



Zoning Board of Appeals – Town of Spencer *Agenda*

Special Zoning Board of Appeals Meeting - Remote Meeting

Tuesday, September 29, 2020 at 7:00 PM

Great Hall

Memorial Town Hall - 157 Main Street, Spencer, MA

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/477996573>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (571) 317-3129

Access Code: 477-996-573

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

RECEIVED
SPENCER TOWN CLERK
R. Johnson
2020 SEP 21 PM 12:40

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1. 7:00 pm – Open Meeting
 2. **Variance-Remand: Applicant/Owner: Monica Hawes. Location: 71 Borkum Road, Spencer Assessor's Map R04/14. The applicant is seeking a variance under Section 7.3 (Variances) of the Spencer Zoning Bylaw as the lot does not meet the current zoning standards for square footage to build a new home and/or sell as a buildable lot. The property is located in the Rural Residential zoning district.**
 3. **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 applicant is also requesting a supplemental Special Permit for additional/alternative relief under Section 4.2.E.1 (small scale retail with no outside storage). The properties are located within the Town Center and Village Residential zoning districts.**
 4. **Town Planner Report**
 5. **New Business/ Adjournment**

**At the Zoning Board of Appeals special meeting to be held on Tuesday, September 29, 2020 in the Great Hall of Memorial Town Hall, 157 Main Street, Spencer, MA, a public hearing will be held on the following items starting at 7:00 p.m. or as soon thereafter as can be heard a maximum of 25 people are allowed in the Great Hall and request only one member per household come to speak, additionally, the hearing will be conducted remotely to mitigate the transmission of COVID-19 and will be broadcast live on Spencer Cable Access channels and at SCATV.org.

***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. ***