**Planning Board Meeting Minutes**

Meeting held at Police Station Conference Room

July 15, 2020

Attendees: Bill King – Chair, John Tripp, John Turner, Sue Lyons (by phone), Jason Spangenberg (by phone) Absent: Michelle Petraitis, Alternate

Meeting Opened at 7PM.

The minutes of the June 17, 2020 were approved, moved by John Turner, seconded by John Tripp, vote was unanimous.

Mail and calls:

Bill received a call from Abby Reed from a company under contract with National Grid. They were interested in bylaws that would cover a solar project consisting of 27 battery containers. She said that they had contacted land owners and had someone interested. The project would connect to the grid and would be used to store and supply electricity. The new bylaws were supplied to them. So far no additional contact has been made.

Bill received a call from Betsy Noonan who owns the property at 25 Oakham Rd that is for sale. This land has been discussed in the past as a possible subdivision development. Betsy said she had someone interested in the property and needed a copy of a mylar of the plan for recording. Bill told her that her project has only preliminary plan approval and no mylar exists until a definitive plan is submitted and approved.

Bill has been working with town accountant to resolve one open bill with Stonebridge Press.

Bill said that Spencer is now using a cable channel instead of Zoom for meetings. He also stated that there are approximately five new solar projects being considered in Spencer and two that are being re-opened.

Discussion:

Sue Lyons and John Turner reviewed the current status of the Master Plan. Things have been slow due to Covid impacts. The group will be gearing back up in early August with survey and forums high on the agenda.

Bill reviewed a site visit that he and John Turner had with Dave Guerino from Borrego at the 10 Shore Road Blue-Wave solar site. They inspected the erosion control at the site of the lower array. It had well installed silt fence and straw bales. It all looked good except the line of erosion control on the right-hand side of the road by the array was missing. We were told that the line was left out because that section of road required extensive grading and the erosion control would be in the construction area. We asked that the line of erosion control still be installed, just far enough away from the road bed, to be clear of the grading. It can then be put in the proper place after grading.

The continuing story of erosion problems at the Brookfield Orchard solar site was discussed. The Planning Board, Conservation Commission and the building inspector are all working together to manage this situation. ConComm is meeting with Borrego on Wednesday July 22 to discuss matter with Dave Guerino.

Bill led a discussion about the possible bylaw change for two residences on a single lot in the R-11 district. John Trip, John Turner, Sue Lyons, and Jason Spangenberg all felt that this would increase population density and may serve a short term house affordability goal, but may increase neighbor disagreements. Bill said the proposal would help water/sewer department rates with more users without new lines being needed. The discussion tabled for now. Members discussed the idea of looking at the bylaws covering in-law apartments to see if this might provide another option.

John Tripp moved to close the meeting closed at 7:45pm with Sue Lyons seconding. All approved.

No members of the public were present.

Respectfully submitted,

John Turner, Clerk Pro Tem