



Zoning Board of Appeals – Town of Spencer *Agenda*

Zoning Board of Appeals Special Meeting

Remote and In-person Meeting

Tuesday, December 13, 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://meet.goto.com/spencerODIS/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. **Public Hearing Special Permit– Applicant: Cedric Richardson; Owner: Jason, Jeremy Wentworth, Lisa Luzzo; Location: 505 East Main Street, Spencer Assessor’s Map R35-50. The applicant is seeking a Special Permit under Sections 4.3.22 (Automobile, boat, and other motor vehicle sales and rental) and 4.9.3 (Nonconforming Uses) the Spencer Zoning Bylaw to allow mixed use at 505 East Main Street to rehab building to allow a residence and online car rental business (no cars onsite). The property is in the Commercial zoning district.**
3. **Discussion: Leon Drive**
4. **Discussion: CVS Project**
5. **Approval of Minutes 10/19/2022**
6. **Town Planner Report**
7. **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.