



Zoning Board of Appeals – Town of Spencer *Agenda*

Zoning Board of Appeals Meeting

Remote and In-person Meeting

Tuesday September 14, 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. 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.

3. 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.

4. Special Permit – Applicant/ Owner: Scott & Grace Conner; Location: 7 Brewer Lane/Wilson Ave, Spencer Assessor’s Map U29-107. The applicant is looking for a special permit under Section 5.2.6 (Detached Accessory Structure) of the Spencer Zoning Bylaw to erect a 600 sqft accessory structure. The property is located in the Lake Residential zoning district.

5. Special Permit – Applicant/ Owner: Town of Spencer; Location: 69 West Main Street, Spencer Assessor’s Map R29-01. The applicant is looking for a special permit under Section 3.4.1 (Aquifer Protection) and 4.2 (Major Utility in Commercial Zone) of the Spencer Zoning Bylaw to upgrade and improve the Wastewater Treatment Plant. The property is located in the Commercial zoning district.

6. Discussion: Rapsallions retail activity and compliance of conditions

- 7. Approval of Minutes- 8/10/2021**
- 8. Town Planner Report-Todd Miller**
- 9. New Business/ Citizens Input/ 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.