



Planning Board – Town of Spencer

Agenda

Planning Board Meeting/ **In-person or remote**
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Tuesday May 16, 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. **Review and act on Deer Run, Phase 1 (sign mylars – road acceptance passed at the Annual Town Meeting on May 4, 2023)**
3. **Public Hearing: Major Site Plan Review/ Special Permit/Stormwater Permit – Applicant/Owners: Paul Haughey/ Spencer-East Brookfield Regional School District. Location: 302 Main Street, Spencer, MA; Assessor’s Map U05-5. The applicant is requesting a Major Site Plan Review, Special Permit, and Stormwater Permit, under sections 4.6, 6.1, 6.1.1, 6.3, 6.5.3, and 7.4 of The Spencer Zoning Bylaw and Stormwater Regulations for redevelopment, renovations, and improvements of David Prouty High School (DPHS). The property is located within the Suburban Residential (SR) zoning districts.**
4. **Public Hearing: Major Site Plan Review/ Stormwater Permit – Applicant/Owners: Jaime Scarff/ Spencer Solar Farm LLC. Location: North Brookfield Road, Spencer, MA; Assessor’s Map R39-14. The applicant is requesting a Major Site Plan Review and Stormwater Permit under sections 7.4, 7.4.5, and 4.8.9 of The Spencer Zoning Bylaw and Stormwater Regulations to develop a large-scale solar PV facility. The property is located within the Rural Residential (RR) zoning districts.**
5. **Discussion: Planning for future comprehensive review of Spencer Zoning Bylaw and Subdivision Regulations (grant funding, cost of operation, and timeline)**
6. **Discussion: Board Policies and Procedures**
7. **Planning Board Revolving Account – Advertising of DPHS project, FEMA Floodplain Bylaw, and proposed solar on No Brookfield Road**
8. **Town Planner Report**

- **Master Plan Community Visioning Night**

9. General Board Discussion/ Board Liaison Reports

10. Citizen Input

11. Approval of Minutes- 5/2/2023

12. Upcoming Events

- Master Plan: Community Visioning Night: May 17, 2023

13. 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.