



Zoning Board of Appeals – Town of Spencer

Agenda

Regular Zoning Board of Appeals Meeting - Remote Meeting

Tuesday, November 10, 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/349045749>

You can also dial in using your phone.

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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 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. 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.

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Byron J. Johnson

5. **Special Permit – Applicant/Owner: Donald Bonder; Location: 32 Lamoureux Lane, Spencer Assessor’s Map U25-29. The applicant is requesting a Special Permit under Section 4.4.1.B (Private Garage) of the Spencer Zoning Bylaw to build a 2-car garage, with carport, and 2nd floor storage. The property is located within the Lake Residential zoning district.**
6. **Variance – Applicants/Owners: Ethan & Diana O’Brien as members of Island View LLC; Location: 111 Wilson Ave, Spencer Assessor’s Map U28-27. The applicant is requesting a variance under Section 5.2 (Table of Height & Bulk Requirements, Maximum Building Coverage) and 7.3 (Variance) of the Spencer Zoning Bylaw in order to remove and replace an existing seasonal camp and build a year-round single-family dwelling. The property is located within the lake residential zoning district.**
7. **Approval of Minutes October 13, 2020**
8. **Town Planner Interim- Ian McElwee**
9. **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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