



Planning Board – Town of Spencer

Agenda

Planning Board Meeting via Remote Meeting
McCourt Social Hall 157 Main Street, Spencer, MA 01562
February 16, 2021 at 7:00PM

To listen live go to: SCATV.org

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

<https://global.gotomeeting.com/join/830324429>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (571) 317-3129

Access Code: 830-324-429

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

1. 7:00 PM: Open Meeting
2. Approval of Minutes: 11/19/2020, 1/19/2021, and 2/02/2021
3. ANR Plans:
 - Arista Development/ 8 Hight Street, 95 & 101 Main Street
 - Arista Development/ 13 Pleasant Street, 101 Main Street
 - George Watson, Clark Road
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 PV Facility. The property is located within the Rural Residential zoning district.
5. Continued Public Hearing: Major Site Plan Review/Special Permit – 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 a good cause extension to a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to install a Solar PV Facility. The applicant is also requesting a good cause extension to a Special Permit under Section 7.2 of the Spencer Zoning Bylaw to install a Solar PV Facility. 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 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.**
- 7. Continued 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. 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. ***