



Planning Board – Town of Spencer  
*Minutes*  
Planning Board Meeting  
Tuesday September 02, 2014 at 5:30 PM  
*McCourt Social Hall*  
Memorial Town Hall

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**Planning Board Members Present:** Chair James Whalen, Shirley Shiver, and Jonathan Viner

**Planning Board Members Absent:** Mary Stolarczyk, Robert Ceppi

**Staff Present:** Michelle Buck, Town Planner

**Staff Absent:** ODIS Clerk

Mr. Whalen opens the meeting at 5:30pm.

**1. Major Site Plan Review, Applicant: SJA Solar LLC. Owner: Cistercian Abbey of Spencer:**

Ms. Buck described revisions to the draft Decision (numbers below refer to condition numbers in draft) since the previous meeting. Board members then went through the decision in detail as described below:

#22 (spill kits on site)

Mr. Whalen asked why the minimum of 2 fuel kits was deleted. Mr. Plonsker said that kits would be kept on site as needed, sometimes it might be 4. The words on site” were added so that the end of the sentence reads: “kept *on site* at all times.” Shirley asked what hazardous materials would be on site. Mr. Plonsker said only gasoline.

#47 (CESSWI requirements)

Mr. Whalen noted that the Town should be able to select or remove CESSWI if Town not satisfied. In the fourth sentence, the word “request” was changed to “require” at Mr. Whalen’s suggestion so that the sentence reads, in part: “The Planning Board or Town Planner may *require* that the CESSWI be removed and replaced at any time...”

#2 (plan deviations)

Added the words “Town Planner” so that either the Planning Board or Town Planner may seek a Cease & Desist Order.

#19 (earth disturbance)

Deleted the word “or” at the end of the sentence.

#15 (public roadway repairs)

Mr. Viner asked if the language should be changed so that milling of the roadway is required (rather than required only if determined necessary by the Spencer Highway Superintendent). Steve Tyler (Director of Utilities & Facilities) said that he’s satisfied with the language as is. After discussion back and forth, no changes were made to this condition.

Mr. Whalen asked if there were any further comments or questions.

MOTION: Ms. Shiver makes a motion to close the public hearing; Mr. Viner seconds the motion.  
VOTE: 3-0 in favor.

MOTION: Ms. Shiver makes a motion to approve the 8/29/2014 Certificate of Decision on Site Plan & Stormwater as amended through 9/2/2014. Mr. Viner seconds the motion.  
VOTE: 3-0 in favor

**Submitted by:** Monica Santerre-Gervais, ODIS Clerk  
**Approved by the Planning Board on:** 11/18/2014

### **List of Documents for September 2, 2014 PB meeting**

#### Items sent to Planning Board prior to Meeting

##### *Emailed 8/27/2014:*

- Agenda
- Memo from Michelle Buck to Planning Board Dated 8/27/2014
- Revised Draft Decision on Abbey Solar Farm

##### *Emailed 8/28/2014:*

- Email from Steve Tyler with attachment (corrections to 8/27/2014 draft)

##### *Emailed 9/2/2014*

- Revised draft (8-29-2014 v3)
- Summary of Changes since 8/27/2014

#### Items submitted at the Meeting:

- Color copies of documents emailed 9/2/2014