



Zoning Board of Appeals – Town of Spencer

Agenda

Regular Zoning Board of Appeals Meeting

Tuesday, January 12, 2016 at 6:00 PM

McCourt Social Hall

Memorial Town Hall

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- 1. 6:00 pm– Open Meeting**
 - 2. Continued Variance-** Applicant/Owner: Nicola Viapiano. Location: 8 Laurel Lane, Spencer Assessor’s Map U31-42. The applicant is requesting Special Permit under Sections 7.3 of the Spencer Zoning Bylaw applying for a variance in order to build a single family home on a non-conforming lot. The property is located within the lake residential zoning district.
 - 3. Continued Special Permit -** Applicant/Owner: Paul Vandale. Location: 20 Sherwood Drive, Spencer Assessor’s Map R53-33. The applicant is requesting a Special Permit under Sections 4.2.A.6 of the Spencer Zoning Bylaw applying for an accessory apartment. The property is located within the rural residential zoning district.
 - 4. Continued Special Permit -** Applicant: Jenner Renewable Holdings (Solar), Inc, Owner: Douglas Mullens. Location: Treadwell Drive, Spencer Assessor’s Map **R30/52**. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a “major utilities” ground solar farm site. The property is located within the rural residential zoning district.
 - 5. Special Permit -** Applicant: ZPT Energy Solutions, LLC, Owner: Daniel Lemanger. Location: 19 Woodchuck Lane, Spencer Assessor’s Map U16/54. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw applying for a “major utilities” ground solar farm site. The property is located within the suburban residential zoning district.
 - 6. Special Permit -** Applicant: ZPT Energy Solutions, LLC, Owner: Blair Enterprises, LLC. Location: 48 Paxton Road, Spencer Assessor’s Map U17/1&2. The applicant is requesting a Special Permit under Sections 4.2.B.3 of the Spencer Zoning Bylaw

applying for a “major utilities” ground solar farm site. The property is located within the rural residential zoning district.

7. Approval of Minutes

-November 10, 2015

-December 8, 2015

8. Adjournment