



Planning Board – Town of Spencer

*Minutes*

Planning Board Meeting  
**Tuesday, June 17 2014 at 7:00 PM**  
McCourt Social Hall  
Memorial Town Hall

Planning Board Members Present: Chair James Whalen, Shirley Shiver, Robert Ceppi, Mary Stolarczyk and Jonathan Viner  
Planning Board Members Absent: None  
Staff Present: Michelle Buck, Town Planner, Brynn Johnson ODIS Clerk  
Staff Absent: None

Mr. Whalen opens the meeting at 7:00pm.

**1. ANR Plan -Meadow Road/Turner**

This plan splits a small parcel off of Town-owned land to be transferred to the Charlie's Diner property.

MOTION: Mr. Ceppi makes a motion to approve this ANR plan. Ms. Shiver seconds

VOTE: 5-0 in favor

**2. ANR Plan - Treadwell Terrace/Sylvestri**

This plan splits a small parcel, containing a garage and shed. It is to be transferred to the abutting property.

MOTION: Ms. Shiver makes a motion to approve this plan as submitted. Ms. Stolarczyk seconds the motion.

VOTE: 5-0 in favor

**3. ANR Plan - 93 Hastings Road/Vandale**

This plan is a revision of the plan endorsed by the Board in April, 2014. Parcel 81D has been reduced from 6.8436 acres to 3.8828 acres.

Mr. Viner says there should be a note on this plan saying it's superseding the previous plan. Ms. Buck says this isn't necessary. Mr. Viner would also like remaining land to be shown on plan. There is much discussion.

MOTION: Ms. Shiver makes a motion to endorse the plan with the condition of adding remaining footage of remaining land and adding a note that this plan supersedes the previous plan. Mr. Viner seconds the motion.

VOTE: 5-0 in favor

Ms. Buck will contact Mr. Para the land surveyor to add the remaining land and add a note to the plan explaining this plan supersedes the previous plan.

**4. Major Site Plan Review- Spencer Veterinary Hospital:** This is a continued hearing from May 20, 2014

Wayne Belec explains since the last meeting he has submitted revised plans showing landscaping to address buffer requirements, also an easement was added to Lot 1 for the driveway for Lot 2. The driveway was updated as requested by Mass Highway. The driveway will now be 24 feet wide instead of 20 where it meets Route 9. The Conservation Commission issued their stormwater permit last week, and he has submitted a septic plan to the Board of Health. Along the residential zoning line at the back of the property they will plant thirteen arborvitae trees spaced 8 feet apart.

Ms. Shiver makes a motion to close the public hearing. Ms. Stolarczyk seconds the motion. Vote 5-0 in favor.

MOTION: Ms. Shiver makes a motion to approve the site plan for Spencer Veterinary Hospital. Ms. Stolarczyk seconds the motion.

VOTE: 5-0 in favor

#### **5. Major Site Plan Review - Solar Farms at St. Joseph's Abbey**

ODIS has not received any information from the applicant since the last Planning Board meeting.

MOTION: Ms. Shiver makes a motion to continue this hearing to the next scheduled Planning Board meeting on July 15, 2014. VOTE: 5-0 in favor

#### **6. Town Planner Report**

##### **A. DLTA Grant, Central Mass Regional Planning Commission**

Adam Gaudette Town Administrator is submitting an application for this grant related to regional school funding issues.

##### **B. Treadwell Drive Solar - Proposed Decommissioning Agreement; Performance Agreement**

Project representatives for Treadwell Drive have agreed to provide the full amount of the required security up-front rather than installments each year. The full amount is \$134,564.

The Board reviews the draft Decommissioning plan and Performance Agreement. Mr. Whalen says he called the FDIC for advice on this and they told him a bank should be named in the contract. As it's worded now it just says funds will be kept at a "local bank". He would like a bank to be named on the record this will give the Town more security in the event of a bank failing. Ms. Buck isn't sure which bank the Town uses but the check will be made out to the Town, the Treasurer will be in control of the money. The Treasurer will put the money in a bank she uses and trusts.

There is a discussion about the permitting process. The Board would like to make sure Conservation signs off on the permit before occupancy to avoid issues like they had with Wilson Street Solar.

Mr. Ceppi would like to add a condition to the decommissioning plan to have a consultant or third party to oversee or approve the decommissioning to make sure they do it correctly without harming the environment/land.

Due to a conflict of interest Mr. Whalen recuses himself from the decommissioning plan, so he cannot sign the document. Ms. Buck explains the Vice Chair can sign or they can make a motion to have her sign on the Boards behalf.

MOTION: Ms. Shiver makes a motion to allow Michelle Buck, Town planner to sign on the Boards behalf. Ms. Stolarczyk seconds the motion.

VOTE: 4-0 in favor (Whalen recused himself)

After Ms. Buck adds tonight's suggestions to the Decommissioning plan and Performance Agreement she will email it to the board for final approval.

MOTION: Ms. Shiver makes a motion to approve the Decommissioning plan and Performance Agreement with the changes that they have discussed. Ms. Stolarczyk seconds the motion.

VOTE: 5-0 in favor.

### **C. Sunset-Holmes Subdivision Letter of Credit, Notice of Default**

The owner (James Laney) and Webster First Federal Credit Union were notified that the Letter of Credit for this project is due to expire on 6/27/2014. Today the Bank called Ms. Buck and said they will have a letter of credit to her by Thursday.

### **D. Sugden Block**

The meeting planned for tonight was canceled. The next meeting will be in July.

With no further discussion the meeting is adjourned.

Submitted by: Brynn Johnson ODIS Clerk

Approved by the Planning Board on: 10/21/2014

### **List of Documents used on June 17, 2014**

Items sent to Planning Board prior to Meeting:

- Agenda
- Memo from Michelle Buck to Planning Board Dated 06/12/14
- Meadow Road/Turner ANR and application
- Treadwell Terrace/Sylvestri ANR and application
- Spencer Veterinary Hospital revised plans
- Hastings Road/Vandale ANR

Items submitted at the Meeting:

- None