



Planning Board – Town of Spencer
Agenda

Planning Board Meeting
Tuesday September 20, 2016 at 7:00PM
McCourt Social Hall
Memorial Town Hall

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Byron D. Johnson

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1. **7:00PM: Open Meeting**
 2. **ANR**
 - E. Charlton Rd. - Hinarnie LLC
 - Paxton Road- Dennis Allen
 3. **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 expand their parking area and construct another building. The property is located within the Commercial zoning district.
 4. **Public Hearing – Major Site Plan Review** – Applicant: Robert Egan, Owner: LFB-USA, Inc Robert Fletcher, Location: 300 Charlton Road, Spencer Assessor’s Map R02/4. The applicant is requesting a Major Site Plan Review under Section 7.4. of the Spencer Zoning Bylaw to construct a 3,000 square foot building for the purposes of expanded field office space and related appurtenances. The property is located within the rural residential zoning district.
 5. **Minor Site Plan Review** – Applicant: Jessica Bettencourt, Owner: Hark Properties, LLC, Location: 117 West Main Street (Klems), Spencer Assessor’s Map R29/10. The applicant is requesting a Minor Site Plan Review under Section 7.4. Of the Spencer Zoning Bylaw to construct a new main entry to the retail building. The property is located within the commercial zoning district.
 6. **Sunset/Holmes Subdivision** – Brendon Gove ZPT – Access Easement Certificate of Agreement
 7. **Public Hearing – Zoning Bylaw Revision - Fence Bylaw** - Adopt new regulations governing the placement of fences, walls, shrubbery, hedges or similar structures within required yard setback areas by adding a new Section 6.6 - Fences and Hedges to the Spencer Zoning Bylaws
 8. **Public Hearing – Zoning Bylaw Revision - Zoning Permits** - Adopt new regulations of adding a Zoning Permit Requirement which will require that before anyone files for a Special Permit or Variance that they first have to go through the Building Inspector/Zoning Enforcement Officer, by adding Section 7.8 to the Spencer Zoning Bylaws

9. Public Hearing – Solar Bylaw - The intent of these revisions is to adopt regulations governing the siting of solar photovoltaic generating installations.

- Amend Article 2 Definitions by revising the definition for “Utility, Major”.
- Amend Article 4.2 Use Table, Principal Uses to permit Solar Photovoltaic Generating Installations in specific districts by-right and by Special Permit and Site Plan Review
- Adding a new Article 4.8.8 Solar Photovoltaic Generating Installations which provides the requirements for the approval and operation of such facilities

10. Public Hearing - Combined Permitting - The intent of these revisions is to consolidate multiple zoning permits into a single application and permitting process before a single Board. This will include revisions to the following Articles:

- 3.4 Overlay District - 3.4.1 Aquifer Protection District (B.) and 3.4.2 Floodplain District (H.)
- 4.1 Use Designations (B. Special Permit Uses: "SPP" requires Planning Board approval and “SPZ” requires Zoning Board of Appeals approval.)
- 4.2 Use Table, Principal Uses by revising which uses require a Special Permit from the Planning Board and from the Zoning Board of Appeals
- 4.3.25 Construction trades (G-5) (Amended 11-1-07, Art. 6)
- 4.4 Accessory Uses and 4.4.1 (B.)(H.)
- 4.5 Temporary Uses. (4.5.2 and 4.5.3)
- 5.2 Interpretation notes for area (5.2.6 Detached Accessory Structures)
- 5.3 Specific provisions for area requirements:
- 6.1 Off Street Parking & Loading Requirements (6.1.1.H.1.)
- 6.5 Signage (6.5.5. B. Administration)
- 7.2 Special Permits (7.2.1 Special Permit Granting Authority)
- 7.4 Site Plan Review (7.4.3 Procedure, E. F. H.)

11. Adoption of Minutes

- August 16, 2016

12. 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.