



# Zoning Board of Appeals – Town of Spencer

## *Agenda*

Zoning Board of Appeals Special Meeting

**Remote and In-person Meeting**

**Thursday April 21, 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://www.gotomeet.me/tmiller4/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.**

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**1. 7:00 pm – Open Meeting**

**2. Special Permit – Applicant/ Owner: Adel Abdelmasih/ Adel Realty, LLC; Location: 11 Highland Street, Spencer Assessor’s Map U14-70. The applicant is looking for a special permit under Section 4.3.3 (Conversion of single-family to two-family dwelling) of the Spencer Zoning Bylaw to convert a single-family home into a two-family. The property is located in the Village Residential zoning district.**

**3. Variance & Special Permit – Applicant: Serrato Signs LLC, Owner: CEP Realty LLC; Location: 130 West Main Street, Spencer Assessor’s Map R29-18. The applicant is looking for a Variance under section 7.3 and Section 6.5.3.E-4 (Prohibited Signs) and a Special Permit under section 6.5.3.E-8 (Landmark Signs) of the Spencer Zoning Bylaw to install an LED Message Center sign and a second double faced free-standing sign. The property is located in the commercial zoning district.**

**4. Variance – Applicant/ Owner: William Keyes Jr; Location: 42 Bacon Hill Road, Spencer Assessor’s Map R08-33. The applicant is looking for a variance under section 7.3 and Section 5.1 (Table of Area Requirements) of the Spencer Zoning Bylaw to build an addition that encroaches on the front setback. The property is located in the Rural Residential zoning district.**

**5. Variance – Applicant/ Owner: Denise Lacroix; Location: 188 Charlton Road, Spencer Assessor’s Map R13-24. The applicant is looking for a variance under section 7.3 and Section 5.2.4 (Setbacks) of the Spencer Zoning Bylaw to rebuild a single-family home that falls out of the original foundation footprint and encroaches on the front setback. The property is located in the Rural Residential zoning district.**

**6. Approval of Minutes- 3/8/2022, 3/24/2022, & 4/12/2021**

**7. Town Planner Report**

**8. 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.