



Planning Board – Town of Spencer

Agenda

Planning Board Meeting/ **In-person or remote**
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Tuesday August 15, 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:
 - 3 **Sherman Grove/ Deborah Robertson/ Boundary Line Adjustment.**

176 & 184 Main St/ Cornerstone Bank/ create new lots

Hastings Road/ Clyde Ames/ Create Lots
3. Continued Public Hearing Major Site Plan Review/Special Permit/ Stormwater Permit – Applicant: Peter Rundle-Solar Smart, LLC, Owners: Hillside Baptist Church, Location: 472 East Main Street, Spencer, MA; Assessor's Map R34-8-1. The applicant is requesting a Major Site Plan Review, Special Permit, and Stormwater Permit under sections 7.2, 7.4, and 4.8.9 of The Spencer Zoning Bylaw and Stormwater Regulations to develop a large-scale ground mounted solar PV array (2.917 MW). The property is located within the Rural Residential (RR)/ Commercial (C) with the arrays in RR zoning districts.
4. Special Permit Application – Applicant/Owner: JC Kady Realty LLC. Candlewood Estates, located off Greenville Street/ Candlewood Drive, Spencer (Assessors Map R28-9-(7, 9, 20, 23, 25, 28, 31). The applicant is requesting a Special Permit under section 5.3.10 of the Spencer Zoning Bylaws for a rear lot subdivision. The zoning district is RR (rural residential).
5. Major Site Plan Review & Stormwater Permit – Applicant: Todd Tallman, Owners: Cornerstone Bank, Location: 176 & 184 Main Street, Spencer, MA; Assessor's Map U07-78 & 79. The applicant is requesting a Major Site Plan Review and Stormwater Permit under sections 7.4 and 7.4.2.E of The Spencer Zoning Bylaw and Spencer Stormwater Regulations to improve façade of existing bank, demolish one office, and reconstruct

parking lot/retaining walls. The property is located within the TC-Town Center zoning district.

- 6. Review: Spencer Fairgrounds Final Plan**
- 7. Discussion: Solar Bylaw Amendments**
- 8. Revolving Account Approval**
- 9. General Board Discussion/ Board Liaison Reports**
- 10. Town Planner Report**
- 11. Citizen Input**
- 12. Approval of Minutes- 8/01/2023**
- 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.