

Planning Board – Town of Spencer

Minutes



Regular Planning Board Meeting
Tuesday, October 20, 2009 at 7:00 PM
McCourt Social Hall
Memorial Town Hall

The meeting was called to order at 7:00 p.m.

Planning Board Members Present: Chairman Fabio Carrera, Vice Chair Paul Tee, Shirley Shiver, and Paul Sauvageau.

Planning Board Member Absent: Robert Ceppi.

Staff present: Adam Gaudette, Town Planner.

New Business:

A. Amendment to Certificate of Definitive Plan Approval – Candlewood Phase I, off Greenville Street. Property is owned by Mr. Brian Murkland, Murkland Construction Company, LLC. The applicant is requesting an extension of time to complete the subdivision. The subdivision plan was approved by the Planning Board on August 22, 2005, and amended on November 25, 2008.

Mr. Gaudette said Mr. Murkland already received one extension which the Board granted on November 25, 2008 for one year. The binding of the road is completed, but it still needs to have the top-coat done. The Town Administrator, Spencer Police Chief, and Mr. Gaudette went to visit the project and found that things are well maintained and the project is stabilized.

Mr. Murkland stated that there are 15 units in Phase I, and there could be 7-8 units occupied by the end of 2009. He said the project is about 50% complete, and people have been residing there already.

Mr. Gaudette then presented a draft decision to the Board at this time. The decision indicated that all conditions of the original August 22, 2005 approval and the amendment of November 25, 2008 shall remain in effect with a modification to Condition #7 that changes the time to complete the construction of the road and drainage system from 4 years to 5 years.

Mr. Carrera opened the hearing to the public for any comments and questions.

Note: There were several residents, who are living in the project, present at this hearing in support of Mr. Murkland and the project.

Mr. Tee made a comment that people have made an effort and given up their valuable time from families to attend the hearing tonight to demonstrate their support. This says a lot about Mr. Murkland and the way he has conducted his business.

Mr. Tee made a motion to close the hearing at 7:15 p.m. Ms. Shiver seconded the motion and the vote was 4-0 in favor.

Mr. Tee then made a motion to grant Mr. Murkland, Murkland Construction Company, a one year extension on the definitive subdivision plan for Phase I which was previously approved by the Planning Board on August 22, 2005 and amended on November 25, 2008. Mr. Sauvageau seconded the motion and the vote was 4-0 in favor.

Mr. Gaudette explained that once the decision has been filed with the Town Clerk, staff from ODIS will mail the copy of the decision along with the instructions to the applicant, and to all abutters.

Other Business:

A. ANSAR Energy. At a previous meeting there was a discussion on a solar panel farm. Mr. Cliff Leninen, who owns property on R. Jones Road, was approached by ANSAR Energy, LLC, to do a photovoltaic solar panel farm on his land. He inquired as to the possibility of doing that on his property. He is required to file a Notice of Intent with the Conservation Commission (ConCom) in regards to wetlands on the property. A public hearing with ConCom will be scheduled in the near future.

ANSAR Energy has contacted Mr. Gaudette and asked for support from the Town. They also provided an example supporting letter from Town of Hubbardston. They are evaluating Mr. Leninen's property for a development project, and would like to obtain a support letter from the Town be included with their application submission to the DOER.

Mr. Gaudette will also seek an opinion from the BoS, and possibly have a letter of support from them as well. He stated that he has had discussion with Dr. Ralph Hicks, District School Superintendant and Mr. Rob McNeil (U&F Superintendant) in regards to alternative energy conversions and the feasible locations in Town.

The Board thinks it is a good development that would benefit both landowners and the Town. There are several farmlands in Town, and the Board had suggested using an incentive approach to encourage farmland's owners to participate in the development. The development is subject to a site plan review, ConCom, and appropriate permitting.

The Board directed Mr. Gaudette to write a support letter to ANSAR.

Approval of Minutes: For October 6, 2009.

Mr. Tee made a motion to approve the minutes for October 6, 2009. Ms. Shiver seconded the motion and the vote was 4-0 in favor.

Old Business: None

Ms. Shiver made a motion to adjourn the meeting at 7:35 p.m. Mr. Tee seconded the motion and the vote was 4-0 in favor.

Submitted By:

Approved By:

Bea Meechan, Senior Clerk
ODIS

Paul Tee
Planning Board Vice Chairman