



Planning Board – Town of Spencer

Minutes

Planning Board Meeting

Tuesday, January 16, 2018 at 7:00 PM

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

Planning Board Members Present: Acting Chair Jonathan Viner, Shirley Shiver, and Maria Reed

Planning Board Members Absent: Robert Ceppi and Jeff Butensky

Staff Present: Paul Dell'Aquila, Town Planner

Staff Absent: Monica Santerre-Gervais, ODIS Clerk

1. Mr. Viner opened the meeting as acting chair

2. Public Hearing Continuation – Major Site Plan Review/ Stormwater Permit

Applicant/Owner: Dustin Doray (Dustin Doray Trucking), Location: 17 West Main Street; Spencer Assessor's Map U9/18. The applicant is requesting a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to install a truck parking garage with an office and to include three parking spaces. The property is located within the Industrial district.

Mr. Dell'Aquila addressed the new plan that was submitted because the applicant finally received a response from MassDOT and their disapproval of the proposed driveway. Therefore, the revised plans reflect the removal of the driveway on route 9. Jason Dubois was present for the meeting to discuss the revised plan and said that MassDOT felt there wasn't enough site distance for stopping so they removed the proposed driveway, they widened the gravel area, and everything else stayed the same. Mr. Dell'Aquila said that Corey Brodeur from Lenard Engineering was satisfied with the plan changes. Ms. Shiver asked if the Planning Board should have clarification about material for stock piled area and Mr. Dell'Aquila said they noted on the plan and that it would be surrounded by Jersey barriers or similar devices.

Mr. Dell'Aquila asked the Planning Board about stormwater conditions. The stormwater bond has been determined. Ms. Shiver suggested that the Conservation Commission may have conditions. Mr. Dell'Aquila didn't want to issue final without stormwater conditions being read aloud to be recorded with permit. Mr. Dell'Aquila suggested some options to the Planning Board members.

MOTION: Ms. Shiver motioned to confirm the Conservation Commission regulations for stormwater conditions and let it be included in the decision

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 3-0

MOTION: Ms. Shiver motioned to approve the Major Site Plan Review pending stormwater conditions to be included with this decision to be at the next meeting February 20, 2018

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 3-0

3. Public Hearing – Public Hearing: Major Site Plan Review/ Stormwater Permit Continuation – Applicant: Joseph Bartzis, Sunpin Massachusetts Opus Centrum, LLC; Owner: Joseph and Susan Foley, Location: North Brookfield Road; Spencer Assessor’s Map R39/14. The applicant is requesting a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to install a solar farm. The property is located within the Rural Residential zoning district.

Mr. Dell’Aquila explained they were going to continue, however, the applicant requested a Special Meeting on February 6, 2018

4. Public Hearing Continuation – Continued Special Permit/ Major Site Plan Review/ Stormwater Permit – Applicant: ForeFront Power, LLC; Owner: Laura Hopkins, Location: 36 Cranberry Meadow Road; Spencer Assessor’s Map R12/4. The applicant is requesting a Special Permit under Section 4.8.9 of the Spencer Zoning Bylaw to install a 2.2 megawatt solar farm and Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw. The property is located within the Rural Residential zoning district.

Mr. Dell’Aquila mentioned they will be continuing until the next meeting and there will be revised plans submitted.

5. Adoption of Minutes:

- **December 19, 2017**

MOTION: Ms. Shiver motioned to approve the minutes for 12/19/2017 as submitted

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 3-0

6. Town Planner Report/ General Board Discussion

- **Bixby Road- HOA language and trail connection surety**
- **Annual Stats for the Planning Board**
- **Outstanding ethics forms**

MOTION: Mr. Viner motioned to close the meeting

SECOND: Ms. Shiver

DISCUSSION: None

VOTE: 3-0

Submitted by: Monica Santerre-Gervais ODIS Clerk

Approved by the Planning Board on: 2/20/2018

List of Documents used on January 16, 2018

Items sent to Planning Board prior to Meeting by email:

- Agenda
- Memo emailed from Paul Dell'Aquila to Planning Board Dated 1/11/18
- Updated plans for Doray Trucking
- North Brookfield Solar Peer Review dated 1/5/2018
- Continuance request for Cranberry Meadow Solar
- Minutes for December 19, 2017

Items submitted at the Meeting:

1. Trail connection surety for Bixby Road
2. Ethics Forms
3. Updated plans for Doray Trucking