



Zoning Board of Appeals – Town of Spencer

Agenda

Zoning Board of Appeals Meeting

Remote and In-person Meeting

Tuesday August 10, 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.

1. **7:00 pm – Open Meeting**
2. **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. (DISCUSSION AND VOTE ON WRITTEN DECISION ONLY)**
3. **Continued 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.**
4. **Continued 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.**
5. **Appeal of Building Decision regarding Accessory Structure – Applicant: Jose Vasquez/ Ambassador Pools; Owner: Victor Apostolou; Location: 203 Paxton Road, Spencer Assessor’s Map R46-14. The applicant is requesting relief from a building permit denial by the Building Inspector for a pool installed that violates the setbacks. The property is located within the rural residential zoning district.**
6. **Variance – Applicant/ Owner: Scott & Grace Conner; Location: 7 Brewer Lane, Spencer Assessor’s Map U29-107. The applicant is looking for a variance under Section 5.2.6**

(Detached Accessory Structure) of the Spencer Zoning Bylaw to erect a 600 sqft accessory structure on a pre-existing non-conforming vacant lot and reduce roadway setback on south boundary line. The property is located in the Rural Residential zoning district.

7. Approval of Minutes- 6/29/2021 and 7/21/2021

8. Town Planner Report-Todd Miller

9. 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.