



Zoning Board of Appeals – Town of Spencer

Agenda

SPECIAL Zoning Board of Appeals Meeting
Monday, June 29, 2020 at 7:00 PM
McCourt Social Hall-Remote Meeting
Memorial Town Hall - 157 Main Street, Spencer, MA

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1. 7:00 pm – Open Meeting
 2. Continued Public Hearing/ Special Permit – Applicant/Owner: Francis & Barbara White. Location: 35 R. Jones Road, Spencer Assessor's Map R24/10. The applicant is requesting a Special Permit under Section 4.8.1 of the Spencer Zoning Bylaw to construct an accessory apartment in a garage. The property is located within the Rural Residential zoning district.
 3. Continued Public Hearing/ Variance – Applicant/Owner: David & Jean Flint. Location: 77 Cherry Street, Spencer Assessor's Map U06-144. The applicant is seeking a variance under Section 7.3 (Variances) of the Spencer Zoning Bylaw to install a driveway within the side boundary setback. The property is located within the Village Residential zoning district.
 4. Public Hearing/ Variance – Applicant/Owner: Audrzej Sobiech/ 73 Wilson LLC. Location: 73 Wilson Street, Spencer Assessor's Map U28-10. The applicant is seeking a variance under Section 7.3 (Variances) of the Spencer Zoning Bylaw to replace an existing deck within the side boundary setbacks. The property is in the Lake Residential zoning district.
 5. Public Hearing/ Special Permit – Applicant/Owner: Keith Gauvin. Location: 47 Chickering Road, Spencer Assessor's Map R15-4-6. The applicant is seeking a variance under Section 5.2.6 (Detached Structures) of the Spencer Zoning Bylaw to place a gazebo within the front setback area. The property is in the Rural Residential zoning district.
 6. Major Site Plan Review/ Special Permit – Applicant: Arista Development LLC; Owners: The Estate of William D. Ekleberry, Richard Cormier, and S-BNK Spencer LLC, Location: 4 lots bounded by High Street, Main Street, and Pleasant

Street; Spencer Assessor's Map U13-98, 99, 100, & 101. The applicant is requesting Special Permit under section 3.3.2 (zoning boundary dividing a parcel) and a Major Site Plan Review under Section 7.4 and of the Spencer Zoning Bylaw Zoning to develop a 12,850 sf CVS with Drive Thru. The properties are located within the Town Center and Village Residential zoning districts.

- 7. Approval of Minutes of March 10, 2020 Meeting**
- 8. Town Planner Report**
- 9. New Business/ Adjournment**

***This Meeting of *the Zoning Board of Appeals* is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, pursuant to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have suspended public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. We are meeting remotely and broadcasting live on Spencer Cable Access to ensure public viewing access. ***

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