



Planning Board – Town of Spencer

Minutes

Planning Board Meeting

Tuesday, March 21, 2017 at 7:00 PM

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

Planning Board Members Present: Chair Robert Ceppi, Maria Reed and Jonathan Viner

Planning Board Members Absent: Shirley Shiver

Staff Present: Paul Dell'Aquila, Town Planner

Staff Absent: Monica Santerre-Gervais, ODIS Clerk

1) Mr. Ceppi opens the meeting at 7:07pm.

2) Public Hearing – Special Permit (Rear Lot Subdivision) - Applicant: Doug Cutler, Owners: Edward & April Bellefeuille c/o Douglas Cutler 12S LLC Location: 12 Sherman Grove, Spencer Assessor's Map U32/64. The applicant is requesting a Special Permit under Section 5.3.10 Of the Spencer Zoning Bylaw for a rear lot subdivision. The property is located within the Rural Residential zoning district.

A letter was submitted by Jason Dubois to continue the meeting until May 23, 2017 the letter was dated March 21, 2017.

Mr. Viner expressed that the applicant should resubmit his application when they are ready because the board has continued too many times. Mr. Dell'Aquila explained that the applicant is away and would like to present for the tech review meeting, however, he is unsure on when he will be back. Mr. Viner stated that there was a decent turnout for abutters and they should be re-notified. Also, Mr. Viner pointed out that he felt there are too many issues with the plan from other departments and that needs to be sorted out first. Mr. Dell'Aquila agreed that the abutters who came out for the first meeting should be re-notified but recommends continuing until May 23, 2017 and then if the applicant still isn't ready the board could deny the application. Mr. Ceppi asked if there was anything stated as to how many times applicants can continue and Mr. Dell'Aquila said he would research that information and get back to the board members. There was much discussion about continuing and the applicant's appearance being mandatory at the meeting in May.

MOTION: Mr. Viner motioned to continue the hearing until 5/23/17 in which the applicant must attend a tech review before the meeting in order to submit new plans and/or feedback from the other departments for the Planning Board to review. If the applicant does not submit new information or attend the tech review this shall be the last continuance.

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 3-0

3) Adoption of Minutes:

February 21, 2017

MOTION: Mr. Viner motioned to approve the minutes for 2/21/2017 as submitted

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 3-0

4) Town Planner Report/ General Board Discussion

-Discussed CMRPC possibly conducting a low impact design review. This review will not cost the town anything out of pocket. CMRPC will look at our Zoning Bylaws, subdivision regulations, and could possibly recommend revising them to meet green infrastructure guidelines.

- Discussed the Special Meeting coming up on 4/4/2017. The meeting is for the Marijuana Moratorium/ Ban. There was discussion as to the AG office allowing a full ban on recreational marijuana because the law was passed. Mr. Dell'Aquila said he would look into if other towns that have voted for the ban were allowed to do so by the AG's Office.

MOTION: Mr. Viner motioned to close the meeting at 7:32

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 3-0

Submitted by: Monica Santerre-Gervais ODIS Clerk

Approved by the Planning Board on: 4/18/2017

List of Documents used on March 21, 2017

Items sent to Planning Board prior to Meeting by email:

- Agenda
- Memo from Paul Dell'Aquila to Planning Board Dated 3/13/2017
- Minutes for February 21, 2017

Items submitted at the Meeting:

1. Letter submitted by Jason Dubois, in regards to continue the meeting for Sherman Grove, until May 23, 2017 the letter was dated March 21, 2017