



# Zoning Board of Appeals – Town of Spencer

## *Agenda*

Zoning Board of Appeals Meeting

**Remote and In-person Meeting**

**Tuesday October 11, 2022, 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://www.gotomeet.me/tmiller4/zba>

You can also dial in 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.**

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1. **7:00 pm – Open Meeting**
2. **Continued Public Hearing: Special Permit – Applicant/ Owner: Michael Letendre; Location: 51 South Spencer Road, Spencer Assessor’s Map R22-5-1. The applicant is looking for a Special Permit under section 4.8.1 (Accessory Apartments) of the Spencer Zoning Bylaw to have an In-Law Apartment. The property is in the Suburban Residential (SR) zoning district**
3. **Special Permit (Renewal) – Applicant/ Owner: Bond Construction Corp. Location: Cranberry Meadow Road, Spencer Assessor’s Map R09-1 & R09-2. The applicant is looking to renew their Special Permit under Sections 4.2 (H.1) and 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is in the Rural Residential zoning district**
4. **Special Permit (Renewal) - Applicant/Owner: Leo Aucoin. Location: 89 Cranberry Meadow Road, Spencer Assessor’s Map R02-2-1. The applicant is looking to renew his Special Permit under Sections 4.2 (H.1) and 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is in the Rural Residential zoning district.**
5. **Special Permit (Renewal) – Applicant/ Owner: Royal Crest Farm, Robert & Margaret Moschini; Location: 30 Howe Road, Spencer Assessor’s Map R023-25. The applicant is looking to renew their Special Permit under Sections 4.2 (H.1) and 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is in the Rural Residential zoning district.**

**6. Special Permit– Applicant: Brian Lochner/ Owner: Robert Ortiz; Location: 143 Main Street, Spencer Assessor’s Map U13-125. The applicant is seeking a Special Permit under Sections 4.3.20 (Tattoo parlors or body piercing studios) of the Spencer Zoning Bylaw to operate a Tattoo Parlor. The property is in the Town Center (TC) zoning district.**

**7. Discussion: Leon Drive As-Built Review**

**8. Approval of Minutes-9/13/2022**

**9. Town Planner Report**

**10. New Business/ Citizens Input/ 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.