



*Dee J Johnson*  
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Planning Board – Town of Spencer

2020 SEP 10 AM 8:07

### **Agenda**

Planning Board Meeting via Remote Meeting  
McCourt Social Hall 157 Main Street, Spencer, MA 01562  
Tuesday September 15, 2020 at 7:00PM

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**Important: please mute your phone until the Chairman calls upon you to speak**

1. 7:00PM: Open Meeting
2. Adoption of Minutes: August 18, 2020, August 18, 2020 (2<sup>nd</sup> half), August 25, 2020
3. ANR's:
  1. 101 Wilson - Watson;
  2. Gold Nugget Farm Road - Brusco;
  3. Cranberry Meadow Road -William Casey Estates;
  4. 50 Lambs Grove - Lamothe
4. Continued Discussion from 8/25/20: Correspondence Regarding Citizen Concerns
5. Continued Public Hearing-Major Site Plan Review/Special Permit Applicant: 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
6. Continued Public Hearing-Major Site Plan Review/ Special Permit/ Subdivision - Applicant: Spencer Solar LLC; Owner: Ash Spencer Realty LLC, Location: Ash Street; Spencer Assessor's Map R27-01. 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 applicant is also seeking a Subdivision approval as part of this project. The property is located within the Rural Residential zoning district.
7. Continued Public Hearing /Reopening Approved Major Site Plan – 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

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existing site plan, originally approved July 13th, 2010, under Spencer Zoning Bylaw Section 4.3.4 (Major Utility).

8. **Continued Public Hearing – Special Permit/Major Site Plan Extension; Applicant: ForeFront Power, LLC; Owner: Laura Hopkins, Location: 36 Cranberry Meadow Road; Spencer Assessor’s Map R12-4. The applicant is requesting an extension to the Special Permit and Major Site Plan under Sections 4.8.9, 7.2, and 7.4 of the Spencer Zoning Bylaw to install a 2.2 MW solar array. The property is located within the Rural Residential zoning district.**
9. **Public Hearing: Major Site Plan Review/ Stormwater Permit Renewal – Applicant: Chris Nolan, BETA Group, Inc.; Owner: DG Northeast 2020 Holdings, LLC Location: North Brookfield Road; Spencer Assessor’s Map R39/14. The applicant is requesting an extension to a Major Site Plan Review under Section 7.4 of the Spencer Zoning Bylaw to install a solar array. The property is located within the Rural Residential zoning district.**
10. **Town Planner Report**
11. **General Board Discussion/ Board Liaison Reports**
12. **New Business/Adjournment**

\*\*\*This Meeting of the *Planning Board* is being conducted remotely consistent with Governor Baker’s Executive Order of March 12, 2020, pursuant to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have suspended public gatherings, and as such, the Governor’s Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. We are meeting remotely and broadcasting live on Spencer Cable Access to ensure public viewing access. \*\*\*