



Planning Board – Town of Spencer

**Agenda**

Planning Board Special Meeting/ **In-person or remote**  
McCourt Social Hall 157 Main Street, Spencer, MA 01562  
Wednesday October 18, 2023, at 7:00PM

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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. **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.**
3. **Public Hearing: Stormwater Permit (in conjunction with a Minor Site Plan review) – Applicant/Owners: Jeffrey Zukas, Location: Woodside Drive, Spencer Assessor’s Map R40-04. The applicant is requesting a Stormwater Permit, section 5.A, of The Spencer Stormwater Regulations and section 7.4.6 (Minor Site Plan) of the Spencer Zoning Bylaw for a proposed contractor’s yard to store and process material such as gravel, stone, and loam. The property is located within the Rural Residential (RR) zoning districts.**
4. **Public Hearing: Action- 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.**
5. **Public Hearing: Action- 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.**
6. **Discussion: Solar Bylaws & Energy Storage Systems**
7. **General Board Discussion/ Board Liaison Reports**

**8. Revolving Account Invoice Approval**

**9. Town Planner Report**

**10. Citizen Input**

**11. Approval of Minutes- 9/19/2023 and 10/03/2023**

**12. 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.