



Planning Board – Town of Spencer
Agenda
Planning Board Meeting
Tuesday February 18, 2020 at 7:00PM
McCourt Social Hall
157 Main Street, Spencer, MA
Memorial Town Hall

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FEB 11 2020
11:25 AM
Spencer Town Clerk

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1. 7:00PM: Open Meeting
 2. Adoption of Minutes: November 19, 2019 and January 21, 2020
 3. ANR's:

Location: Charlton Road/Bacon Hill Road (R08-10);
Applicant: Spencer Solar II, LLC/ Melink Solar Development;
Owner: KNK Realty Trust/Todd Vitkos

Location: 60 Maple Street (U07-274);
Applicant: Joseph Levesque; Owner: Roman Catholic Bishop of Worcester

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/ 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 – 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
7. Major Site Plan Review/ Stormwater permit – Applicant/ Owner: Town of Spencer, Location: 14/18/20 Mechanic Street; Spencer Assessor's Map U 07-35/36/37. The applicant is requesting a Minor Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw Zoning to construct a new municipal parking lot. The property is located within the Town Center zoning district.
8. Review of Solar Bylaw Advisory Committee Report

9. Discussion on Scheduling Public Hearings for Proposed Bylaw Changes

10. Board Liaison Reports

11. Town Planner Report

- Request for use of CMRPC LPA hours
- Request for use of Revolving Fund for new Comprehensive Plan

12. 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.

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[Signature]
Spencer Town Clerk