

The Board consisted of: Benjamin D. Stevenson, Chair; Jonathan F.X. O'Brien, Clerk; Jonathan G. Gossels; Jeffrey P. Klofft; and Elizabeth T. Quirk.

MEETING OF THE ZONING BOARD OF APPEALS

Discussion with Northern Bank and Trust Company re: 430 Boston Post Road:

Shaun Briere, Attorney with Mawn and Mawn, and representing his client Northern Bank and Trust Company, was present to discuss with the ZBA a potential modification to the Approved Site Plan 13-2 issued by the Board of Selectmen on January 22, 2013. Mr. Briere provided a brief history of the events leading to the approved site plan including multiple appearances before the ZBA, through which two special permits were granted, meetings with the Design Review Board, the Planning Board, and the Board of Selectmen. Several versions of site plans were designed to determine locations for the bank building, ATM, parking, driveway, and septic system and in some cases Boards had opposing views on where everything should go. In the end, the approved site plan situated the building at the southeast corner of the parcel and the septic system at the rear of the site. In a recent development Mr. Briere reported that the results of percolation tests in the approved area for the septic system showed very poor rates averaging forty minutes or more. Given this data modifications will need to be sought to find a more suitable place for the septic system.

Dan Martin, Chair of the DRB, and Chris Morely, Planning Board member, were both present to comment on behalf of their boards. Discussion ensued among all present about what worked and did not work in earlier versions of the site plans. Considerations about building setbacks, amount of parking, access and egress, and green space, were all debated.

In the end, Mr. Briere suggested that his client might be willing to conduct additional perc tests for the southwest corner of the lot if the consensus was that the location might be supported by the Town Boards. The general sense of the ZBA was that locating the system at the southwest corner could work if the retaining wall and landscaping required at the corner of Union Avenue and Boston Post Road were done properly and met with the approval of other boards. A dimensional variance may be required in this scenario.

There being no further business the meeting was adjourned.

Benjamin D. Stevenson, Chair

Jeffrey P. Klofft

Jonathan F.X. O'Brien, Clerk

Elizabeth T. Quirk

Jonathan G. Gossels