



Zoning Board of Appeals – Town of Spencer

Agenda

Zoning Board of Appeals Special Meeting

Remote and In-person Meeting

Wednesday, November 08, 2023, 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://meet.goto.com/spencerODIS/zba>

You can also dial into the meeting 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. **Public Hearing: Variance to a previously approved Special Permit from 2021– 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 a 600 sqft accessory structure on a pre-existing non-conforming vacant lot was erected and during as-built review noticed an error near the reduce roadway setback on south boundary line. The property is located in the Rural Residential zoning district.**
 3. **Public Hearing: Special Permit– Applicant: J.C. Kady Realty, LLC, Owner: Jesse Kady; Location: 16 Candlewood Drive, Spencer Assessor’s Map R28-9-20. The applicant is seeking a Special Permit under Sections 4.8.1 (accessory apartment), of the Spencer Zoning Bylaw to build a new single-family home with an accessory apartment above the garage. The property is in the Rural Residential (RR) zoning district.**
 4. **Approval of Minutes: 10/11/2023**
 5. **Town Planner Report**
 6. **Citizens Input**
 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.