



Zoning Board of Appeals – Town of Spencer

Minutes

Zoning Board of Appeals Meeting

June 21, 2023, 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) and Gina Beford (in-person) Donna Parker (in-person)

Staff Present: Lauren Vivier, Town Planner/Conservation Agent (in-person) and Margaret Bousquet, Minutes Clerk (in-person)

1. The Chair opened the meeting 7:00pm

2. Public Hearing: Continuation from the Tuesday, June 13th meeting- Special Permit– Applicant/Owner: Julie Peloquin, DBA: Black Tulip Massage; Location: 7 Terkanian Drive, Spencer Assessor’s Map R32-25. The applicant is seeking a Special Permit under Sections 4.8.3.A.2 (Use of Residence for Business Purposes/ Customary Home Occupation) of the Spencer Zoning Bylaw to run a professional massage therapy business inside home, with off street parking, and no signage. The property is in the Rural Residential (RR) zoning district.

Julie Peloquin, 7 Terkanian Drive, was present at the meeting and had nothing to add to the application. Mr. Collette asked if she would be using one room and Ms. Peloquin said that she would be using one room on the first floor, rear side and the square footage is 10 x 10. Mr. Collette asked if she would be requesting a sign in the future as she is allowed to have a sign. She said initially she would be keeping it to family and friends. Ms. Bedford asked to add a condition to the decision language that a sign is allowed in the future.

Mr. Collette opened the public hearing to the public.

John Howard, 49 Meadow Road, asked what the business hours would be. Ms. Peloquin said 8:00 am to 2:00 pm.

There were no further questions or comments from the public.

MOTION: Mr. Collette motioned to close the petition

SECOND: Ms. Bedford

DISCUSSION: None

ROLL CALL VOTE: G. Bedford-Aye, D. Parker-Aye and A. Collette-Aye (Vote 3-0 motion carried)

MOTION: Ms. Bedford made a motion to approve the Special Permit with the added condition the applicant be allowed signage in the future.

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: G. Bedford-Aye, D. Parker-Aye and A. Collette-Aye (Vote 3-0 motion carried)

3. Approval of Minutes: 4/11/2023

MOTION: Mr. Collette motioned to approve minutes from 4/11/2023.

SECOND: Ms. Bedford

DISCUSSION: None

ROLL CALL VOTE: G. Bedford-Aye, D. Parker-Aye and A. Collette-Aye (Vote 3-0 motion carried)

Mr. Collette mentioned that a new date for November applications needs to be decided. Ms. Bedford Suggested Wednesday, November 8th, 2023, at 7:00pm.

4. Town Planner Report

Ms. Vivier discussed the following:

- There will be no meeting in July.
- There is an application in August for a Dog Kennel. The location for the last application did not work and they found a new location in a residential area.
- Gloria from CMRPC will be covering the office during Ms. Vivier's leave providing guidance and attending meetings. Ms. Vivier will be checking emails during the leave and will be back in September. Ms. Santerre-Gervais is a useful resource too if needed.

5. Citizens Input

Mr. Howard mentioned Transfer Station Stickers are from 8:00am to 12:00pm at the Highway Department this Saturday.

6. New Business/Adjournment

Discussion regarding Elections and Appointments for the Board came up and Ms. Vivier stated they take place in July or August.

MOTION: Mr. Collette nominated Ms. Bedford for Chair of the Zoning Board.

SECOND: Ms. Bedford

DISCUSSION: None

ROLL CALL VOTE: G. Bedford-Aye, D. Parker-Aye and A. Collette-Aye (Vote 3-0 motion carried)

MOTION: Ms. Bedford motioned to close the public hearing.

SECOND: Mr. Collette

DISCUSSION: None

ROLL CALL VOTE: G. Bedford-Aye, D. Parker-Aye and A. Collette-Aye (Vote 3-0 motion carried)

Submitted by Margaret Bousquet, Minutes Clerk

Reviewed by Monica Santerre-Gervais, ODIS Senior Clerk

Approved by the Zoning Board of Appeals on:8/08/2023

List of Documents used on 6/21/2023:

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

- Agenda
- Memo from Town Planner
- Special Permit Application-7 Terkanian Drive/ Julie Peloquin, DBA: Black Tulip Massage
- Drafted minutes for 4/11/2023

Items submitted/ brought to the Meeting:

- None