



Planning Board – Town of Spencer

Minutes

Planning Board Special Meeting

November 21, 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(remote), and Vaughn Slack (in-person)

Planning Board Members Absent: Charlie Bellemer

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

Staff Absent: None

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

2. ANR: 30 Howe Road/ Anthony Moschini/ create two lots.

Mr. Ceppi reviewed the ANR plan and mentioned his concerns about the driveway crossing both lots.

Anthony and Jen Moschini, 30 Howe Road, were present at the meeting. Mr. Moschini said the driveway would be sectioned into the new lot, the farm is 250 acres, and they would use the driveway for the single-family home they want to build. Mr. Ceppi stated the ANR plan shows the driveway in lot one and ending in the sectioned lot. Mr. Moschini stated it will not be a shared driveway, there will be a new lot, and the land is paved. There was discussion regarding the road leading to the concrete wall and Mr. Ceppi's concern for an easement. Mr. Ceppi stated at the next meeting the Planning Board requires a new plan to eliminate the driveway.

3. Discussion: 1 Donna Drive Stormwater Permit (SW permit approved April 5, 2022 – design of SFH has changed)

Ms. Vivier explained that on 4/25/2022 the Planning Board approved a stormwater permit for 1 Donna Drive and recently the design of the single-family home had changed and although it should have no impact would like the Planning Board to review.

Kevin Quinn, Quinn Engineering, said the buyer of the lot wanted a different house design that was originally approved with the stormwater permit. Mr. Ceppi asked about the frontage and Ms. Vivier said it meets the requirements. Mr. Quinn said the house will be one story, 3400 square feet, it is set further back, and they had to readjust the septic system and pump station to comply.

MOTION: Ms. Shiver motioned to accept the revised plan dated 10/20/2023.

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack all voted aye, (vote 3-0) motion carried.

4. Discussion: Solar Bylaws & Energy Storage Systems

Ms. Vivier mentioned that the two solar moratoriums passed at the Town Meeting, and they need to move forward with the amendments.

Upcoming solar amendment goals:

1. Incentive to develop in districts other than Rural Residential (RR).
2. Different requirements for (RR) zone.
3. Energy Storage System (ESS) safety requirements.
4. No generation prior to Certificate of Occupancy (turn off after testing).
5. Different Stormwater regulations
 - i. Cut & fill.
 - ii. Earth removal thresholds
6. Reduce the allowable amount of land clearing (currently 50% max)

Ms. Vivier is looking into regulations from the State and what other Municipalities can do to prevent solar saturation, multiple Municipalities request amendments yearly on solar, need to review more case law, and looking for suggestions or other goals.

5. Planning Board Policies and Procedures

Ms. Vivier stated that there had been updates to the Planning Board Policies and Procedures, Mr. Bellemer noticed typos and minor errors the last time, but she went through everything and is looking for feedback. Ms. Shiver suggested tabling this agenda item until Mr. Bellemer is present. Ms. Vivier stated she would like to finalize this document by the end of December.

6. General Board Discussion/ Board Liaison Reports

Ms. Shiver mentioned she attended the CMRPC quarterly meeting online last week.

7. Revolving Account Invoice Approval

Need motion to approve Stonebridge Press Invoice for \$132.30.

MOTION: Ms. Shiver motioned to approve payment from the Planning Board Revolving account to pay the Stonebridge Press Invoice for \$132.30.

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack all voted aye, (vote 3-0) motion carried.

8. Town Planner Report

Ms. Vivier reviewed the following items:

- Ms. Vivier, the Building Inspector, and the Fire Chief attended the Fire Academy lecture on lithium-ion batteries. The class was less about ground mounted solar arrays and more about scooters and safely storing of the batteries. The Town of Spencer will host a class/training at Anna-Maria College, with guest speaker, open to all municipalities on January 24, 2023, from 9:00am-3:00pm.
- Ms. Vivier discussed the Master Plan workshop, discussed the vision statements, and being on track of the timeline for the grant.
- The Town Hall has a half day on Wednesday and closed for Thanksgiving on Thursday.

9. Citizen Input

Matt Defosse, 7 Paul's Drive, said he is happy to hear the solar goals and topics, he will be putting together a package to present to help with the amendments and is encouraged by other towns trying to protect themselves by over saturation of solar. Mr. Defosse stated there is not enough knowledge to the public regarding energy storage systems and they are dangerous to the town, chemicals in thermal runaway with lithium batteries, and developers using different wording such as "appurtenances" to get battery storage onsite, so the solar wording in the bylaw needs to be specific.

10. Approval of Minutes-11/1/2023

Mr. Slack stated on the first page before the word rescind needing to add the word "to."

MOTION: Ms. Shiver made a motion to approve the minutes with discussed edit for 11/1/2023.

SECOND: Mr. Slack

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack all voted aye, (vote 3-0) motion carried.

11. Adjournment

MOTION: Mr. Slack made a motion to adjourn the meeting at 7:54pm

SECOND: Ms. Shiver

DISCUSSION: None

ROLL CALL VOTE: Mr. Ceppi, Ms. Shiver, Mr. Slack all voted aye, (vote 3-0) motion carried.

Submitted by Monica Santerre-Gervais, ODIS Senior Clerk

Approved by the Planning Board on:12/05/2023

List of Documents used on November 21, 2023

Items sent to Planning Board prior to Meeting by email:

- Agenda for 11/21/2023
- Memo from Town Planner
- Drafted minutes from 11/01/2023
- Drafted Planning Board Policies and Procedures.
- 1 Donna Drive Stormwater Permit and new house design.
- Drafted Planning Board Policies and Procedures.
- Stonebridge Press invoice, Billing date 10/27/2023, amount \$132.30.

Items submitted/ brought to the Meeting:

- None