



Planning Board – Town of Spencer

## *Agenda*

Planning Board Meeting/ **In-person or remote**  
McCourt Social Hall 157 Main Street, Spencer, MA 01562  
Tuesday February 7, 2023, at 7:00PM

---

---

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

<https://meet.goto.com/spencerODIS/pb>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 130-771-173

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

1. **7:00 PM: Open Meeting**
2. **ANR's**
  - **18 Laurel Lane/ Thomas & Donna Flannery/ Boundary Line Adjustment**
  - **Paxton Road/Lambs Grove/ Matthew & Jolene Sicard/ Create Lots**
3. **Continued Public Hearing: Special Permit– Applicant: Freedom Forever, Aaron Wendt; Owner: Craig Lusignan. Location: 83 Northwest Road, Spencer Assessor's Map R50-3-1. The applicant is looking for a Special Permit under section 4.8.9 (Solar Photovoltaic Generating Installations) to install small scale residential ground mount solar panels. The property is located within the rural residential zoning district.**
4. **Continued Public Hearing Definitive Subdivision Plan - Applicant: Spencer Solar LLC; Owner: Ash Spencer Realty LLC, Location: Ash Street; Spencer Assessor's Map R27-01. 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. This is a readvertisement of the public hearing on this application, which was originally commenced on November 19, 2019.**
5. **Continued Public Hearing Definitive Subdivision Plan: Applicant/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. This is a readvertisement of the public hearing on this application, which was originally commenced on November 17, 2020.**
6. **Discussion: Deer Run (Board Review of Road Acceptance)**

- 7. Discussion: Master Plan Steering Committee (Applicant Recommendations)**
- 8. Discussion: Board Policies and Procedures**
- 9. Town Planner Report**
- 10. General Board Discussion/ Board Liaison Reports**
- 11. Citizen Input**
- 12. Approval of Minutes: 1/17/2023**
- 13. New Business/Adjournment**

Interested Parties may review these applications online on the Spencer website <https://www.spencerma.gov/planning-board> under News and Announcements the meeting material will be available to review OR call the Office of Development & Inspectional Services in Memorial Town Hall located at 157 Main Street Spencer, MA 01562, during regular business hours from 7:30am-4:30pm Monday-Wednesday and 7:30am-12:00pm on Thursday.