



# Zoning Board of Appeals – Town of Spencer

## *Agenda*

Zoning Board of Appeals Meeting

**Remote and In-person Meeting**

**Wednesday July 21, 2021, 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. **Continued Appeal of Decision – Applicant/ Owner: Spencer Solar Farm, LLC; Location: North Brookfield Road, Spencer Assessor’s Map R39-14. The applicant is requesting an Appeal under section 7.1.2.A (Appeals) of the Spencer Zoning Bylaw Zoning to appeal the denial of the building permit by the Building Inspector. The property is located within rural residential 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 (Earth Removal) of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is located in the Rural Residential zoning district.**
4. **Appeal of Building Fee – Applicant/ Owner: James and Rachel LaLiberte; Location: 195 Charlton Road, Spencer Assessor’s Map R13-16. The applicant is requesting relief from a building permit fee calculated by the Building Inspector for an indoor arena/barn. The property is located within the rural residential zoning district.**
5. **Variance – Applicant/ Owner: Kristopher Lauzon; Location: 13 Jolicoeur Road, Spencer Assessor’s Map R10-07. The applicant is looking for a variance under Section 7.3 (Variances) of the Spencer Zoning Bylaw to erect an above ground pool. The property is in the Rural Residential zoning district.**
6. **Town Planner Report-Todd Miller**

## **7. 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.