



Zoning Board of Appeals – Town of Spencer

Agenda

Zoning Board of Appeals Meeting
Remote and In-person Meeting

Tuesday October 12, 2021, 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.

1. 7:00 pm – Open Meeting

2. Continued Appeal of Building Fee – Applicant/ Owner: James and Rachel LaLiberte; Location: 195 Charlton Road, Spencer Assessor’s Map R13-16. The applicant is requesting relief from a building permit fee calculated by the Building Inspector for an indoor arena/barn. The property is located within the rural residential zoning district.

3. Continued Appeal of Building Decision regarding Accessory Structure – Applicant: Jose Vasquez/ Ambassador Pools; Owner: Victor Apostolou; Location: 203 Paxton Road, Spencer Assessor’s Map R46-14. The applicant is requesting relief from a building permit denial by the Building Inspector for a pool installed that violates the setbacks. The property is located within the rural residential zoning district.

4. 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.

5. 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.

6. Special Permit– Applicant/ Owner: Jeremy Feldman; Location: 10 Grove Street, Spencer Assessor’s Map U14-62. The applicant is looking for a variance under section 4.3.3

(Conversion of a Single-Family Home to a Multi-Family Home) of the Spencer Zoning Bylaw to convert a pre-existing single-family home into a multi-family home. The property is in the Village Residential zoning district.

7. Variance – Applicant/ Owner: Christopher and Andrea Burke; Location: 6 Walnut Street, Spencer Assessor’s Map U29-04. The applicant is looking for a variance under section 7.3 and Section 5.1 (Table of Area Requirements) of the Spencer Zoning Bylaw to construct a 31’ wide x 24’ deep addition to a pre-existing single-family home, the addition would be within the front and left side setback. The property is in the Village Residential zoning district.

8. Approval of Minutes- 9/14/2021

9. Town Planner Report-Todd Miller

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.