



# Zoning Board of Appeals – Town of Spencer

## *Agenda*

Zoning Board of Appeals Special Meeting  
**Remote and In-person Meeting**

**Wednesday, October 11, 2023, at 7:00 PM**  
Conference Room A

*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 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. **Public Hearing: 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 located in the Rural Residential zoning district.**
  3. **Public Hearing: 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 located in the Rural Residential zoning district.**
  4. **Public Hearing: 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 located in the Rural Residential zoning district.**
  5. **Public Hearing: Special Permit– Applicant/Owner: Jeffrey Zukas; Location: Woodside Drive, Spencer Assessor’s Map R40-04. The applicant is seeking a Special Permit under Section 4.8.3.E (Home Based Contractors) of the Spencer Zoning Bylaw to have a contractor’s yard for storing materials such as gravel, stone, and loam. The property is in the Rural Residential (RR) zoning district.**

- 6. Approval of Minutes: 9/25/2023**
- 7. Town Planner Report**
- 8. Citizens Input**
- 9. 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.