



Zoning Board of Appeals – Town of Spencer

Agenda

Regular Zoning Board of Appeals Meeting
Wednesday, September 11, 2013 at 7:15 PM
McCourt Social Hall
Memorial Town Hall

1. 7:15 Open Meeting

Call to Order
Open Meeting Law Compliance
Roll Call

2. 7:15pm- Reorganization of Board

3. 7:20 pm – Variance: Owner/Applicant: Joyce A. Andrews. Location: Lot 18, 100 McCormick Road. The applicant is requesting a Variance from Section 5.1 of the Spencer Zoning Bylaw (lot area requirements) this lot is under the minimum 60,000 sq ft lot size requirement for the Rural Residential Zoning District. Lot is 45,062 sq ft.

4. 7:40pm – Special Permit- Owner: 24W Inc. Applicant: Jacob Cutler, Barnstorm US Corp and 24W Inc. Location: 24-28 Wall Street. The applicant is requesting a Special Permit in accordance with section 4.9.3 of the Spencer Zoning Bylaw (Nonconforming Use). Barnstorm Cycles has a Motor Vehicle Dealers License for the sale of Motorcycles only. They would like to add the sale of Motor Vehicles. The property is located within the Town Center Zoning District.

5. 8:00pm Special Permit- Owner: Steven Turner, Charlie's Diner. Applicant: Christopher Gagne. Location: 5 Meadow Road. The applicant is requesting a Special Permit in accordance with section 3.4.1.G.1 and 3.4.1.G.2 of the Spencer Zoning Bylaw, for the construction of a Function Hall addition to the existing Charlie's Diner Restaurant with additional parking. This property is located within the Commercial Zoning District as well as an Aquifer Protection District.

6. 8:20pm- Approval of Minutes: May 13, 2013; May 21, 2013; June 11, 2013 and August 13, 2013.

7. 8:30 pm -Adjournment

The items listed which may be discussed at the meeting are those reasonably anticipated by the chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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