



Zoning Board of Appeals – Town of Spencer

Agenda

Zoning Board of Appeals Meeting

Remote and In-person Meeting

Tuesday, March 12, 2024, at 7:00 PM

Conference Room A

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.

1. **7:00 pm – Open Meeting**
2. **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.**
3. **Public Hearing: Special Permit– Applicant/Owner: 126 OP LLC; Location: 126 Main Street, Spencer Assessor’s Map U07-01. The applicant is seeking a Special Permit under Sections 6.1.1 (Off Street Parking & Loading Requirements) of the Spencer Zoning Bylaw to designate parking to an existing mixed-use building, containing 12 dwelling units and one commercial unit. The property is in the Town Center (TC) zoning district.**
4. **Discussion: CVS As-builts**
5. **Approval of Minutes: 02/21/2024, 12/12/2023**
6. **Town Planner Report**
7. **Citizens Input**
8. **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