



Planning Board – Town of Spencer

**Agenda**

Planning Board Special Meeting/ **In-person or remote**  
CONFERENCE ROOM A, 157 Main Street, Spencer, MA 01562

Thursday September 15, 2022, at 7:00PM

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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. **Open Meeting at 7:00 pm**
2. **Approval of Minutes: August 16, 2022, and August 17, 2022 (Special Meeting)**
3. **Continued 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.**
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 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. **Continue Request for Extension to an approved Definitive Subdivision Plan – Applicant/Owner: JC Kady Realty LLC. Candlewood Estates Phase II, located off Greenville Street/ Candlewood Drive, Spencer (Assessors Map R28-9-25,9-20, 9-23, 9-28, 9-31). The applicant is requesting an extension of time to complete the subdivision in accordance with the previously approved plan. The Candlewood Phase II subdivision plan was approved by the Planning Board on November 20, 2007.**
6. **Discussion: Board Policies and Procedures**
7. **Review & Act: Revolving Account**
8. **Town Planner Report**

**9. General Board Discussion & Board Liaison Reports**

**10. Citizen Input**

**11. 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.