



Planning Board – Town of Spencer

Agenda

Planning Board Meeting via Remote Meeting
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Tuesday December 15, 2020 at 6:00PM

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***Important: please mute your phone until the Chairman calls upon you to speak**

1. 6:00 PM: Open Meeting
2. Discussion of Board Positions and Agenda
3. ANR's:
 1. Lot 10, 7 Paxton Road – Laureldale Family Trust
4. Continued Special Permit – Applicant/ Owner: John Kennedy, 50 E. Charlton Road; Location: East Charlton Road; Spencer Assessor's Map R14-53-1, R14-53-3, R14-53-5. The applicant is requesting a Special Permit under 5.3.10 (Rear lot subdivision) of the Spencer Zoning Bylaw in order to create a rear lot subdivision. The property is located within the Rural Residential zoning district.
5. Continued Special Permit – Applicant/ Owner: Adam German; Location: 71 East Charlton Road; Spencer Assessor's Map R14-29-2 and R-14- 29-3. The applicant is requesting a Special Permit under 5.3.10 (Rear lot subdivision) of the Spencer Zoning Bylaw in order to create a rear lot subdivision. The property is located within the Rural Residential zoning district.
6. Public Hearing: 2020 Open Space and Recreation Plan Discussion
7. Continued Public Hearing – Special Permit/Major Site Plan Extension; Applicant: ForeFront Power, LLC; Owner: Laura Hopkins, Location: 36 Cranberry Meadow Road; Spencer Assessor's Map R12-4. The applicant is requesting an extension to the Special Permit and Major Site Plan under Sections 4.8.9, 7.2, and 7.4 of the Spencer Zoning Bylaw to install a 2.2 MW solar array. The property is located within the Rural Residential zoning district.

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8. Continued Public Hearing-Major Site Plan Review/Special Permit Applicant: Sunpin Solar Development, LLC; Owner: Peter and Carol Gaucher, Location: 22 Norcross Road; Spencer Assessor's Map R40-07. 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 (looking to continue for 6 months)
9. Continued Public Hearing: Major Site Plan Review/ Stormwater Permit Renewal – Applicant: Chris Nolan, BETA Group, Inc.; Owner: DG Northeast 2020 Holdings, LLC Location: North Brookfield Road; Spencer Assessor's Map R39/14. The applicant is requesting an extension to a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to install a solar array. The property is located within the Rural Residential zoning district.
10. Continued Public Hearing-Major Site Plan Review/ Special Permit/ Subdivision - Applicant: Spencer Solar LLC; Owner: Ash Spencer Realty LLC, Location: Ash Street; Spencer Assessor's Map R27-01. 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 applicant is also seeking a Subdivision approval as part of this project. The property is located within the Rural Residential zoning district.
11. Continued Definitive Subdivision Plan - Applicant: Colin Derhammer; Owner: Spencer Solar II LLC c/o Melink Solar Development, Location: Charlton Road (Bacon Hill Road); Spencer Assessor's Map R08-10. The applicant is requesting a definitive subdivision approval under Article 2.3 (Definitive Subdivision Plans) of the Spencer Subdivision Regulations. The property is located within the Rural Residential zoning district.
12. Special Permit - Applicant: Daniel Rubin, Freedom Forever Massachusetts, LLC; Owner: Craig Lusignan, Location: 83 Northwest Road; Spencer Assessor's Map R50-3-1. The applicant is seeking a Special Permit under Section 4.8.9 (Solar Photovoltaic Generating Installations) of the Spencer Zoning Bylaw to install a ground mounted 13.050 KW solar panel system. The property is located within the Rural Residential zoning district.
13. Discussion: Solar
14. Approval of Minutes: 10/20/2020 (Zoning Meeting), 10/20/20 (Regular Meeting), 11/17/2020, and 11/19/2020
15. Town Planner Report- CMRPC Delegate Ian McElwee
16. General Board Discussion/ Board Liaison Reports
17. New Business/Adjournment

***This Meeting of *the Planning Board* is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020, pursuant to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have suspended public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. We are meeting remotely and broadcasting live on Spencer Cable Access to ensure public viewing access. ***

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