



Lise J Johnson
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OCT 13 2020

Zoning Board of Appeals – Town of Spencer *Agenda*

Regular Zoning Board of Appeals Meeting - Remote Meeting

Tuesday, October 13, 2020 at 7:00 PM

McCourt Social Hall

Memorial Town Hall - 157 Main Street, Spencer, MA

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

<https://global.gotomeeting.com/join/485146621>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

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Access Code: 485-146-621

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

1. **7:00 pm – Open Meeting**
2. **Continued Major Site Plan Review/ Special Permit – Applicant: Arista Development LLC; Owners: The Estate of William D. Ekleberry, Richard Cormier, and S-BNK Spencer LLC, Location: 4 lots bounded by High Street, Main Street, and Pleasant Street; Spencer Assessor’s Map U13-98, 99, 100, & 101. The applicant is requesting Special Permit under section 3.3.2 (zoning boundary dividing a parcel) and a Major Site Plan Review under Section 7.4 and of the Spencer Zoning Bylaw Zoning to develop a 12,850 sf CVS with Drive Thru. The applicant is also requesting a supplemental Special Permit for additional/alternative relief under Section 4.2.E.1 (small scale retail with no outside storage). The properties are located within the Town Center and Village Residential zoning districts.**
3. **Continued Public Hearing/ Variance – Applicant/Owner: Audrzej Sobiech/ 73 Wilson LLC. Location: 73 Wilson Street, Spencer Assessor’s Map U28-10. The applicant is seeking a variance under Section 7.3 (Variances) of the Spencer Zoning Bylaw to replace an existing deck within the side boundary setbacks. The property is in the Lake Residential zoning district.**
4. **Special Permit– Applicant: Brandy Linde; Owner: Linda Hart/ Dr. Mark Ledoux, Location: 144 Charlton Road, Spencer Assessor’s Map R18-11. The applicant is requesting a Special Permit under Section 4.3.13 (pet grooming establishments) of the Spencer Zoning Bylaw to open a Dog Grooming Salon. The property is located within the rural residential zoning district.**

5. **Variance– Applicant/Owner: Warren and Roberta Monette; Location: Bond Street, Spencer Assessor’s Map R35-32. The applicant is requesting a Variance under Section 4.8.2 of the Spencer Zoning Bylaw for frontage. The property is located within the rural residential zoning district.**
6. **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.**
7. **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.**
8. **Approval of Minutes September 08, 2020 and Special Meeting September 29, 2020**
9. **Town Planner Report**
10. **New Business/ Adjournment**

***This Meeting of *the Zoning Board of Appeals* is being conducted remotely consistent with Governor Baker’s Executive Order of March 12, 2020, pursuant to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have suspended public gatherings, and as such, the Governor’s Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. We are meeting remotely and broadcasting live on Spencer Cable Access to ensure public viewing access. ***

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