

Zoning Board

August 8, 2007

Memorial Building

7:15 PM

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Site Visit-At 6:30pm the following people met at the Sawyer property: B Manning, Cynthia Hayes, Mark O'Halloran, Bill Sullivan (ZBA Members); Ross Stevens, Peter Schauer, Jay Tucker, Bill Andrews (representing the Sawyers); John Trachy (Conservation Commission); Thomas and Katherine Naughton (abutters)

The area was walked by all. The house site had been staked. The areas for the septic tanks and leach field were identified by Ross. Other areas of interest were located. After the site visit, the Hearing continued at the Springfield Memorial Building.

Present: B Manning, Cynthia Hayes, Bill Sullivan, Mark O'Halloran, John Trachy (Conservation Commission)

Bruce and Barbara Sawyer-Continued Variance Hearing. Present: Ross Stevens, Peter Schauer, Jay Tucker and Bill Andrews.

This meeting followed a site visit to the Sawyer property.

The Board discussed notification of meetings. After talking with "legal", B determined that once a hearing is noticed, the Board can, at that hearing, elect to continue without having to post additional notification.

There was also brief discussion about whether building within the existing footprint on a lot with wetlands would require a variance. This issue needs some clarification.

The Board did not have many further questions about the Sawyers proposed house and septic system. B asked for some more details on the roof drainage system, which Ross provided.

Bill made a motion to allow for construction of the house and septic tank within the 100' buffer. The house and septic system would be built as presented on the plan signed and dated August 8, 2007 by Ross Stevens. The Board went over the worksheet for the area variance. Cynthia noted that the Board thought the new septic system was a great improvement to the site, as parts of the old one were actually in the wetlands. The Board voted 4-0 in favor.

The Board then moved on to discussion of the driveway extension and garage. The possibility of keeping the garage on the same side of the ditch as the house was presented, but the turning radius for vehicles would be a problem. Removal/relocation of the stone

wall was suggested by John Trachy. Jay and Ross believe that disturbance of the wall would ruin the present ability of the wall to control runoff from the hill. They also think that putting the garage next to the house would compound drainage. John Trachy was opposed to allowing a variance for the garage, saying it was a violation of the spirit of the ordinance to disturb the buffer area on the other side of the ditch. B disagrees with John because he does not believe that the spirit of the law was to restrict building within 100' of a small man-made ditch.

There was discussion about how the ditch would be crossed. Mark suggested that crossing the ditch with a bridge might be a good idea as it would not affect the ditch as greatly. A bridge-type crossing would be required to leave an area of undisturbed bank on either side of the ditch 10% greater than the ditch is wide. Jay said that the owners would be in favor of a bridge-type crossing.

Bill made a motion to approve the variance for the garage and driveway within the 100' buffer as shown on the map presented by Stevens Engineering and dated August 8, 2007. Conditions for approval were that there be a slab bridge to the garage and that perimeter drains be installed as shown. The motion was seconded by Cynthia and the vote was 4-0 in favor.

The date for the September Zoning Board meeting was changed to September 19, 2007, because of scheduling conflicts for more than one member.

With no further business, a motion was made by Bill seconded by Mark to adjourn at 8:05pm, all were in favor.

Respectfully Submitted,

Linda Huntoon

Recording Secretary.