



Planning Board – Town of Spencer

## *Agenda*

Planning Board Meeting/ **In-person or remote**  
McCourt Social Hall 157 Main Street, Spencer, MA 01562  
Tuesday March 1, 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: 2/1/2022
3. ANR's-
  - 23 School Street, Joshua Leary, Create Lots
  - 12 Jolicoeur Ave, William McComas, Create Lots
4. 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 PV Facility. The applicant is also seeking a Subdivision approval as part of this project. The property is located within the Rural Residential zoning district.
5. Continued Definitive Subdivision Plan: Applicant/Owner: Spencer Solar II LLC c/o Melink Solar Development, Location: Charlton Road (Bacon Hill Road); Spencer Assessor's Map R08- 10. The applicant is requesting a definitive subdivision approval under Article 2.3 (Definitive Subdivision Plans) of the Spencer Subdivision Regulations. The property is located within the Rural Residential zoning district.
6. Continued Major Site Plan Review/ Special Permit – Applicant: David Franca, Franca Services; Owner: Gregory Lano; Location: 0 Donnelly Road, Spencer Assessor's Map R35 -25. The applicant is looking for a Major Site Plan Review under Section 7.4, and a Special Permit under Section 4.2 (A3 Multi Family in SR District) and 4.2.3 of the Spencer Zoning Bylaw to construct a multi-family housing development. The property is located within the suburban residential zoning district.

- 7. Discussion: Board Policies and Procedures and Board Reorganization**
- 8. Review & Act: Revolving Account**
- 9. Town Planner Report**
- 10. General Board Discussion & Board Liaison Reports**
- 11. Citizen Input**
- 12. 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.