



## Planning Board – Town of Spencer

### *Minutes*

#### Planning Board Meeting

**Tuesday, September 21, 2021, at 7:00 PM**

McCourt Social Hall, 157 Main Street Spencer, MA 01562

Memorial Town Hall- **Remote and in person Meeting**

Planning Board Members Present: Chair Jonathan Viner (in-person), Vice Chair Jeff Butensky (in-person), Robert Ceppi (remote but did not participate), and Maria Reed (remote) Paul Gleason (in-person)

Planning Board Members Absent: None

Staff Present: Todd Miller, Town Planner (in-person) and Monica Santerre-Gervais, ODIS Senior Clerk (remote)

Staff Absent: None

**1. Mr. Viner, Chair, opened the meeting at 7:07 pm.**

**2. Approval of Minutes: 9/7/2021 Special Meeting and 9/7/2021 Regular Meeting**

Not all members were present, therefore, the Planning Board members agreed to table the minutes.

**MOTION: Mr. Butensky motioned to table both the minutes for 9/7/2021 until the next Planning Board meeting**

**SECOND: Mr. Gleason**

**DISCUSSION: None**

**ROLL CALL VOTE: Mr. Butensky, Ms. Reed, Mr. Gleason, and Mr. Viner all voted aye, and the motion was carried (4-0)**

**3. 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 PV Facility. The applicant is also seeking a Subdivision approval as part of this project. The property is located within the Rural Residential zoning district.**

Thomas Recupero, Jeremy Chapman, and Elio Qorri were remote to represent the applicant. Mr. Viner noted that not all the members were present, and they have not received any new documents or peer review information. Mr. Recupero explained they were supposed to send documents, but they had computer issues. It was noted that there was a site walk on Saturday 9/18/2021 with Mr. Viner, Mr. Butensky, and Mr. Ceppi at separate times. Mr. Recupero stated the updated documents will be dropped off on 9/22/2021.

**MOTION: Mr. Butensky motioned to continue the public hearing for the Subdivision, Special Permit, and Site Plan for 133 Ash Street until October 19, 2021**

**SECOND: Mr. Viner**

**DISCUSSION: None**

**ROLL CALL VOTE: Mr. Butensky, Ms. Reed, Mr. Gleason, and Mr. Viner all voted aye, and the motion was carried (4-0)**

**4. 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.**

Thomas Recupero, Jeremy Chapman, and Elio Qorri were remote to represent the applicant. Mr. Viner noted that not all the members were present, and Mr. Recupero said a complete package was submitted and requested Dominic Rinaldi from BSC Group to attend a meeting to exchange ideas. Mr. Miller will get in touch with Mr. Rinaldi. Mr. Butensky pointed out the 11 x 17 plans that were submitted to not have revision dates, but the large set of plans do. Mr. Viner felt there was no need to deliberate since there would be no action tonight and the applicants agreed.

**MOTION: Mr. Gleason motioned to continue the Definitive Subdivision Plan hearing stated on the agenda for R08-10 until October 19, 2021.**

**SECOND: Mr. Ceppi**

**DISCUSSION: None**

**ROLL CALL VOTE: Mr. Butensky, Ms. Reed, Mr. Gleason, and Mr. Viner all voted aye, and the motion was carried (4-0)**

**5. Major Site Plan Review – Applicant/ Owner: Town of Spencer; Location: 69 West Main Street, Spencer Assessor's Map R29-01. The applicant is looking for a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to modernize, upgrade and improve the Wastewater Treatment Plant. The property is located in the Commercial zoning district.**

Mr. Miller mentioned the applicant submitted a request to withdraw but the applicant will be reapplying for next month.

**MOTION: Mr. Butensky motioned to accept the request to withdraw**

**SECOND: Mr. Gleason**

**DISCUSSION: None**

**ROLL CALL VOTE: Mr. Butensky, Ms. Reed, Mr. Gleason, and Mr. Viner all voted aye, and the motion was carried (4-0)**

## **6. General Board Discussion/ Board Liaison Reports**

Mr. Butensky discussed the site visit on 9/18/2021 being a good experience but not the best time of the year because there was too much brush.

## **7. Board Reorganization- Building Reuse Committee**

Mr. Butensky nominated Mr. Ceppi to be the Planning Board Liaison for the building and reuse Committee, Mr. Gleason seconded the nomination, and the roll call vote was (4-0) (Mr. Butensky, Ms. Reed, Mr. Gleason, and Mr. Viner all voted aye, and the nomination was carried)

## **8. Town Planner Report-**

Mr. Miller stated that all updates from the last meeting are ongoing.

- Solar Bylaw changes were submitted to the Board of Selectmen and should be on the Town Warrant at Town Meeting.
- Discussed the Stormwater issue on Lake Ave
- New application for Donnelly Condominiums

## **9. Citizen Input**

Matt Defosse, 7 Paul's Drive, supports the Planning Board members to go to more site visits because it is beneficial, concerned that applicants are submitting documents last minute, and has concerns about test pits being manipulated to the applicants favor. Mr. Butensky stated during the site walk they saw a few test pits.

Jeff Mitchell, 19 Park Ave, was before the Planning Board to share the issues occurring across the street from his home, new house was built and hit groundwater when digging the cellar hole, has videos of drainage flowing through neighbors' home into the lake, and has concerns with the runoff issues. There was much discussion regarding the runoff issues, Utilities and Facilities involvement, and the stormwater bylaws.

## **10. New Business/Adjournment**

**MOTION: Mr. Butensky motioned to adjourn the meeting at 7:57 pm**

**SECOND: Mr. Gleason**

**ROLL CALL VOTE: Mr. Butensky, Ms. Reed, Mr. Gleason, and Mr. Viner all voted aye, and the motion was carried (4-0)**

**Submitted by Monica Santerre-Gervais, ODIS Clerk**

**Approved by the Planning Board on: 10/05/2021**

**List of Documents used on September 21, 2021.**

**Items sent by email Planning Board or uploaded online prior to Meeting:**

- Agenda
- Drafted minutes for 9/7/2021 Special Meeting and 9/7/2021 Regular Meeting
- Updated Charlton/Bacon Subdivision Plan, drainage report, peer review responses, and waiver requests
- 69 West Main Street/WWTP- Request to withdraw

**Items submitted/ brought to the Meeting:**

None.