



Zoning Board of Appeals – Town of Spencer

Agenda

Zoning Board of Appeals Special Meeting
Remote and In-person Meeting
Wednesday, February 21, 2024, 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 into the meeting 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.

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1. **7:00 pm – Open Meeting**
 2. **Public Hearing: Special Permit– Applicant: Francis DeFalco, Owner: Angela DeFalco; Location: 64 Chickering Road, Spencer Assessor’s Map U30-21. The applicant is seeking a Special Permit under Sections 5.2.6 (Detached Accessory Structure) and 4.4.1.A (Accessory Uses) of the Spencer Zoning Bylaw to replace an existing shed with a larger shed (12 x 24), free standing/ preassembled. The structure will be 25’ from the front property line. The property is in the Lake Residential (LR) zoning district.**
 3. **Public Hearing: Special Permit– Applicant: Amanda Case, Owner: WWB Properties; Location: 152 Main Street (1 Mechanic Street), Spencer Assessor’s Map U07-64. The applicant is seeking a Special Permit under Sections 4.2.G.2 of the Spencer Zoning Bylaw to have a Custom print shop business. The property is in the Town Center (TC) zoning district.**
 4. **Special Permit– Applicant: Daniel Rubin/ Freedom Forever, Owner: Michael Fish Location: 23 Condon Drive, Spencer Assessor’s Map R21-17. The applicant is seeking a Special Permit under Sections 4.8.9 (solar photovoltaic generating installations) of the Spencer Zoning Bylaw to install 5kw ground mounted solar panels with 16 modules for private use. The property is in the Suburban Residential (SR) zoning district.**
 5. **Special Permit– Applicant/Owner: Sheena and Anthony Toscano; Location: 89 Hastings Road, Spencer Assessor’s Map R48-17-2. The applicant is seeking a Special Permit under Sections 4.8.1 (Accessory Apartments) of the Spencer Zoning Bylaw to add an accessory apartment in new addition. The property is**

in the Rural Residential (RR) zoning district.

- 6. Discussion: CVS As-builts**
- 7. Approval of Minutes: 12/12/2023**
- 8. Town Planner Report**
- 9. Citizens Input**
- 10. New Business/ 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