



Planning Board – Town of Spencer

Agenda

Planning Board Meeting/ **In-person or remote**
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Tuesday June 21, 2022, at 7:00PM

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

<https://www.gotomeet.me/tmiller4/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. **Approval of Minutes: 6/7/2022**
3. **ANR's-Candlewood Drive/ JC Kady Realty LLC/ Create Lots**
4. **Continued Site Plan Review & Special Permit– Applicant/Owner: Spooky Realty Trust, Steven Turner, Location: Meadow Road, Spencer Assessor's Map U11-12, 12-1, 12-2, 12-3, 12-4. The applicant is looking for a Major Site Plan Review under section 7.4.2 (Site Plan Review is required for this use even when there is no new construction or expansion of structures or parking areas) & Special Permit under Section 3.4.1.G (Aquifer Protection Overlay District) and Section 3.4.2.H (Floodplain Overlay District) to. The property is located within the Commercial zoning district.**
5. **Special Permit– Applicant: Trinity Solar; Owner: Kim Snyder. Location: 36 Howe Road, Spencer Assessor's Map R19-15. 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.**
6. **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.**
7. **Special Permit– Applicant: Higgins Energy Alternatives; Owner: Ann & Warren Ramsey. Location: 183 Greenville Street, Spencer Assessor's Map R25-3. 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.

- 8. Special Permit– Applicant/Owner: Theodore LaBonte. Location: 15 Roy’s Drive, Spencer Assessor’s Map U15-53. The applicant is looking for a Special Permit under section 4.3.1 (Two-Family Dwellings) to construct a two-family home. The property is located within the suburban residential zoning district.**
- 9. Town Planner Report**
- 10. General Board Discussion/ Board Liaison Reports**
- 11. Citizen Input**
- 12. 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.