

Planning Board – Town of Spencer

Minutes

Regular Planning Board Meeting
Tuesday, April 17, 2012 at 7:00 PM
McCourt Social Hall
Memorial Town Hall



The meeting was called to order at 7:00PM.

Planning Board Members Present: Chair Shirley Shiver, Robert Ceppi, Mary Stolarczyk, Ralph DiChiara and James Whalen

Planning Board Members Absent: Associate Member Jonathan Viner. (He was present before the meeting, but left before any discussion began because of a work commitment).

Staff present: None

1. New Business:

A. ANR Plan, Route 49, R21/38 (Seven Mile River Associates)

The applicant made all the revisions that the Board had asked for at the last meeting. The Applicant added a note stating the purpose of the plan to divide the parcel into B1 and B2. They also clarified the easement and confusing line style on the plan.

MOTION: Mr. Whalen made a motion to approve the ANR plan as revised. Ms. Stolarczyk seconded the motion.

VOTE: (5-0 in favor) The Board signed the plan

B. Site Plan Review Determination, 10 Linden Street (Spencer Savings Bank)

Mr. Stoddard from Spencer Saving Bank is here tonight to determine if a site plan review is required. He explains they are looking to make the residential home on 10 Linden Street into an office for employees only; no customers will be going into the house. This would be a change of use from residential to business, and would require a special permit from the ZBA. This house is zoned Village Residential. The house would remain basically the same; they will make a few aesthetic updates to the outside and add at the most six parking spaces in the back. Employees would enter the parking lot from the existing Main Street Spencer Savings Bank entrance and park in the back.

The Board would like to see plans for the new parking spaces. Mr. Stoddard will get the plan ready for next month's Planning Board meeting. The Board review the plan and determine if site plan is needed at the next meeting scheduled for May 22, 2012.

MOTION: Mr. Ceppi made the motion to determine if site plan is needed and review the plan at the next meeting scheduled for May 22, 2012, Mr. DiChiara seconded the motion.

VOTE: (5-0 in favor)

C. Conceptual discussion, Proposed Solar Farm, 115 Wilson Street.

Roy Smith from Borrego Solar explains the plan for the proposed solar farm at 115 Wilson Street. The solar panels would only take up a small portion of the 169 acre property. The actual solar array would take up about 22 acres. The town has classified it as a major utility so they would need a special permit from the ZBA, and a major site plan review from the Planning Board. They would also need an Order of Conditions from the Conservation Commission. They have their first public hearing with the Conservation Commission on April 25, 2012.

The Board asked why only 22 acres will be used for the solar panels. Mr. Smith explains they found wetlands on the property. They will have to construct the panels in 3 separate clusters to avoid any disruption of wetlands. Once the fence is around the panels it will occupy around 70 acres of the 169 acre property; the rest will remain open.

Mr. Smith explains the stormwater management plan. They also have an erosion plan. They are trying to keep the project's environmental impact as minimal as possible. The road would be gravel and be accessed from Paxton Road.

Jared Connell, Project Developer from Borrego, explains tax revenue from the solar farm could help the town. They are planning on leasing the land from Mr. Carl Wilson the property owner. The lease would be a 10 year lease with a 5 year possible extension.

Mr. Ceppi asked how the solar panels are mounted. Applicant explains they are mounted on posts that are drilled 4 feet down into the ground.

Mr. DiChiara asked why they are so interested in developing the solar farm on this land in Spencer even with all its engineering and wetland issues. Mr. Smith explains Spencer is a good location for solar farms because it's rural land west of Worcester that has a National Grid tie-in point to get the power to their customer which is a College in Worcester.

Mr. DiChiara asked if any of the power can stay in Spencer. The applicant explains they have a contract agreement with a college in Worcester to receive all the power produced at this site.

Ms. Shiver asked if there are any more questions. The discussion was closed at this time.

2. Old Business: None

3. Approval of Minutes: Minutes for March 20, 2012

MOTION: Mr. Whalen made a motion to approve the minutes from March 20, 2012 Mr. Ceppi seconded the motion.

VOTE: (5-0 in favor)

Adjournment

MOTION: Mr. Ceppi made a motion to adjourn the meeting. The motion was seconded by Ms. Stolarczyk.

VOTE: (5-0 in favor)

Submitted by: Brynn Johnson, Jr. Clerk

Approved by the Planning Board on: _____5/22/2012_____

List of Documents used on April 17, 2012

Sent to Planning Board prior to Meeting:

- Agenda
- Minutes from March 20, 2012
- ANR plan Seven Mile River Associates
- Memo from Michael Toomey dated 3/27/2012
- Memo from Town Planner Michelle Buck to Planning Board dated 4/12/2012
- Borrego Solar Systems Inc. 115 Wilson Street Solar Farm packet

Documents Submitted at the meeting:

- Spencer Savings Bank 10 Linden Street packet