

Planning Board – Town of Spencer

Minutes



Regular Planning Board Meeting
Tuesday, February 3, 2009 at 7:00 PM
McCourt Social Hall
Memorial Town Hall

The meeting was called to order at 7:00 p.m.
Planning Board Members Present: Chairman Fabio Carrera, Paul Tee, Shirley Shiver and Paul Sauvageau.
Planning Board Members Absent: Bob Ceppi
Staff present: Adam Gaudette, Town Planner

Approval of Minutes: January 20, 2009

Mr. Tee made a motion to accept the minutes for January 20, 2009. Ms. Shiver seconded the motion and the vote was 4-0 in favor.

Old Business:

A. Site Plan Review for Wireless Data Transfer Facility – Bell Atlantic Mobile, 35 Gold Nugget Road. Mr. Gaudette informed the Board that Mr. Klasnick, attorney for the applicant, requested that the Board accept the applicant's request to withdrawal their application without prejudice. The applicant has made the same request to the ZBA and Conservation Commission.

Mr. Tee made a motion to accept the applicant's request to withdrawal their application without prejudice. Mr. Sauvageau seconded the motion and the vote was 4-0 in favor.

New Business: None

Other Business: Board Discussion

A. Master Plan Assignments

Mr. Gaudette provided the Board with a list of tasks from the 2003 Master Plan that referenced the Planning Board as being involved in the implementation. These items included:

- Sewer/Water System Expansion Policy
Mr. Gaudette informed the Board that he has a meeting scheduled with the Town Administrator, U&F Superintendent, and Sewer Superintendent to discuss this item.
- Major Residential Development Review
This item talked about establishing a review policy for multiple ANR lots (say 5 or more). Mr. Gaudette informed the Board of the two planning legislation bills (CPA-2 and Land Use Partnership Act) which both propose to allow for zoning reform to include such a policy as well as impact fees and other changes. The Board suggested waiting to see if these bills are adopted later this year.
- Allow Senior Housing by Special Permit
This item talked about providing senior residential communities, retirement communities and residential care facilities in the downtown. The Board also discussed the possibility of active adult communities in other areas of Town. The Board suggested that this is something the Affordable Housing Committee could work on as part of the Housing Production Plan preparation.
- Adopt a Phased Growth Bylaw
This item talked about establishing a bylaw that phases large scale developments to limit impacts/. This is also something the CPA-2 and Land Use Partnership Act address and again the Board suggested waiting for these bills to be enacted.
- Work with Area Land Trusts
This is a Conservation Commission item but because Mr. Carrera is involved with the Spencer – Leicester Land Trust, it was discussed. The Board suggested that this will be discussed as part of this year’s Open Space Plan update.
- Coordinate Development Activity with Industrial Land Owners
Mr. Gaudette discussed the establishment of an Economic Development Committee to work on such tasks in conjunction the Regional Chamber of Commerce. The Board supported this suggestion.
- Affordable Housing
The Board has been discussing the preparation of a Housing Production Plan. Mr. Gaudette suggested that the Affordable Housing Committee be established to work on this plan and any possible zoning changes could be proposed after the plan is completed, possibly in the fall. The Board supported this suggestion.

- Substandard Housing
Mr. Gaudette explained to the Board that he has been working on the program design for incorporating multi-family use inspections into the Periodic Inspection (Section 106) program that the Building Department operates.
- Inclusionary Zoning/Incentive Based Zoning
The Board again agreed that the Affordable Housing Committee should work on this task as part of their work on the Housing Production Plan.
- Erosion Control Standards
Mr. Gaudette explained that as part of the establishment of the Stormwater Management Bylaw, that this will be addressed in the regulations for the bylaw.
- Expand Industrial Development Options
The Board again discussed the establishment of an Economic Development Committee to work on such tasks in conjunction the Regional Chamber of Commerce.
- Investigate the State's Community Preservation Act
The Board discussed this as something the Affordable Housing Committee, Open Space Plan Committee, and Historical Commission should work together to gain support for adoption, possibly in the fall.

The Board then discussed committee assignments for proposed committees that Mr. Gaudette is seeking to organize to support the relative planning documents mentioned above.

Master Plan Implementation Committee

The Board felt that the Planning Board Chairman should always be the Planning Board's representative on this committee. Also, the other members should rotate themselves as alternates when the Chairman is unable to attend. Thus, Mr. Carrera will be the Board's representative.

Open Space Plan Committee

The Board felt that Mr. Sauvageau should be the Planning Board's representative on this committee due to his background in environmental science. Mr. Carrera will also be on this committee due to his affiliation with the Spencer – Leicester Land Trust.

Affordable Housing Committee

The Board selected Mr. Tee to represent the Planning Board on this committee.

CDBG Community Advisory Group

Ms. Shiver has already been appointed to this committee which is beginning the process of consultant selection for the Town's Downtown Revitalization Study.

The Board also agreed that Mr. Gaudette should explore the idea of one Planning Board Meeting a month during this slow development time in order for the Board members and him to be able to attend other monthly meetings with the above committees.

B. Sustainable Development Principles

Mr. Gaudette presented the Board with several documents from the State's Smart Growth Toolkit website including the Governor's "Sustainable Development Principles" and sample Bylaws and Modules.

In relation to this topic, Mr. Gaudette informed the Board that he met with representatives from St. Joseph's Abbey and Massachusetts Technology Collaborative (MTC) earlier in the day as the MTC is funding a feasibility study for the Abbey's pursuit of a wind turbine. The Board expressed concern of potential impacts but also support for renewable energy initiatives. Mr. Gaudette will begin researching sample bylaws.

Mr. Tee made a motion to adjourn the meeting at 8:30 pm. Ms. Shiver seconded the motion and the vote was 5-0 in favor.

Submitted by:

Approved:

Adam D. Gaudette, AICP
Director/Planner, ODIS

Fabio Carrera
Planning Board Chairman