

ZONING BOARD OF APPEALS
MEETING MINUTES
August 7, 2019
1762 Main St. Cultivate (Water Resources Protection Overlay)

Members Present: Jim Reinke, Chair, Jim Buckley, Vice Chair Vaughn Hathaway

Members Absent: N/A

Alternate Members Present: Richard Johnston

Staff Present: Michelle Buck, Town Planner; Maureen Schur, Department Assistant

The meeting was called to order at 7:31PM.

Public Hearing, 1762 Main St., Special Permit

Mr. Reinke opened the hearing at 7:32PM and provided an overview of the hearing process.

Voting members for this application are as follows: Vaughn Hathaway, Jim Buckley, Richard Johnston, and Jim Reinke.

Vaughn Hathaway read the hearing notice and application into the record. In summary, the applicant is requesting a special permit related to a 24-space parking lot that make 22.5% of the lot impervious. A special permit is required to allow an impervious area exceeding 15%. [Note: The ZBA approved a variance related to this parking lot on June 26, 2019 to allow parking in the front setback area.]

Mr. Reinke opened the hearing up to the petitioner.

Mr. Stephen Balcewicz, engineer from Land Planning Inc., gave a brief overview of the plan showing the current proposed stormwater system. He stated the stormwater plan had been reviewed by the Town's engineer [Quinn Engineering] during the Planning Board's Site Plan Review process and that the system exceeds the minimum standards in the Water Resources Protection Overlay District. Mr. Balcewicz also stated the stormwater system had been reviewed and approved by the Planning Board and by the Conservation Commission.

Mr. Reinke asked if the Board had any questions.

Mr. Hathaway asked about how water and oil from the parking lot is captured. Mr. Balcewicz explained that all surface water entering the Stormceptor is treated and recharged and then goes back into the ground. The Board discussed the cleaning/maintenance schedule for the Stormceptor. Mr. Buckley told the applicant the Town of Leicester bylaw states the system needs to be maintained annually. Mr. Balcewicz stated there is a maintenance schedule and it is part of the stormwater report. Ms. Buck noted that the stormwater report had been reviewed by Quinn Engineering.

MOTION: Mr. Buckley moved to grant the special permit for the construction of the parking lot in the Water Resources Protection Overlay District as its in harmony with the purpose and intent of the bylaw.

SECOND: Mr. Johnston

DISCUSSION: Mr. Reinke amended the motion to include a requirement that a copy of a contract for the maintenance of the Stormceptor be submitted to the Planning Office.

VOTE: All in favor.

Mr. Reinke explained the post-hearing and appeals process to the applicant.

MOTION: Mr. Hathaway moved to close the hearing.

SECOND: Mr. Buckley. Discussion: None.

VOTE: All in favor.

Mr. Reinke asked if the two ZBA Board applicants had been notified of the meeting. Ms. Schur explained she had called and emailed both applicants and had not heard from either one. There was a brief discussion amongst the Board members as to whether or not they could make any recommendations at this time to the Select Board.

MOTION: Mr. Buckley moved to make no recommendation at this time as the Board had not had an opportunity to meet the candidates.

SECOND: Mr. Johnston

DISCUSSION:

VOTE: All in favor

MOTION: Mr. Hathaway moved to adjourn the meeting.

SECOND: Mr. Buckley

VOTE: All in favor

The meeting adjourned at 7:57 PM.

Respectfully submitted,

Maureen Schur, Department Assistant

Documents included in meeting packet or otherwise sent to ZBA in advance of the meeting:

- Zoning Board of Appeals Agenda 7/31/2019
- Email from Kristen Forsberg
- Public Hearing Notice
- Application materials for volunteer for ZBA vacancies

Documents submitted at meeting:

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