



Zoning Board of Appeals – Town of Spencer

Agenda

Zoning Board of Appeals Special Meeting

Remote and In-person Meeting

Wednesday October 19, 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.

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. 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 in the Rural Residential zoning district

4. 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 in the Rural Residential zoning district.

5. 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 in the Rural Residential zoning district.

6. Public Hearing 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. Discussion: 505 E. Main St

9. Approval of Minutes-9/13/2022 and 10/11/2022

10. Town Planner Report

11. 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.