



Zoning Board of Appeals – Town of Spencer

Agenda

Regular Zoning Board of Appeals Meeting

Tuesday, March 08, 2016 at 7:15 PM

McCourt Social Hall

Memorial Town Hall

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- 1. 7:15 pm– Open Meeting**
 - 2. Variance** – Applicant/Owner: James Bouley. Location: 67 Jolicoeur Avenue, Spencer Assessor’s Map U25/59. The applicant is requesting a Variance from the minimum yard setback requirements for the placement of a shed on his property. The property is located within the Lake Residential zoning district.
 - 3. Special Permit** – Charlie’s Diner - Applicant: Christopher Gagne. Owner: Steven Turner. Location: 5 Meadow Road, Spencer Assessor’s Map U11/12-1. The applicant is requesting a Special Permit under section 3.4.1.G.1 (Permitted Uses/ Agricultural), 3.4.1.G.2 (Permitted Uses/Forestry), 5.4 (Bulk Requirements), and 6.1.1.D (Parking/ Maximum number of spaces) in order to build an addition onto restaurant. The property is located within the Commercial zoning district.
 - 4. Variance Extension Request** – Applicant: Richard Cormier Location: Lake Whittemore Drive. The applicant is requesting an extension for a variance from the minimum frontage requirement.
 - 5. Special Permit/Continuation** - 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.
 - 6. Special Permit/Continuation** – Applicant: ZPT Energy Solutions, LLC. Owner: 123 Kids, LLC Location: Sunset Lane/ Holmes Street, Spencer Assessor’s Map R28/26-35. The applicant is requesting a Special Permit under section 4.2.B.3 (Utility/Major) applying for a “major utilities” ground solar farm site. The property is located within the Suburban Residential zoning district.

- 7. Discussion - ZBA Permit Process**
- 8. Approval of Minutes- February 9, 2016**
- 9. Adjournment**