



Planning Board – Town of Spencer

Agenda

Planning Board Meeting via Remote Meeting
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Tuesday November 17, 2020 at 7:00PM

RECEIVED
SPENCER TOWN CLERK
Pisc J Johnson
2020 NOV 10 AM 10:46

To listen live go to: SCATV.org

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

<https://global.gotomeeting.com/join/403145693>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (646) 749-3129

Access Code: 403-145-693

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

1. 7:00 PM: Open Meeting
2. Discussion: Building Inspector to determine process for Certificate of Compliance / Certificate of Occupancy regarding Solar Arrays
3. 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.
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 district
5. 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.
6. 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.

- 7. Definitive Subdivision Plan - Applicant: Colin Derhammer; 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.**
- 8. Special Permit - Applicant: Catalyze, LLC; Owner: ATV Realty Trust, Location: 51 Borkum Road; Spencer Assessor's Map R05-01. The applicant is a Special Permit under Section 4.3.25 (Construction Trades - outside area used for storage of equipment) of the Spencer Zoning Bylaw to use 2 acres for the storage of shipping containers filled with solar panels. The property is located within the Rural Residential zoning district.**
- 9. Special Permit – Applicant/ Owner: John Kennedy, 50 E. Charlton Road; Location: East Charlton Road; Spencer Assessor's Map R14-53-1, R14-53-3, R14-53-5. The applicant is requesting a Special Permit under 5.3.10 (Rear lot subdivision) of the Spencer Zoning Bylaw in order to create a rear lot subdivision. The property is located within the Rural Residential zoning district.**
- 10. Special Permit – Applicant/ Owner: Adam German; Location: 71 East Charlton Road; Spencer Assessor's Map R14-29-2 and R-14- 29-3. The applicant is requesting a Special Permit under 5.3.10 (Rear lot subdivision) of the Spencer Zoning Bylaw in order to create a rear lot subdivision. The property is located within the Rural Residential zoning district.**
- 11. Town Planner Report- CMRPC Delegate Ian McElwee**
- 12. General Board Discussion/ Board Liaison Reports**
- 13. 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. ***