



Zoning Board of Appeals – Town of Spencer

Agenda

Regular Zoning Board of Appeals Meeting - Remote Meeting

Tuesday, December 08, 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/978659653>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

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Access Code: 978-659-653

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

2020 NOV 30 AM 9:49
SPENCER TOWN CLERK
Burgess J. Johnson

1. 7:00 pm – Open Meeting
2. Continued 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.
3. Continued 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.
4. 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.

5. **Comprehensive Permit/40 B – Applicant/Owner: Women’s Institute Realty; Location: 17 Lake Street, Spencer Assessor’s Map U15-01. The applicant is requesting a Comprehensive Permit Pursuant to M.G.L. c.40B, §§ 20-23, and 760 CMR 56.00 et seq/ the applicant is looking to construct a new, 3-story building and will consist of a total of 31 rental units for seniors aged 62 years or older, including a total of twenty-nine (29) one bedroom units and one (1) two-bedroom units. The property is located within the Village Residential zoning district.**
7. **Approval of Minutes: 11/10/2020**
8. **Town Planner Report/ 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. ***