



Planning Board – Town of Spencer

Minutes

Planning Board

January 03, 2023, at 7:00 pm

REMOTE & IN-PERSON

McCourt Social Hall, 157 Main Street Spencer, MA 01562
Memorial Town Hall

Planning Board Members Present: Chair Robert Ceppi (in-person), Vice Chair Shirley Shiver (in-person), Charlie Bellemer (in-person) and Vaughn Slack(in-person)

Planning Board Members Absent: None

Staff Present in-person: Lauren Vivier, Town Planner/ Conservation Agent (in-person), Monica Santerre-Gervais, ODIS Senior Clerk (remote)

Staff Absent: Dawn Foster, Minutes Clerk

1. The Chair opened the meeting at 7:00pm

2. As-Built Review- 103 North Spencer Road

Peter Forte, Zero Point, was on remotely to answer questions.

Ms. Vivier reviewed what was requested of the applicant from the 12/6/2022 meeting including sound decibels, maintenance agreement, and panel height. Ms. Vivier explained that on 12/20/2022 a new plan and two memos were dropped off and included the necessary documentation needed to proceed. Ms. Vivier explained she needed the Planning Board to accept the deviations and at the next meeting they will discuss stormwater and the release of the stormwater bond.

MOTION: Ms. Shiver motioned to accept the plan changes for 103 No. Spencer Road Solar

SECOND: Mr. Bellemer

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Bellemer and Mr. Slack all voted aye, (vote 4-0) motion carried.

3. Continued Public Hearing: Special Permit– Applicant: Freedom Forever, Aaron Wendt; Owner: Craig Lusignan. Location: 83 Northwest Road, Spencer Assessor’s Map R50-3-1. The applicant is looking for a Special Permit under section 4.8.9 (Solar Photovoltaic Generating Installations) to install small scale residential ground mount solar panels. The property is located within the rural residential zoning district

Ms. Vivier reviewed that the applicant was to submit waiver requests. Ms. Vivier shared her communication with the applicant, working with three separate people in the company, but feels the applicant still does not understand the process.

The chair opened the hearing to the public and there were no questions or concerns.

MOTION: Ms. Shiver motioned to continue hearing until January 17, 2023

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Bellemer and Mr. Slack all voted aye, (vote 4-0) motion carried.

4. CMRPC Delegate

Mr. Ceppi stated he was the CMRPC delegate, and it required four meetings a year. The position was open to see if anyone wanted it and it was decided that Mr. Ceppi would remain the CMRPC delegate.

5. Discussion: Board Policies and Procedures

Ms. Vivier explained she was still reviewing and editing the Board Policies and Procedures document and open to suggestions from the members.

6. Discussion: Master Plan Update

Ms. Vivier stated that the Board of Selectmen will be choosing a delegate at the next meeting and that she has received paperwork for four volunteers,

7. Town Planner Report

Ms. Vivier discussed the following:

- North Brookfield Road Solar Farm submitted a site plan application. However, Mr. Vivier is waiting to hear from Town Counsel regarding the appeal response from Land Court.
- The Zoning Board of Appeals approved the As-Built with changes for Leon Drive and the Planning Board will see new plans in the future.
- There will be a site walk on Friday, January 06, 2023, for Ash Street Subdivision.
- The Solar Farm on the Landfill had another fire, and the site is currently deactivated.

8. General Board Discussion/ Board Liaison Reports

Ms. Shiver mentioned that the Housing Production Committee will be meeting on January 5, 2023.

9. Citizen Input

Matt Defosse, 7 Paul's Drive, was present at the meeting and expressed some concerns including 103 North Spencer Road Solar Farm not built to plan and receiving approval of concrete pads for electrical equipment. Mr. Defosse mentioned that North Brookfield Solar project is still in appeals and the applicant should not be allowed to apply for site plan approval until litigation has been completed. Lastly, Mr. Defosse had concerns regarding the Landfill Solar fire, there has been a second fire, and a report has not been submitted regarding the first fire.

10. Approval of Minutes: 12/20/2022

Minutes were not ready to act on and were tabled to next meeting.

11. New Business/Adjournment

MOTION: Ms. Shiver motioned to adjourn the meeting at 7:52 pm

SECOND: Mr. Bellemer

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Bellemer and Mr. Slack all voted aye, (vote 4-0) motion carried.

Submitted/Reviewed by: Monica Santerre-Gervais, ODIS Senior Clerk

Approved by the Planning Board on: 1/17/2023

List of Documents used on 1/03/2023

Items sent to Planning Board prior to Meeting by email and distributed at the meeting:

- Agenda
- 103 No Spencer Road- Landscape Maintenance Letter, Updated Close-Out Plan, and Invertor Noise Letter
- 83 Northwest Road-Email documentation from the Town Planner

Items submitted/ brought to the Meeting:

None