

Original

TOWN OF SPENCER

Office of Development & Inspectional Services



Planning Board
Zoning Board of Appeals
Conservation Commission
Board of Health

Application for Special Permit or Appeal

Memorial Town Hall
157 Main Street
Spencer, MA 01562

Town Planner
Inspector of Buildings
Health Agent
Wetland/Soil Specialist

Tel: 508-885-7500 ext. 180
Fax: 508-885-7519

Name of Applicant: Sean Wood
Address: 19 Sherwood Drive Box 368 Spencer MA
Daytime Phone: 774-200-4078 Evening Phone: _____ Other Phone: 774-200-4406
Email Address: Cherylwood469@gmail.com

Name of Owner (s): Michael Foley Address 11 Old No. Brookfield Rd West Brookfield - MA
TAX COLLECTOR SIGNATURE (confirms taxes, liens, etc have been paid): Marie Delia DATE 3/11/2024

Application for: Special Permit Appeal of Decision by: _____

Applicable Zoning Bylaw Section: A.3.23

(See Zoning Bylaw for appropriate section numbers and section 7.2 Special Permits)

Are you filing under the 1985 Zoning Bylaw? Yes No If yes, attach an explanation of why and by what zoning freeze mechanism.

Location of Property: 15 South Spencer Rd Zoning District: C

Spencer Assessor's Tax Map Number: U10/8 Parcel Number(s): _____

Deed Reference - Worcester Registry of Deeds Book: 5879 Page: 132

Brief description of the application: Automotive Restoration shop.

Check here if additional pages attached to provide more detailed information.

Applicant's signature: Sean Wood

Owner's signature (s): Michael Foley
Note: All affected owners must sign the application

Date: 3-7-24

Town Clerk's Date Stamp:
RECEIVED
MAR 19 2024
Spencer Town Clerk
Brynn L. Johnson

Official Use Only:
Fee: \$ 300.00 Date Paid: 3/19/24 Check #: 1092

Zoning Board of Appeals Planning Board

Date(s) of Public Hearing (s): June 11th, 2024

Checked by:
Date:

We, JOHN A. FOLEY and BARBARA A. FOLEY, husband and wife

of Spencer, Worcester

County, Massachusetts.

in consideration of

Forty-Eight Thousand Five Hundred (\$48,500.00) and no/100 DOLLARS

grant to MICHAEL M. FOLEY

of Prouty Street, Spencer, Massachusetts

with quitclaim covenants

the land in Spencer, Massachusetts with buildings thereon, located on the easterly side of South Spencer Road bounded and described as follows:

BEGINNING at a point in the easterly line of South Spencer Road at the Southwest corner of land conveyed to C. Jean McDonough et al dated June 3, 1969 and recorded with the Worcester District Registry of Deeds, Book 4948, Page 598.

THENCE S. 70° 33' E., 330.70 feet along McDonough land to a point;

THENCE S. 11° 44' W., 142.05 feet along said McDonough land to land formerly of Hiram Howe.

THENCE N. 83° 15' W., 165 feet more or less along Howe land to a point;

THENCE N. 89° 15' W., 127 feet more or less along said Howe land to the east side of the old road leading to South Spencer Depot;

THENCE northerly along said old road 135 feet more or less to the easterly line of South Spencer Road;

THENCE northerly along the easterly side of South Spencer Road 75 feet more or less to the point of beginning.

Meaning to convey all the land conveyed to us by deed of Frank V. Santimone et ux dated July 22, 1960 and recorded with the Worcester District Registry of Deeds, Book 4126, Page 82 except that portion transferred to C. Jean McDonough et al recorded in the Worcester District Registry of Deeds, Book 4948, Page 598 and except that portion on the southerly side of Dewey Street as shown on a plan recorded in Worcester District Registry of Deeds, Plan Book 327, Plan 61.

No new boundaries are created by this deed.

JAN 26 1976

WORCESTER

053023

COMMONWEALTH OF MASSACHUSETTS DEEDS & EXCISE



JAN 26 1976

110.58

JAN 26 1976

Executed as a sealed instrument this second day of January 19 76

Barbara A. Foley
John A. Foley

The Commonwealth of Massachusetts

Worcester, ss. January 2, 19 76

Then personally appeared the above named

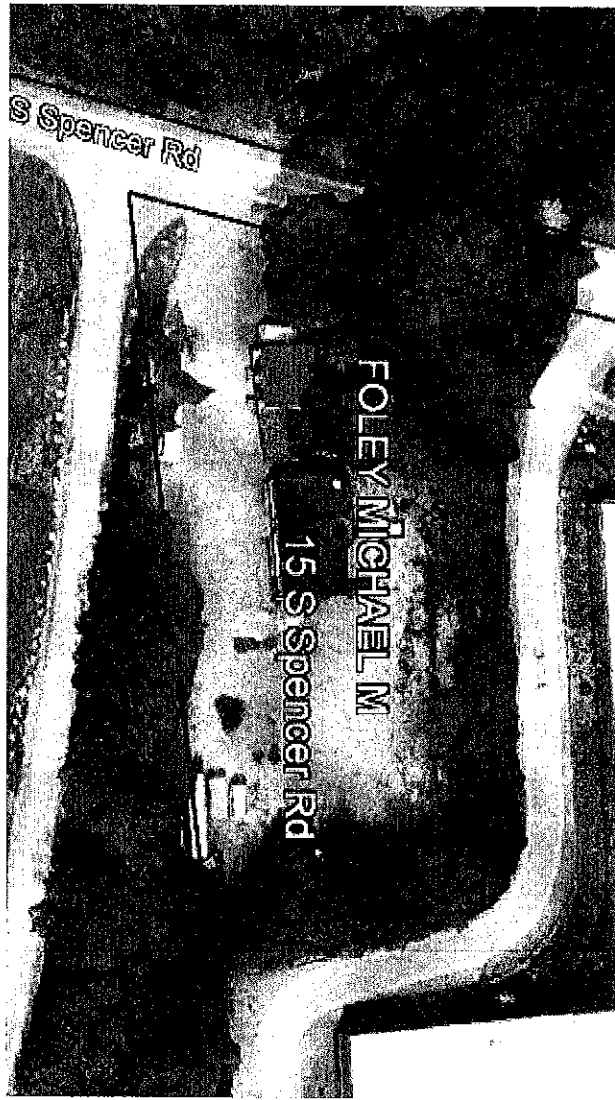
John A. Foley and Barbara A. Foley

and acknowledged the foregoing instrument to be their free act and deed,

Charles H. Meloche, Jr.
Before me, Charles H. Meloche, Jr. Notary Public - Justice of the Peace

My commission expires November 29, 19 79

Recorded JAN 2. 6 1976 at 9 h. - m. A.M.



S Spencer Rd

FOLEY MICHAEL M

15 S Spencer Rd

NOTIFICATION TO ABUTTERS

**A Special Permit application has been filed with the
Town of Spencer Zoning Board of Appeals**

Applicant: Sean Wood

Owner: Michael Foley

Location of Property:

Street Address: 15 South Spencer Rd Spencer, Massachusetts, 01562.

Assessors Map Number: u10 Parcel Number: 8 Zoning District: Commercial

The work proposed is: (General Project Description)

Automotive use / Restoration of antique cars.

Applicable Zoning Bylaw Section: 4.3.23

Copies of the application materials may be examined at the Spencer Office of Inspectional Services, Memorial Town Hall, 157 Main Street, Spencer, Massachusetts on Monday through Wednesday 7:30AM and on Thursdays from 7:30-12PM, closed on holidays.

Copies of the Application materials may be examined at the town website at the following address: <https://www.spencerma.gov/zoning-board-appeals> under "News + Announcements".

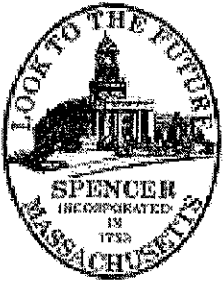
Or by calling (Name of person/organization/business) Sean Wood

(Phone number) 774-200-4078 between the hours of 8 and 5

A PUBLIC HEARING on this application will be held at a meeting of Spencer Zoning Board of Appeals at McCourt Social Hall of Memorial Town Hall, 157 Main Street, Spencer, MA,

DATE OF MEETING: June 11th, 2024 TIME meetings start at 7:00 pm

Notice of the Hearing, including its date, time and place will be published at least eighteen (18) business days in advance of the Hearing in the Spencer New Leader AND posted in Spencer Town Hall not less than 11 days in advance.



TOWN OF SPENCER

BOARD OF ASSESSORS

157 MAIN STREET

SPENCER, MA 01562

TEL: 508-885-7500 x165

ASSESSED OWNER: Michael M. Foley

PROPERTY LOCATION: 15 So Spencer Rd, Spencer, MA 01562

PARCEL ID: U10-8

The following is a list of abutters to the property designated on the application for appeal. "Parties in interest" shall mean the petitioners, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line of the petitioner as they appear on the most recent taxable tax list, notwithstanding that the land of such owner is located in another city or town, the planning board of the city or town.

<u>MAP/PARCEL</u>	<u>OWNERS NAME</u>	<u>MAILING ADDRESS</u>
R22-2 & R29-1	TOWN OF SPENCER	157 MAIN ST, SPENCER, MA 01562
U10-7	JMN REALTY ASSOCIATES C/O FLEXCON CO INC	ONE FLEXCON INDUSTRIAL PARK SPENCER, MA 01562

Date Certified: March 12, 2024

slc