



Planning Board – Town of Spencer
Agenda

Planning Board Meeting
Tuesday April 19, 2016 at 7:00PM
McCourt Social Hall
Memorial Town Hall

1. **7:00PM: Open Meeting**
2. **ANR- 28 Briarcliff Lane, Jennifer Reil, Boundary Line Adjustment**
3. **Public Hearing Continuation – Site Plan Review:** 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 Site Plan Review 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.
4. **Public Hearing Continuation– Site Plan Review – 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 Site Plan Review under section 7.4 of the Zoning Bylaw in order to build an addition onto restaurant. The property is located within the Commercial zoning district.
5. **Public Hearing – Site Plan Review: Meadow Solar -** Applicant: Steven Broyer (ECOS ENERGY). Owner: PLH, LLC. Location: 144 Mechanic Street, Spencer Assessor’s Map R23-41-2. The applicant is requesting a Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw applying for a “major utilities” ground solar farm site. The property is located within the Rural Residential zoning district.
6. **Site Plan Review Extension Request –** Spencer Veterinary Hospital LLC. Located at 401 E. Main St., Spencer Assessor’s Map R35-31, Commercial Zone.
7. **Stormwater Permit Certification of Compliance Request -** Applicant: Diversified Automotive, Inc. Location: Podunk Highway, Spencer Assessor’s Map R21-39.
8. **Preparation for May 10, 2016 Town Meeting Warrant Articles**
9. **Register of Deeds –** Signature Form
10. **Adoption of Minutes**
 - Revised Minutes of December 15, 2015
 - March 15, 2016
11. **Town Planner Report/General Board Discussion**

*The items listed which may be discussed at the meeting are those reasonably anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.