storage warehouse, 100' x 300', not yet constructed. Would be used to store material currently stored under the power lines. This building was on the original Special Exception.
- Building #4, office, 30' x 40', not yet constructed. Will have power, water, and sewer. This is to be used by 1 person for 4 days/week, then in March for 1-2 days of training by about 10 people.
- Building #5, storage, 50' x 100', not yet constructed. This building would be used to store cranes and trailers and other oversized equipment.

Cynthia asked if all the outdoor lighting would be downward facing and asked the Board to consider that as a condition of approval.

In reference to a question about his application, Michael said his business is not expanding and no one would be living on the property. Cynthia would like a new map which would

include the dimensions of all 5 buildings and shows the current and proposed wells. The public portion of the hearing was closed. The Board reviewed section 11.42 of the Springfield Zoning Ordinance and discussed conditions for approval. Cynthia also said that Michael would need to pay to have either a map or a notice of decision placed on file at the Registry of Deeds.

Bill moved to accept the Amended Special Exception, with conditions, 2nd by Kathy, all members voted in favor.

Denison-Area Variance Hearing. Present: Timothy and Christine Denison. The Denisons have a 7' x 8' x 8' storage shed which they have moved from the deck. The shed is now basically on the property line between the house and the lot to the left, which is an unbuildable lot used for septic systems. Although the owner's lot extends to the right of the house, they state that topography would make movement and placement of the shed in that direction nearly impossible. The shed has no foundation; the house has no basement or attic.

Cynthia recommends a site visit. The Board and the Denisons agree to 6:00 pm on August 4, 2009. Cynthia asked that the owners flag the property, including the 35' setback.

The Meeting was adjourned at 8:50pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary