



Planning Board – Town of Spencer

Agenda

Planning Board Meeting via Remote Meeting
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Tuesday October 20, 2020 at 7:00PM

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

1. 7:00 PM: Open Meeting
2. Adoption of Minutes: August 18, 2020, August 18, 2020 (2nd half), August 25, 2020, September 15, 2020 and October 01, 2020
3. ANR's:
 1. Lot 5, 7, 7 E. Charlton Road/ Lot A/6R E. Charlton Road- John Kennedy
 2. 71 & 75 E. Charlton Road/ Adam German
4. Continued Public Hearing-Major Site Plan Review/Special Permit Applicant: Sunpin Solar Development, LLC; Owner: Peter and Carol Gaucher, Location: 22 Norcross Road; Spencer Assessor's Map R40-07. 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 Farm. The property is located within the Rural Residential zoning
5. 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 Farm. The applicant is also seeking a Subdivision approval as part of this project. The property is located within the Rural Residential zoning district.
6. Continued Public Hearing – Special Permit/Major Site Plan Extension; Applicant: ForeFront Power, LLC; Owner: Laura Hopkins, Location: 36 Cranberry Meadow Road; Spencer Assessor's Map R12-4. The applicant is requesting an extension to the Special Permit and Major Site Plan under Sections 4.8.9, 7.2, and 7.4 of the Spencer Zoning Bylaw to install a 2.2 MW solar array. The property is located within the Rural

Residential zoning district.

- 7. Continued Public Hearing: Major Site Plan Review/ Stormwater Permit Renewal – Applicant: Chris Nolan, BETA Group, Inc.; Owner: DG Northeast 2020 Holdings, LLC Location: North Brookfield Road; Spencer Assessor’s Map R39/14. The applicant is requesting an extension to a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to install a solar array. The property is located within the Rural Residential zoning district.**
- 8. Town Planner Report**
- 9. General Board Discussion/ Board Liaison Reports**
- 10. New Business/Adjournment**

***This Meeting of *the Planning Board* is being conducted remotely consistent with Governor Baker’s Executive Order of March 12, 2020, pursuant to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have suspended public gatherings, and as such, the Governor’s Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. We are meeting remotely and broadcasting live on Spencer Cable Access to ensure public viewing access. ***

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