

## **Zoning Board of Appeals Meeting Minutes**

Minutes of March 22, 2017

Continued hearing from March 8, 2017 on the petition of the Town of Leicester by Kevin Mizikar, Town Administrator, 3 Washburn Square, Leicester, MA for a Special Permit to render approximately 75% of the lot impervious for the proposed expansion of the existing Town Library on property located at 1136 Main Street, Leicester, MA

Members present: David Kirwan, Chair; Jim Buckley, Clerk; Vaughn Hathaway, David Orth

Alternate members present: Jim Reinke, Mary Moore, Dick Johnston

Meeting called to order at 8:41PM

Mr. Kirwan noted on March 8<sup>th</sup> that no information was read into the record and there was no discussion held. A request was received from Kevin Mizikar requesting a continuance because the Town Engineer and Project Engineer had not come to an agreement on Stormwater Management.

Instructions were given on hearing procedures.

Voting at tonight's hearing: Jim Buckley, David Kirwan, Vaughn Hathaway, David Orth and Dick Johnston

Mr. Buckley read the Notice and application into the record. The reading on the remainder of material submitted was waived.

Submitted into evidence: Registered Plot Plan, green & white receipts from the Certified Mailing to abutters, Stormwater Drainage Analysis

Correspondence received: letter in response to Quinn Engineering review, dated March 7, 2017. Reading waived.

Mr. Kirwan opened the hearing to the applicant to present their petition.

Mr. Kevin Mizikar, Town Administrator and Charles Van Voorhis, Architect in attendance.

Mr. Mizikar said this is an 8,500-square foot proposed expansion/renovation to the Town Library. This expansion/renovation comes in accordance with the Massachusetts Library Board of Commissioners requirements for preservation. The Town has been working on this program for almost 10 years to develop the grant application on the design of this project and has met State Requirements under the historic preservation review.

The design is as concise and efficient as possible in order for the building to meet the State's matching grant criteria

This project was before the Planning Board and received Site Plan approval last night.

Mr. Mizikar asked to submit into evidence, a copy of the Planning Board's Site Plan Approval and Stormwater Permit for the record. Mr. Kirwan accepted.

Mr. Mizikar point out within the Site Plan Approval, Section F, which identifies that the Stormwater Management Design decreases the volume or rate of surface water runoff to neighboring properties and streets.

Through the architect, Charlie Van Voorhis and GGD Engineering Firm on the project, re-designed the Stormwater Detention system to retain the water runoff collected on-site & from the roof through the parking lot system. It will be held in a detention basin and recharged back into the beneficial soil adjacent to the parking lot area.

Mr. Orth said it states in the project description that the existing building & parking lot area currently exceeds 30% maximum, but the new building, new drive & parking area will cover approximately 78% of total area. Then further down in the application it states 75% of total area. He asked why there was a discrepancy in the numbers.

Mr. Mizikar explained the 75% was the correct total lot impervious.

Mr. Buckley said the application also stated it would be that level of 75% if allowed for the area paved to be bituminous. He asked if that meant there was an option it might not be bituminous. Mr. Charlie Van Voorhis explained if they did a pervious paving for that parking lot, they wouldn't be requesting a special permit, but the library requested the area be paved.

Mr. Kirwan asked if they were aware of any current runoff problems with the neighbors. Mr. Mizikar said there have been no complaints received and there is no system currently in place. The property to the west sits above grade or right at grade. If there were any drainage issues, it would affect the property to the east and there have been no complaints from that property owner.

Mr. Kirwan noted at the March 8<sup>th</sup> meeting that was continued, the neighbor to the east was present having some concerns.

Mr. Mizikar explained most of the property sits below grade with the new design and the property to the east will have a retaining wall. The parking lot will be cut in and resurfaced with a fence.

Mr. Kirwan asked who would be responsible on the maintenance of the Stormwater system.

Mr. Van Voorhis said the system was designed for 100-year storm event and the Town would be responsible on the maintenance.

He noted the Stormwater calculation was reviewed and approved by the Town Engineer.

Mr. Hathaway said in terms of the impervious and the stormwater recharge, the Town Engineer has already approved the plan, so he didn't feel the Board needed to authorize any change.

Hearing no further questions or comments, Mr. Kirwan asked for a motion.

MOTION: Mr. Buckley moved to grant the Town of Leicester, by Kevin Mizikar, Town Administrator, 3 Washburn Square, Leicester, MA for a Special Permit to render approximately 75% of the lot impervious for the proposed expansion of the existing Town Library on property located at 1136 Main Street, Leicester, MA

SECONDED: Mr. Johnston – Discussion: None – VOTE: All in Favor

Instructions were given on the appeal process and the filing of this decision with the Registry of Deeds.

MOTION: Mr. Buckley moved to close the hearing.

SCONDED: Mr. Orth – Discussion: None – VOTE: All in Favor

Meeting adjourned at 9:00PM

### **Approval of Minutes**

3/1/2017

25 Lakeview Drive

MOTION: Mr. Buckley moved to approve the minutes of March 1, 2017 for 25 Lakeview Drive with noted corrections

SECONDED: Mr. Hathaway – Discussion: None – VOTE: All in Favor

3/1/2017

1 Wildwood Lane

MOTION: Mr. Buckley moved to approve the minutes of March 1, 2017 for 1 Wildwood Lane

SECONDED: Mr. Orth – Discussion: None – VOTE: All in Favor

3/1/2017

Auburn Street

MOTION: Mr. Buckley moved to approve the minutes of March 1, 2017 for Auburn Street with noted corrections.

SECONDED: Mr. Johnston – Discussion: None – VOTE: All in Favor

Meeting adjourned at 9:07PM

Respectfully submitted:

*Barbara Knox*

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