



# Zoning Board of Appeals – Town of Spencer

## Agenda

Regular Zoning Board of Appeals Meeting

Tuesday, May 07, 2019 at 7:00 PM

McCourt Social Hall

*Memorial Town Hall -157 Main Street, Spencer, MA*

1. 7:00 pm– Open Meeting
2. Special Permit – Applicant/Owner: Douglas Cutler, President of Barnstorm US Corp. Location: 389 East Main Street, Spencer Assessor’s Map R35/27. The applicant is requesting Special Permit under Section 4.3.22 (Sale/Rental of Automobiles) of the Spencer Zoning Bylaw for motor vehicle sales. The property is located within the Commercial zoning district.
3. Special Permit (Renewal) – Applicant/ Owner: Royal Crest Farm/ Robert Moschini Location: 30 Howe Road, Spencer Assessor’s Map R23-25. The applicant is looking to renew their Special Permit under Sections 4.2 (H.1) and 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is located in the Rural Residential zoning district.
4. Variance – Applicant: Jalbert Engineering; Owner: Ricci & Bree Hall. Location: 101 Clark Road, Spencer Assessor’s Map U27/16. The applicant is looking for a variance under Sections 4.9.2 A-3 of the Spencer Zoning Bylaw as the lot does not meet the current zoning standards for minimum side setbacks to allow enlargement of a deck, garage addition, third floor addition, and extension to the front entrance. The property is located in the Lake Residential zoning district.
5. Approval of Minutes
  - April 09, 2019
6. Town Planner Report
  - Discussion of ZBA procedures
7. New Business/Adjournment

RECEIVED  
11:15 a.m.  
APR 29 2019  
Spencer Town Clerk

\*The items listed which may be discussed at the meeting are those reasonably anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

\*Interested Parties may review these applications at 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 Thursdays. The ZBA is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please call 508-885-7500 ext. 180 in advance of the scheduled meeting.