



Planning Board – Town of Spencer

**Agenda**

Planning Board Meeting  
Tuesday November 19, 2019 at 7:00PM

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

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1. 7:00PM: Open Meeting
2. Adoption of Minutes: October 15, 2019
3. Continued Public Hearing: Amendment to Stormwater Permit/Major Site Plan Extension – Applicant: ZPT Energy Solutions II, LLC; Owner: Demeter Realty Trust C/O Brendan Gove. Location: 103 N. Spencer Road, Spencer Assessor’s Map R49/1/1. The property is located within the Rural Residential zoning district. The applicant is applying for an amendment to the existing site plan, originally approved July 13<sup>th</sup>, 2010, under Spencer Zoning Bylaw Section 4.3.4 (Major Utility).
4. Continued Public Hearing – Amendment to an approved definitive subdivision plan – Sunset Holmes, Applicant/Owner: James Laney/ 123 KIDS, LLC, Location: Sunset and Holmes Street off of Greenville Road, Spencer (Assessors Map U06-117-1, U06-117-2 & U06-152). This subdivision plan was originally approved by the Planning Board on December 6, 2005
5. 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.
6. 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. Decommissioning Bonds
  - Sunpin Solar/ 16 North Brookfield
  - Independence Solar/ 32 McCormick
8. Town Planner Report
  - Planning Board Rules and Procedures

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**9. Board Liaison Reports**

**10. New Business/Adjournment**

\*The items listed which may be discussed at the meeting are those reasonably anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

\*The Planning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please call 508-885-7500 ext. 180 in advance of the scheduled meeting.