



Planning Board – Town of Spencer
Agenda

Planning Board Meeting
Tuesday December 15, 2015 at 6:00PM
McCourt Social Hall
Memorial Town Hall

1. **6:00pm: Open Meeting**
2. **ANR's:**
 - **Smithville Road, Peter & Lynn Zukas, 1 New Lot**
 - **Gold Nugget Farm, Brusco Family Trust & Roxanne Fleming, boundary line adjustment**
 - **Central Reality Trust, 369 Main Street, 2 new lots**
3. **Site Plan Review: Applicant: ZPT Energy Solutions, LLC, Owner: Daniel Lemanger. Location: 19 Woodchuck Lane, Spencer Assessor's Map U16/54. The applicant is requesting a Site Plan Review under Sections 7.4 of the Spencer Zoning Bylaw applying for a "major utilities" ground solar farm site. The property is located within the suburban residential zoning district.**
4. **Site Plan Review: Applicant: ZPT Energy Solutions, LLC, Owner: Blair Enterprises, LLC. Location: 48 Paxton Road, Spencer Assessor's Map U17/1&2. The applicant is requesting a Site Plan Review under Sections 7.4 of the Spencer Zoning Bylaw applying for a "major utilities" ground solar farm site. The property is located within the rural residential zoning district.**
5. **Discussion – Proposed revisions to Table Of Uses**
6. **Discussion – Proposed revisions to Driveway Zoning Bylaw**
7. **Discussion - Proposed revisions to Spencer Stormwater Regulations-Section 3 Permit Procedures**
8. **Adoption of Minutes**
 - **November 17, 2015**
9. **Town Planner Report/General Board Discussion**

*The items listed which may be discussed at the meeting are those reasonably anticipated by the Chair. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.