



Planning Board – Town of Spencer
Agenda
Planning Board Meeting
Tuesday August 20, 2019 at 7:00PM
McCourt Social Hall
157 Main Street, Spencer, MA
Memorial Town Hall

RECEIVED
1:59 pm
AUG 14 2019
Laura J. Tate
Spencer Town Clerk

1. **7:00PM: Open Meeting**
2. **Adoption of Minutes: May 21, 2019 and July 16, 2019**
3. **Continued Public Hearing Major Site Plan Review/ Special Permit: 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 Farm. The property is located within the Rural Residential zoning district**
4. **Continued Public Hearing – Amendment to an approved definitive subdivision plan – Sunset Holmes, Applicant/Owner: James Laney/ 123 KIDS, LLC, Location: Sunset and Holmes Street off of Greenville Road, Spencer (Assessors Map U06-117-1, U06-117-2 & U06-152). This subdivision plan was originally approved by the Planning Board on December 6, 2005**
5. **Public Hearing: Special Permit- Applicant: NVEnergy, LLC, Owner: Chris Dodge/ Samba Redick, Location 138 Wilson Street; Spencer Assessor's Map U17-7-2. The applicant is requesting a Special Permit for a small scale ground mounted solar array under Sections 4.8.9 of the Spencer Zoning Bylaw. The property is located within the Suburban Residential zoning district.**
6. **Amendment to Stormwater Permit/Major Site Plan Extension – Applicant: ZPT Energy Solutions II, LLC; Owner: Demeter Realty Trust C/O Brendan Gove. Location: 103 N. Spencer Road, Spencer Assessor's Map R49/1/1. The property is located within the Rural Residential zoning district. The applicant is applying for an amendment to the existing site plan, originally approved July 13th, 2010, under Spencer Zoning Bylaw Section 4.3.4 (Major Utility).**
7. **Right of First Refusal- Greenville Street**
8. **Town Planner Report**
9. **Board Liaison Reports**
10. **Open Space Committee Update**
11. **Planning Board Reorganization**
12. **New Business/Adjournment-**

*The items listed which may be discussed at the meeting are those reasonably anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. *The Planning Board is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please call 508-885-7500 ext. 180 in advance of the scheduled meeting.