



Zoning Board of Appeals – Town of Spencer

***Minutes of Tuesday, January 12, 2021 at 7:00pm***

***REMOTE MEETING***

Zoning Board of Appeals Meeting  
McCourt Social Hall/Memorial Town Hall  
157 Main Street, Spencer, MA 01562

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Zoning Board Members (Remote): Allan Collette, Alyce Johns, and Steven Tyler

Zoning Board Member Absent: None

Staff Present in person: Todd Miller, Town Planner

Staff Absent: Monica Santerre-Gervais, Clerk

**1. Open Meeting – Mr. Collette was acting chair and opened the meeting at 7:00pm**

Once the meeting was started Mr. Tyler mentioned computer access was not working and was then verified by Ms. Johns.

- 2. Comprehensive Permit/40 B – Applicant/Owner: Women’s Institute Realty; Location: 17 Lake Street, Spencer Assessor’s Map U15-01. The applicant is requesting a Comprehensive Permit Pursuant to M.G.L. c.40B, §§ 20-23, and 760 CMR 56.00 et seq/ the applicant is looking to construct a new, 3-story building and will consist of a total of 31 rental units for seniors aged 62 years or older, including a total of twenty-nine (29) one-bedroom units and one (1) two-bedroom units. The property is located within the Village Residential zoning district.**

There was discussion from the Women’s Institute and their concerns of having to wait another month, therefore, the Zoning Board of appeals members decided to have a special meeting on 1/21/2021.

**MOTION: Mr. Collette motioned to continue to 1/21/2021**

**SECOND: Mr. Tyler**

**DISCUSSION: None**

**ROLL CALL VOTE: Mr. Tyler- Aye, Ms. Johns-Aye, and Mr. Collette-Aye (Vote 3-0 motion carried)**

**MOTION: Mr. Collette motioned to adjourn because the meeting was not as advertised.**

**SECOND: Mr. Tyler.**

**ROLL CALL VOTE: Mr. Tyler- Aye, Ms. Johns-Aye, and Mr. Collette-Aye (Vote 3-0 motion carried)**

**Submitted By: Monica Santerre-Gervais, ODIS Senior Clerk**

**Approved by the Zoning Board of Appeals: 3/15/2021**

**List of Documents used on January 12, 2021:**

Items emailed/handed out to ZBA members prior to meeting:

- Agenda
- Minutes from 11/10/2020 and 12/8/2020
- 40 B Lake Street application and plans

Items submitted to ZBA members at the meeting:

- None