



Zoning Board of Appeals – Town of Spencer

Agenda

Regular Zoning Board of Appeals Meeting
Tuesday, December 08, 2015 at 6:00 PM
McCourt Social Hall
Memorial Town Hall

NOTE: Due to a potential lack of a quorum for this meeting, there is a possibility that these items may be continued until the Board's January 12, 2016 meeting. That determination will be made at this meeting.

- 1. 6:00 pm– Open Meeting**
- 2. Variance-** Applicant/Owner: Nicola Viapiano. Location: 8 Laurel Lane, Spencer Assessor's Map U31-42. The applicant is requesting Special Permit under Sections 7.3 of the Spencer Zoning Bylaw applying for a variance in order to build a single family home on a non-conforming lot. The property is located within the lake residential zoning district.
- 3. Special Permit -** Applicant/Owner: Paul Vandale. Location: 20 Sherwood Drive, Spencer Assessor's Map R53-33. The applicant is requesting a Special Permit under Sections 4.2.A.6 of the Spencer Zoning Bylaw applying for an accessory apartment. The property is located within the rural residential zoning district.
- 4. Special Permit -** Applicant: Jenner Renewable Holdings (Solar), Inc, Owner: Douglas Mullens. Location: Treadwell Drive, Spencer Assessor's Map R30/97&98. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a "major utilities" ground solar farm site. The property is located within the rural residential zoning district.
- 5. Special Permit -** Applicant: ZPT Energy Solutions, LLC, Owner: Daniel Lemanger. Location: 19 Woodchuck Lane, Spencer Assessor's Map U16/54. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a "major utilities" ground solar farm site. The property is located within the suburban residential zoning district.

6. Special Permit - Applicant: ZPT Energy Solutions, LLC, Owner: Blair Enterprises, LLC. Location: 48 Paxton Road, Spencer Assessor's Map U17/1&2. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a "major utilities" ground solar farm site. The property is located within the rural residential zoning district.

7. Approval of Minutes

-November 10, 2015

8. Adjournment