



Planning Board – Town of Spencer

## *Agenda*

Planning Board Meeting/ **In-person or remote**  
McCourt Social Hall 157 Main Street, Spencer, MA 01562  
Tuesday October 19, 2021, at 7:00PM

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**Please join my meeting from your computer, tablet or smartphone.**

**<https://www.gotomeet.me/tmiller4/pb>**

**You can also dial in using your phone.**

**United States: [+1 \(571\) 317-3112](tel:+15713173112)**

**Access Code: 130-771-173**

**\*Important: please mute your phone until the Chairman calls upon you to speak.**

- 1. 7:00 PM: Open Meeting**
- 2. Approval of Minutes: 10/05/2021**
- 3. ANR's**
  - 4 Chickering Road- Daniel Watson**
  - 34 Brooks Pond Road- Joseph & Krystal Green**
- 4. 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.**
- 5. Continued Definitive Subdivision Plan: Applicant/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.**
- 6. Major Site Plan Review/ Special Permit/ Aquifer Protection – 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 and a special permit under Section 3.4.1 (Aquifer Protection) and 4.2 (Major Utility in Commercial Zone) of the Spencer Zoning Bylaw to modernize, upgrade, and improve the Wastewater Treatment Plant. The property is located in the Commercial zoning district.**
- 7. Town Planner Report**

**8. General Board Discussion/ Board Liaison Reports**

**9. Citizen Input**

**10. New Business/Adjournment**

Interested Parties may review these applications online on the Spencer website <https://www.spencerma.gov/planning-board> under News and Announcements the meeting material will be available to review OR call the Office of Development & Inspectional Services in Memorial Town Hall located at 157 Main Street Spencer, MA 01562, during regular business hours from 7:30am-4:30pm Monday-Wednesday and 7:30am-12:00pm on Thursday.