



Planning Board – Town of Spencer

Agenda

Planning Board Meeting/ **In-person or remote**
McCourt Social Hall 157 Main Street, Spencer, MA 01562
Tuesday September 05, 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: 25 Borkum Road/ Katie Watson/ Boundary Line Adjustment**
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. **Continued 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. **Discussion/ Possible Action- to set a hearing on 10/17/2023 to rescind the constructive approval for Spencer Solar II, LLC c/o Melink Solar Development for Subdivision Approval on Charlton Road, Assessors’ Map R08-10, and reinstate the Planning Board denials of the subdivision.**
6. **Discussion/ Possible Action- to set a hearing on 10/17/2023 to rescind the constructive approval for Spencer Solar, LLC for Subdivision Approval on Ash Street, Assessors’ Map R27-1, and reinstate the Planning Board denials of the subdivision.**

- 7. Discussion: Bylaw Amendments:**
 - 1. Large Scale Commercial Solar**
 - 2. Energy Storage Systems**
- 8. Revolving Account Approval**
- 9. General Board Discussion/ Board Liaison Reports**
- 10. Town Planner Report**
- 11. Citizen Input**
- 12. Approval of Minutes- 8/15/2023**
- 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.