



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting

October 11, 2022, at 7:00 pm

In-Person & Remote

McCourt Social Hall, 157 Main Street Spencer, MA 01562

Memorial Town Hall

Zoning Board Members Present: Chair Alan Collette (in-person), Steven Tyler (in-person)
Zoning Board Members Absent: Gina Beford
Staff Present: Lauren Vivier (formerly Trifone), Town Planner/Conservation Agent (in-person),
Monica Santerre-Gervais, ODIS Senior Clerk
Staff Absent: Dawn Foster, Minutes Clerk

1. The Chair opened the meeting at 7:07 pm

Zoning Board member Gina Beford was absent, and the meeting needed to be continued until October 19, 2022, due to lack of quorum.

2. Special Permit – Applicant/ Owner: Michael Letendre; Location: 51 South Spencer Road, Spencer Assessor’s Map R22-5-1. The applicant is looking for a Special Permit under section 4.8.1 (Accessory Apartments) of the Spencer Zoning Bylaw to have an In-Law Apartment. The property is in the Suburban Residential (SR) zoning district.

MOTION: Mr. Tyler motioned to continue the hearing until 10/19/2022

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: S. Tyler-Aye and A. Collette-Aye (Vote 2-0 motion carried)

3. Special Permit (Renewal) – Applicant/ Owner: Bond Construction Corp. Location: Cranberry Meadow Road, Spencer Assessor’s Map R09-1 & R09-2. The applicant is looking to renew their Special Permit under Sections 4.2 (H.1) and 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is in the Rural Residential zoning district

MOTION: Mr. Tyler motioned to continue the hearing until 10/19/2022

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: S. Tyler-Aye and A. Collette-Aye (Vote 2-0 motion carried)

4. Special Permit (Renewal) - Applicant/Owner: Leo Aucoin. Location: 89 Cranberry Meadow Road, Spencer Assessor’s Map R02-2-1. The applicant is looking to renew his

Special Permit under Sections 4.2 (H.1) and 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is in the Rural Residential zoning district.

MOTION: Mr. Tyler motioned to continue the hearing until 10/19/2022

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: S. Tyler-Aye and A. Collette-Aye (Vote 2-0 motion carried)

5. Special Permit (Renewal) – Applicant/ Owner: Royal Crest Farm, Robert & Margaret Moschini; Location: 30 Howe Road, Spencer Assessor’s Map R023-25. The applicant is looking to renew their Special Permit under Sections 4.2 (H.1) and 4.8.6 of the Spencer Zoning Bylaw to continue a gravel removal operation. The property is in the Rural Residential zoning district.

MOTION: Mr. Tyler motioned to continue the hearing until 10/19/2022

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: S. Tyler-Aye and A. Collette-Aye (Vote 2-0 motion carried)

6. Special Permit– Applicant: Brian Lochner/ Owner: Robert Ortiz; Location: 143 Main Street, Spencer Assessor’s Map U13-125. The applicant is seeking a Special Permit under Sections 4.3.20 (Tattoo parlors or body piercing studios) of the Spencer Zoning Bylaw to operate a Tattoo Parlor. The property is in the Town Center (TC) zoning district.

MOTION: Mr. Tyler motioned to continue the hearing until 10/19/2022

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: S. Tyler-Aye and A. Collette-Aye (Vote 2-0 motion carried)

7. Discussion: Leon Drive As-Built Review

Discussion tabled until 10/19/2022.

8. Approval of Minutes dated 08/09/2022

Minutes tabled until 10/19/2022.

9. Town Planner Report

Town Planner report tabled until 10/19/2022.

10. New Business/Adjournment

MOTION: Mr. Tyler motioned to close the hearing at 7:18 pm

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: S. Tyler-Aye and A. Collette-Aye (Vote 2-0 motion carried)

Submitted Monica Santerre-Gervais, ODIS Senior Clerk
Approved by the Zoning Board of Appeals on: 10/19/2022

List of Documents used on

Items sent to Zoning Board Members prior to Meeting by email:

- Agenda
- Updated plans for 51 So. Spencer Road
- Leo Aucoin/SP Application for gravel renewal/ memo from Town Planner/ Conservation Agent regarding gravel pit inspection.
- Bond Sand & Gravel/SP Application for gravel renewal/ memo from Town Planner/ Conservation Agent regarding gravel pit inspection.
- Moschini/SP Application for gravel renewal/ memo from Town Planner/ Conservation Agent regarding gravel pit inspection.
- SP application and narrative for 143 Main Street/Tattoo parlor.
- Drafted Meeting Minutes 8/9/2022

Items submitted/ brought to the Meeting:

- None