

Zoning Board of Appeals Meeting Minutes
June 16th, 2016 7:00 p.m.
Northfield Town Hall

Members Present: Jennifer Cox, Chair, Erin Jaworski, Clerk, Ed Shearer, Shawn Foster, Al Dietrich and Vivien Venskowski, administrative assistant.

Also present: Samantha Via, applicant/Lane Corporation representative, Bill Forrest
Audience attendance sheet attached.

The Chair opened the public hearing at 7:10 pm and read the following public hearing notice. The Zoning Board of Appeals of the Town of Northfield will hold a public hearing at 7:00 p.m. on Thursday, June 16th, 2016 at the Town Hall, 69 Main Street, Northfield on the application by The Lane Construction Corporation, 216 Mount Hermon Station Road, Northfield, MA 01360 for a 3-year renewal of an existing permit for sand and gravel mining, processing and restoration at 216 Mount Hermon Station Road, Northfield, MA 01360 (Assessors Map 25 Lots A1 & A6, Map 28 Lot A2) as required by the Northfield Protective Regulations Bylaw, Section 11. She noted that she had the green certified mail receipts, abutters list and two tear sheets from The Recorder. The Chair asked that the applicant present their request.

Samatha Via, representative for the Lane Construction Corporation, introduced herself and gave each member a copy of a letter from Wendell Wetland Services dated May 17, 2016. The document contained information regarding the re-delineation of wetlands. She also provided an updated SVE map with the wetlands re-flagged, which the Board members reviewed. She noted the hours of operation were the same, that there is not more than 5 acres open at a time, Lane does the reclamation as they go and the request does not contain anything new. She discussed the reclamation process and that wildlife had returned to the area. She responded to questions regarding reclamation of areas #1-7 on the map, the 100 foot buffer, and why Lane's was requesting a 3-year extension. She noted that due to financial issues they did not mine in the past three years as they had anticipated and were therefor requesting this 3 year renewal.

As there were no further questions from the Board the Chair opened the floor to the audience for questions.

Audience members asked if Lane was for sale, who owned the business, and when the sale took place. There were also questions regarding The Lane Corporation expanding on to the Robert's property and if there was an application for a special permit.

Via responded that Lane had been purchased by Salini an Italian company located in Milan in January 2016. She stated that Lane is considered a subsidiary and Lane's was in control of the company and nothing would change in regards to operations in Northfield. Salini is providing Lane with insurance and financial backing, for example if Lane wanted to bid on a large project. Lane's Board of Directors is still responsible for operations but Salini gets a portion of the income. Via responded that The Lane Construction Corporation applied for this special permit application. The Chair noted that the project/

special permit application for Lane expansion would not be discussed tonight as there is a special permit application pending.

The Board noted that the reclaimed areas looked good when the last walkabout was done and the only open area was at the end.

Audience members noted that the relationship with Lane was good, that past issues had been resolved relative to the Tuft's pond and there was concern that it would change if Salini owned the company.

The Chair noted that this was a continuation of the 2010 special permit. She noted that as there were no more questions and the public forum section of the meeting was closed. She felt the following findings were still relevant and read from the May 23, 2013 Notice of Decision. "The Lane Construction Company was following through on expectations and conditions. The site visit demonstrated the commitment The Lane Construction Company has and members had no concerns with approving a 3-year renewal. The following was noted regarding the site visit: the site was very clean, building area clean and well organized, professionalism of the staff and the success of the reclamation/restoration process."

She also read the 2013 conditions noting that the conditions were being followed. The Board felt that ownership was not an issue, Lane applied for the special permit, nothing was changing, and it was for an additional 3 years.

On a motion by Jaworski, seconded by Foster it was unanimously voted to grant a 3-year renewal of the Special Permit originally issued on May 16th, 1990 to The Lane Construction Corporation. All conditions in the original permit and subsequent renewals must remain in effect. The permit allows for sand and gravel mining, processing and restoration (See exhibit A/SVE map dated 10-April-13) at 216 Mount Hermon Station Road, Northfield, MA 01360 (Assessors Map 25 Lots A1 & A6, Map 28 Lot A2).

The Board moved onto the next agenda item, under new business: Proposed Northfield Bylaw/First Reading Draft. The Chair requested that Jaworski as liaison to the bylaw committee give an update.

Jaworski noted that if members had questions about the first draft she would answer them. The first draft was based on what most people wanted and in line with the Master Plan. A public hearing two weeks ago was well attended by the public. She gave an overview of the impact the new bylaws would have on the ZBA, the public hearing, meeting with the consultant, and comments from the public. Also discussed were the business districts, recreation district and the time line for the town meeting. There would be another public hearing for the public to comment on the second draft. There is information on the Town website. The goal is to present this at a special town meeting in November 2016.

The Chair moved on to the next agenda item Old Business. The members received and reviewed a draft version of the November 17, 2015 minutes. One typo was noted.

On a motion by Dietrich, seconded by Foster it was unanimously voted to approve the minutes of the last meeting on November 17, 2015 as presented.