



Planning Board – Town of Spencer

Agenda

Planning Board Meeting **via Remote Meeting**
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Wednesday March 17, 2021 at 7:00PM

To listen live go to: SCATV.org

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

<https://www.gotomeet.me/tmiller4/pb>

You can also dial in using your phone.

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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. Approval of Minutes: 2/16/2021
3. ANR Plans:
 - Arista Development/ 8 High Street, 95 & 101 Main Street
4. 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 PV Facility. The property is located within the Rural Residential zoning district.
5. 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.
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. Continued Special Permit Hearing - Applicant: Daniel Rubin, Freedom Forever Massachusetts, LLC; Owner: Craig Lusignan, Location: 83 Northwest Road; Spencer Assessor's Map R50-3-1. The applicant is seeking a Special Permit under Section 4.8.9 (Solar Photovoltaic Generating Installations) of the Spencer Zoning Bylaw to install a ground mounted 13.050 KW solar panel system. The property is located within the Rural Residential zoning district.**
- 9. Town Planner Report**
- 10. General Board Discussion/ Board Liaison Reports**
- 11. 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. ***

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.