



Planning Board – Town of Spencer

Minutes

Planning Board Meeting
Tuesday, May 19, 2015 at 7:00 PM
McCourt Social Hall
Memorial Town Hall

Planning Board Members Present: Chair James Whalen, Shirley Shiver, Robert Ceppi (arrived late), Maria Reed and Jonathan Viner
Planning Board Members Absent: None
Staff Present: Michelle Buck, Town Planner, Monica Santerre-Gervais, ODIS Clerk
Staff Absent: None

Mr. Whalen opens the meeting at 7:01 pm.

1. ANR Plans –William Casey Road (William Casey Estates):

Philip Stoddard, 184 Main Street, was present for the meeting. The applicant submitted an application and plan to create one new lot on (lot 1) and one parcel (parcel A). On the plans submitted it mentioned that the parcel A was labeled as a non-buildable lot. The Planning Board asked Mr. Stoddard why the lot was considered non-buildable and he said it was because it did not meet the regularity factor requirement. Michelle Buck mentioned that the Town of Spencer does not have a regularity factor. Mr. Stoddard mentioned that it was what he was told by the surveyor.

Mr. Stoddard mentioned lot 1 was approved several months ago and the applicant wanted additional area.

MOTION: Ms. Shiver made a motion to endorse the ANR

SECOND: Ms. Reed

DISCUSSION: None

VOTE: 4-0 in favor

2. Continued Public Hearing, Major Site Plan Review, Meadow Solar

Continued Public Hearing reopened at 7:07 pm.

ECOS Energy requested a continuance; they are still working on plans and may submit by late June.

MOTION: Ms. Shiver made a motion to continue until June 16th, 2015 with the extended deadline to end on June 30th, 2015.

SECOND: Mr. Viner

DISCUSSION: Ms. Buck noted that the Board may be forced to repost the hearing if ECOS Energy keeps continuing

VOTE: 3-0 (Mr. Ceppi was not present for this hearing and arrived after the vote)

3. Zoning Amendments – Continued Public Hearing, Driveways

Continued public hearing reopened at 7:10 pm.

The article was passed over at Town Meeting in May. Ms. Buck mentioned that Steve Tyler gave comments back on an earlier draft and she needs to speak with him on the updated version. Ms. Buck said The Planning Board can legally keep continuing the hearing, but may want to re-advertise when submitted to next Town Meeting so the public is fully informed.

MOTION: Ms. Shiver motioned to continue the driveway zoning amendments public hearing until June 16, 2015

SECOND: Mr. Ceppi

DISCUSSION: None

VOTE: 5-0

4. Adoption of Minutes

- **April 21, 2015**

MOTION: Ms. Shiver motioned to approve the minutes as submitted.

SECOND: Mr. Ceppi

DISCUSSION: Mr. Whalen asked to amend the motion to change the word “eliminating” to “modifying” in the third paragraph.

VOTE: 5-0 in favor.

5. Town Planner Report/ General Board Discussion

Sunset Holmes-Ms. Buck handed out an update for Sunset Holmes Subdivision dated 5/5/15 from Quinn Engineering. There was a question that was addressed by Ms. Buck that the Planning Board approved the modification of the cul-de-sac from a loop to a hammerhead a while ago. Mr. Whalen asked if they were still coming to the June meeting. Ms. Buck believes they are but she is going to double-check.

CMRPC- Ms. Buck handed out a letter from CMRPC dated 5/11/15 which requested input from the Planning Board and Highway Department on which roads to use for pedestrian traffic counts. Ms. Buck mentioned Main Street to Sugden Block, Ms. Shiver suggested Route 31 north and south to include the bicycles and trails, Mr. Whalen suggested Pine Meadow Playground and at the end of the CITGO Station, Mr. Viner said route 9 at the high school into the center of town, and Mr. Ceppi suggested the Dippin Donuts/ Dairy Queen area/ Mechanic Street/ Grove Street, and up Maple Street to the Post Office and liquor store.

Ms. Shiver asked if this was yearly. Ms. Buck replied that to her knowledge this was new this year. Ms. Shiver questioned if it could be because of Map 21 and the healthy initiative design but it seems like it would be too late at this point for it.

Discussion-

Update Mr. Ceppi on what he missed at the first half of the meeting.

There was some discussion about Ms. Buck's replacement and posting an ad for the position.

There was some discussion about the CMRPC Dinner coming up. Also, the open spot for the workshop at WPI that Mr. Whalen is unable to attend.

MOTION: Ms. Shiver made a motion to close the meeting at 7:30pm

SECOND: Mr. Ceppi

DISCUSSION: None

VOTE: 5-0 in favor.

Submitted by: Monica Santerre-Gervais ODIS Clerk

Approved by the Planning Board on: 6/16/2015

List of Documents used on 5/19/15

Items sent to Planning Board prior to Meeting

Mailed paper copies:

- Agenda
- Memo from Michelle Buck to Planning Board Dated 5/13/15
- ANR's- William Casey Rd/ William Casey Estates
- Continued Public Hearing: Meadow Solar/ Letter requesting continuance from ECOS Energy
- Minutes for April 21, 2015

Items submitted at the Meeting:

- Sunset Holmes Subdivision dated 5/5/15 from Quinn Engineering
- Letter from CMRPC dated 5/11/15 which requested input from the Planning Board and Highway Department on which roads to use for pedestrian traffic counts