



# Zoning Board of Appeals – Town of Spencer

## *Agenda*

Regular Zoning Board of Appeals Meeting  
Tuesday, November 8, 2011 at 7:15 PM  
McCourt Social Hall  
Memorial Town Hall

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- I. Call to Order**  
**Open Meeting Law Compliance**  
**Roll Call**
- II. New Business:**
- 7:15 Public Hearing – Special Permit Section 4.2.D.2**  
**Owner & Applicant: Paula Pierce**  
**Location: 240 Main Street**  
The applicant is requesting a special permit to establish a counseling therapy center offering services to individuals, teenagers, and a family. The property is located within the Village Residential Zoning District.
- 7:30 Public Hearing – Special Permit Section 4.9.2.A.2**  
**Owner & Applicant: Bay Path Real Estates, LLC c/o Daniel Lemenager**  
**Location: 19 Woodchuck Lane**  
The applicant is requesting a special permit to construct a single family-home. The property is located within the Suburban Residential District.
- 7: 45 Public Hearing – Special Permits Sections 4.9.2.B.1, 4.9.3.C, and 7.2**  
**Owner: Cistercian Abbey of Spencer, Inc.**  
**Applicants: Cistercian Abbey of Spencer, Inc & Spencer Brewery, LLC**  
**Location: 167 North Spencer Road**  
The applicants are requesting special permits to construct and operate a brewery on a portion of property. [The special permits are for the alteration and/or extension of existing structures and uses on the site]. The property is located within the Rural Residential Zoning District.
- III. Old Business: None**
- IV. Approval of Minutes: September 13, 2011 and September 27, 2011**
- V. Adjournment**