



Planning Board – Town of Spencer

Agenda

Planning Board Meeting
Tuesday June 19, 2018 at 7:00PM
McCourt Social Hall
157 Main Street, Spencer, MA
Memorial Town Hall

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JUN 11 2018

Spencer Town Clerk

1:30pm

Byrna L. Johnson

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1. **7:00PM: Open Meeting**
 2. **ANR's:**
Cooney Road, Raoul Chalifoux, Create 3 lots
6 Woodland Lane, Michael Aucoin, Create 2 lots
 3. **Continuation Public Hearing – Continued Special Permit/ Major Site Plan Review/ Stormwater Permit – Applicant: ForeFront Power, LLC; Owner: Laura Hopkins, Location: 36 Cranberry Meadow Road; Spencer Assessor's Map R12/4. The applicant is requesting a Special Permit under Section 4.8.9 of the Spencer Zoning Bylaw to install a 2.2 megawatt solar farm and Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw. The property is located within the Rural Residential zoning district.**
 4. **Continuation Major Site Plan Review/ Special Permit- Applicant: Ernest Mello, ZPT Energy Solutions II, LLC; Owner: Scott and Joyce Cycz, Location: 17 GH Wilson Road; Spencer Assessor's Map R17 - Lot 16 & Lot 9. The applicant is requesting a Major Site Plan Review under Section 7.4 and Special Permit under Section 7.2 of the Spencer Zoning Bylaw zoning to install a solar farm. The property is located within the Rural Residential zoning district.**
 5. **Continuation Major Site Plan Review/ Special Permit- Applicant: Ernest Mellow, ZPT Energy Solutions II, LLC; Owner: Main Street Realty Trust, Location: behind 369 Main Street; Spencer Assessor's Map R35-1-3. The applicant is requesting a Major Site Plan Review under Section 7.4 and Special Permit under Section 7.2 of the Spencer Zoning Bylaw zoning to install a solar farm. The property is located within the Commercial zoning district.**
 6. **Continuation Major Site Plan Review/ Special Permit/ Stormwater Permit – Applicant: Spencer Landfill Solar LLC, c/o Emily Mann; Owner: Town of Spencer, Location: 17 South Spencer Road; Spencer Assessor's Map R22/2. The applicant is requesting a Major Site Plan Review under Section 7.4, and Special Permit under sections 4.2, 4.8.9, 7.2 of the Spencer Zoning Bylaw Zoning to install a 4.4 MW Ground-Mounted Solar Array. This property is located within the Rural Residential and Industrial zoning district.**
 7. **Public Hearing/ Special Permit Amendment– Applicants/ Owners: Angelique and Todd Vitkos, Location: Lot 3 & 4 Bacon Hill Road; Spencer Assessor's Map R07-28-4 & R08-28-3. The applicant is requesting to amend an approved special permit under Section 5.3.10 and 7.2 of the Spencer Zoning By law to allow for a variance on front setback. This property is located within the Rural Residential zoning district.**

8. **Minor Site Plan Review- Applicant: Todd & Jennifer Davis (JAD Realty Trust), Location: 401 East Main Street; Spencer Assessor's Map R35-31. The applicant is requesting a minor site plan review under section 7.4 of the Spencer Zoning Bylaw to erect a new building in the rear of Veterinary Office and update parking.**

9. **Adoption of Minutes**

May 15, 2018 & May 29, 2018

10. **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.

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