



## Planning Board – Town of Spencer

### *Minutes*

#### Planning Board Meeting

**Tuesday, August 15, 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, Jonathan Viner, and Shirley Shiver

Planning Board Members Absent: None

Staff Present: Paul Dell'Aquila, Town Planner & Monica Santerre-Gervais, ODIS Clerk

#### **1) Mr. Ceppi opens the meeting at 7:00pm.**

#### **2) ANR: Bruso Family Trust/ Hastings Road**

Phil Stoddard, representing Bruso Family Trust, was present for the meeting. Mr. Dell'Aquila noted that the lot being created will be legal and the original "parent" lot will remain legal.

**MOTION: Mr. Viner motioned to approve the ANR and endorse the plan as submitted**

**SECOND: Ms. Shiver**

**DISCUSSION: None**

**VOTE: 4-0**

**3) Continued Special Permit/ Major Site Plan Review/ Stormwater Permit – Cranberry Meadow Solar 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.**

Opened hearing at 7:07 pm.

Mr. Ceppi explained that the applicant has asked for a continuance until September 19, 2017.

**MOTION: Ms. Shiver motioned to continue the public hearing until September 19, 2017**

**SECOND: Mr. Viner**

**DISCUSSION: None**

**VOTE: 4-0**

#### **4) Minutes – July 18, 2017**

**MOTION: Ms. Shiver motioned to approve the minutes for 7/18/2017**

**SECOND: Mr. Viner**

**DISCUSSION: None**

**VOTE: 4-0**

**5) Town Planner Report/ General Board Discussion**

- Discussed the upcoming FinCom/BOS visioning meeting that will take place on 8/16/2017
- Discussed going to Regional Trails Listening Session at CMRPC
- Planning Board members authorized Town Planner Paul Dell'Aquila to sign ANR plans
- Discussed Cranberry Solar land visit/ potential sit visit at 5 Martin Road to take pictures
- 103 North Spencer Road Solar coming in for site plan review
- Discussed Zoning Bylaws Amendments – Planning Board members agreed to have meeting on 9/19/2017 at 6:30 pm before regular scheduled meeting.

**Mr. Ceppi adjourned the meeting at 7:37 pm**

**Ms. Shiver Seconded**

**Vote: 4-0**

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

**Approved by the Planning Board on: 9/19/2017**

**List of Documents used on August 15, 2017**

Items sent to Planning Board prior to Meeting by email/mail:

- Agenda
- Memo from town Planner, Paul Dell'Aquila, dated
- ANR- Bruso Family Trust/ Hastings Road
- Cranberry Meadow Solar- Continuance
- Minutes for 7/18/2017

Items submitted at the Meeting:

None