



# Zoning Board of Appeals – Town of Spencer

## *Agenda*

Regular Zoning Board of Appeals Meeting

**Tuesday, July 14, 2020 at 7:00 PM**

McCourt Social Hall-Remote Meeting

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

RECEIVED

JUL - 6 2020  
*Laura J. Forté*  
Spencer Town Clerk

To listen live go to: SCATV.org

Or dial in from your phone: United States (Toll Free): 1 877 309 2073

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**Important: please mute your phone until the Chairman calls upon you to speak**

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1. 7:00 pm – Open Meeting
  2. Continued 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.
  3. Public Hearing-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.
  4. 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.
  5. Special Permit– Applicant/ Owner: Michael & Krystal Reno, Location: 46 Browning Pond Road, Spencer Assessor's Map R57-39. The applicant is requesting a Special Permit under Section 4.8.1 of the Spencer Zoning Bylaw to construct an accessory apartment in their home. The property is located within the Lake Residential zoning district.
  6. Approval of Minutes of June 29, 2020 Meeting

**7. Town Planner Report**

**8. 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. \*\*\*