



Zoning Board of Appeals – Town of Spencer

Agenda

Zoning Board of Appeals Meeting

Remote and In-person Meeting

Tuesday, January 09, 2024, at 7:00 PM

McCourt Social Hall

Memorial Town Hall - 157 Main Street, Spencer, MA

Please join the meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/spencerODIS/zba>

You can also dial into the meeting using your phone.

United States: +1 (786) 535-3211

Access Code: 352-696-453

Important: please mute your phone until the Chairman calls upon you to speak.

1. **7:00 pm – Open Meeting**

2. **Public Hearing: Special Permit– Applicant: Francis DeFalco, Owner: Angela DeFalco; Location: 64 Chickering Road, Spencer Assessor’s Map U30-21. The applicant is seeking a Special Permit under Sections 5.2.6 (Detached Accessory Structure) and 4.4.1.A (Accessory Uses) of the Spencer Zoning Bylaw to replace an existing shed with a larger shed (12 x 24), free standing/ preassembled. The structure will be 25’ from the front property line. The property is in the Lake Residential (LR) zoning district.**

3. **Public Hearing: Special Permit– Applicant: Amanda Chase, Owner: WWB Properties; Location: 152 Main Street (1 Mechanic Street), Spencer Assessor’s Map U07-64. The applicant is seeking a Special Permit under Sections 4.2.G.2 of the Spencer Zoning Bylaw to have a Custom print shop business. The property is in the Town Center (TC) zoning district.**

4. **Discussion: CVS As-builts**

5. **Approval of Minutes: 12/12/2023**

6. **Town Planner Report**

7. **Citizens Input**

8. **New Business/ Adjournment**

Interested Parties may review these applications online on the Spencer website <https://www.spencerma.gov/zoning-board-appeals> under News and Announcements the meeting material will be available to review OR call the Office of Development & Inspectional Services in Memorial Town Hall located at 157 Main Street Spencer, MA 01562, during regular business hours from 7:30am-4:30pm Monday-Wednesday and 7:30am-12:00pm on Thursday.