

**Town of Leicester Planning Board
Meeting Minutes**

MEMBERS PRESENT: Jason Grimshaw, Debra Friedman, Sharon Nist, Adam Menard,
David Wright,

ASSOCIATE MEMBER: Alaa AbuSalah

MEMBERS ABSENT:

IN ATTENDANCE: Michelle Buck, Town Planner; Barbara Knox, Board Secretary

MEETING DATE: May 17, 2016

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM Public Application:
 Site Plan Review, Cherry Valley Solar Farm, 148 Henshaw Street
 (ZPT Energy Solutions, LLC/Cherry Valley Water District)
- 7:30PM Public Hearing:
 Special Permit, Mike's Donuts Drive-thru, 1181 Main Street
 (1181 Spileo, LLC)
- 8:00PM Public Application:
 Release of Covenant, Stafford Hill Estates (Michael J. Martiros)
- 8:10PM Approval of Minutes
- 2/2/2016
 - 2/16/2016
 - 3/8/2016
- 8:30PM Town Planner Report/General Discussion:
- Solar Farm Bylaws
 - Miscellaneous Project Updates

Mr. Grimshaw called the meeting to order at 7:00PM

Public Application

Site plan Review, Cherry Valley Solar Farm, 148 Henshaw Street

(ZPT Energy Solutions, LLC/Cherry Valley Water District)

Mr. Shawn Martin of ZPT Energy Solutions presented the application. The proposed development will consist of the installation of a 1.0 MW solar array at 148 Henshaw Street that will contain approximately 6100 solar panels. There is an existing service access road located off of Henshaw Street, north of the Cherry Valley Water District that they will utilize. They are proposing to improve the access road by adding some gravel to make it a more stable surface.

The arrays are located at the furthest end of the property and shown on the original plan to be around 40 feet off of Henshaw Street. They revised the plan after their meeting with the Conservation Commission and hearing the neighbors' concerns. They shifted the panels further to the west and south, over 100 feet from Henshaw Street, creating a 100 foot buffer from the abutting properties.

There is a small intermittent stream that currently spills over the access drive and they are proposing to put a culvert there to keep the road from washing out. They plan on clearing all the trees located within the green area shown on the plan and will re-vegetate the entire area. The panels will be surrounded by a fence and there will be additional clearing outside the fence particularly to the west and south. That area will be restored with a meadow seed mix. There will be trees removed in the area outside of the perimeter, but their stumps won't be removed. There is no grading proposed on the site and there is no drainage improvements proposed at this time.

Ms. Friedman asked what the grade was. Mr. Martin said the grade is at approximately 30%.

Mr. Martin said the Police Department recommended providing a secondary emergency access in case the primary is not accessible and to provide a paved 65 foot pad outside the gate to accommodate emergency service vehicles entering. All the wiring will be placed and connected back to the Grid on Henshaw Street. The converters will have motion sensor lights that will strictly be used for maintenance purposes.

Mr. Martin reviewed photos submitted to the Board. Photos 1 & 2 showed the existing dirt access way that they plan to upgrade. They will add a Knox-box, allowing emergency personnel access. Photo 3 shows the culvert the driveway crosses and another small wetland system there and Photo 4 shows what the wetlands actually look like as it exists. Photo 5 shows the Water District driveway to the north. Photos 7 & 8 are views from the north and west where the residential properties are located.

Mr. Martin said that Quinn Engineering noted some concern regarding the sight distances and that particular driveway does not meet intersection sight distance requirement standards from AASHTO. He felt the sight distance could be improved by removing some additional trees that were very close to the paved roadway. They are suggesting that advanced warning signs be placed during construction, during the times the area receives the most traffic, and to assist the traffic entering and exiting the site. During the times there is a flatbed trailer hauling panels to the site, they suggested having a flagger present to assist with the traffic flow.

Mr. Menard asked about the runoff and the effect to the open space and lower areas. Mr. Martin said in the original application, they used a very conservative lawn type of cover for that area, a meadow seed mix. There is a ditch on the south side of the water district's driveway that is shown in photo 5 and there is a catch basin to the north. Under the meadow conditions, the increase in runoff for a 25 year storm would be ½ a cubic foot per second. Therefore increased runoff to the ditch will be very modest and no water will leave the site onto abutting properties. The Conservation Commission included a specific condition regarding ground cover, because one of the concerns was after construction, the site not looking the way it should. Their condition required that an inspection be done after completion to make sure the ground cover had established.

Ms. Friedman asked how long the meadow mix took to establish and was it a perennial or annual mix. Mr. Martin said it's a mix of grasses and flowers that were low-growing and was a

perennial mix. There will be some annual mix used during the construction phase that will allow the site to become established.

Ms. Friedman asked to show how much vegetation would be left between the abutter and where the fence will be placed. Mr. Martin said the tree removal is where the light green was shown on the plan. Ms. Friedman confirmed there will be no trees left up between the abutter. Mr. Martin agreed. Ms. Friedman asked why. Mr. Martin said the trees would shade the solar array. They are open to re-establishing a hedge line or something similar with low lying plant materials that would help screen some of the view.

Attorney Michael Meloche said he personally met with the abutter and was told they wanted most of those trees down. The applicant will put back whatever the abutter wants, as long as it's not adversely affecting the solar panels. Ms. Friedman said it was obvious the hearing will need to be continued and asked if it would be possible to get something from the abutter in writing, because it would be hard for the Board to make a final determination without knowing. Mr. Meloche said the last conversation he had with the abutter was agreeing to bring in a landscape design engineer to meet with the abutter and discuss the landscaping.

Ms. Buck said the previous draft shows landscaping along Henshaw Street and along the abutter's property line. She felt it would be appropriate adding some more landscaping at the property line.

Ms. Buck said it was mentioned earlier about paving at the gate entrance to address the Police Department concerns. She asked if they addressed other comments from the Police Department. There was a comment regarding the gate at the entrance swinging in both directions, another one was regarding a secondary emergency entrance and the last comment was any structure to have a radio test conducted. Mr. Martin said they did address those concerns in their comment letter and noted a building was not proposed.

Ms. Buck said an earlier comment made was regarding cutting trees near the driveway to improve visibility and Quinn Engineering deferred that to the Planning Board. She asked the Boards' view on tree removal. Mr. Grimshaw felt it made sense to remove the trees. The Board agreed having no issues with removing the trees at the entrance drive.

Mr. Michael Novia, 117 Henshaw Street, asked how far the buffer zone was. Mr. Martin said approximately 100-feet of natural buffer between the property lines.

Mr. Novia asked if 100 feet of trees were going to stay. Mr. Martin said yes.

Mr. Novia asked about the noise level. Mr. Martin said after 50 feet or so, nothing can be heard. Mr. Meloche said the noise level can be compared to an indoor air conditioner.

Hearing no further questions or comments; Mr. Grimshaw asked for a motion to continue.
MOTION: Ms. Friedman moved to continue the Site Plan Review discussion on the Cherry Valley Solar Farm to Tuesday, June 7, 2016.

SECONDED: Ms. Nist – Discussion: None – VOTE: All in Favor

MOTION: Mr. Wright moved to extend the deadline to make a Decision to June 9, 2016
SECONDED: Ms. Nist – Discussion: None – VOTE: All in Favor

Public Hearing

Special Permit, Mike Donuts Drive-thru, 1181 Main Street (1181 Spileo, LLC)

Mr. Grimshaw read the Notice into the record; he gave instructions on the hearing procedures and then opened discussion to the applicant.

Jason Dubois of DC Engineering & Survey presented the application. The project is located at 1181 Main Street, which is located on the corner of Pine and Main Streets. Currently on the site sits Mike's Donuts and a multi-family home. There is an existing drive-thru window, which is an order and pick-up window. There is parking along the front and asphalt that comes around the lot and out to Main Street. The asphalt goes along the side, towards back and out to Pine Street. There are 3 curb cuts along Route 9 and additional access on Pine Street. The proposal is to add an order speaker at the back of the building and change the traffic flow, so the traffic is now coming off Route 9, around the building, ordering at the speaker and continue around to the pick-up window. The access from Pine Street will be blocked off and all traffic will flow out onto Route 9.

Ms. Elaine Casey, 1191 Main Street, asked where the order speaker was being placed and where the pick-up window was. Mr. Dubois said the order speaker will be at the rear of the building and the pick-up window will remain in its current location, on the Pine Street side of the building. He explained that the vehicles will travel around the building, place their order in the back and pick-up their order at the existing pick up window.

Mr. Grimshaw asked the audience to refrain from asking any further questions until after the applicant's presentation and after the Board's comments.

Mr. Dubois continued. This application was also before the Zoning Board for a variance for impervious area and the Planning Board application was for a special permit for the operation of a drive-thru facility. They plan paving around Mike's Donuts and the multi-family structure and to remove the current paved area between the buildings and replace with a pervious surface. Overall, there will be an increase in pavement on the site. There are a series of catch basins located in the back of the parking lot and throughout that will collect the stormwater runoff, treat it through a clear water separator and then flow to a detention area to infiltrate. There will be an overall increase in the recharge because of the additional pavement.

Along the back of the building, there wasn't enough room to have two lanes, so they proposed the bypass lane onto Pine Street. The original proposal was to have the bypass lane exit at the back of the site, but at the Zoning Board hearing, there was a lot of discussion regarding that location. It was determined the better alternative was to rearrange the bypass lane and go straight out to Pine Street instead of exiting out back, putting it further away from the neighbor's property.

Ms. Friedman asked what the sight distance was to the intersection. Mr. Dubois didn't have that information available, but guessed it to be approximately 200 feet in one direction and in the other direction, several hundred feet.

Ms. Nist asked how far the proposed drive-thru lane was from the current exit on Pine Street now. Mr. Dubois said the existing exit is kind of like a free-for-all. It's all open and they plan to close that off making a single 16 foot exit lane out.

Ms. Casey asked to be allowed to ask a question. Mr. Grimshaw agreed. Ms. Casey felt the drive-thru was extremely narrow and was not shown accurately on the plan. Mr. Grimshaw explained it may appear narrower than it is at the scale of the plan.

Mr. Dubois reviewed the plan showing the area of asphalt along Pine Street of the business and said he didn't know how long it had been like that, but believed it was once a sidewalk that was paved over.

Ms. Abusalah asked how this proposal would affect the parking. Mr. Dubois said currently there is parking along the front of both buildings and there are people who park along the road, but they are proposing 4 additional parallel spaces.

Ms. Friedman asked how the 4 parallel spaces will affect the by-pass lane. Mr. Dubois said it shouldn't because there are two lanes from those spaces where a vehicle can get into the by-pass lane and exit the site without going through the drive-thru.

Ms. Friedman asked for the total number of parking spaces. Mr. Dubois didn't have a total number, but felt it would be around 8 to 10 in the front of the building. Ms. Friedman asked that parking spaces be shown on the updated plan. Mr. Dubois agreed and said there would be no additional parking added because the drive-thru lanes will take up a lot of space and they were already over on impervious coverage.

Ms. Friedman asked about a snow removal contract. Mr. Dubois said the applicant also owns Dippin Donuts in Spencer and their contractor would also plow the Leicester site. Ms. Friedman asked if the snow will be removed from the site. Mr. Dubois said yes.

Ms. Casey noted concern that the fire hydrant at the Pine Street intersection was not shown on the plan. Mr. Dubois pointed out where the fire hydrant was on the plan.

Mr. Menard asked about the screening between abutters. Mr. Dubois said they discussed putting up a fence and some plantings around the site and along the drive-thru by-pass lane.

Ms. Friedman asked what was on the other side of the drainage swale that sat behind the by-pass lane. Mr. Dubois explained it wasn't a drainage swale that there's a pipe down there and a retaining wall and this site sits 4-feet higher from the site below. Ms. Friedman asked for that to be referenced on the updated plan and also to note what kind of plants were to be used. Mr. Dubois agreed.

Ms. Abusalah asked if there was a current traffic problem at the drive-thru. Mr. Dubois said currently they pull in off onto Pine Street and go to the order window and place their order. The order is processed and brought back to the window while the vehicle is waiting there. Currently, it's not causing traffic, but the owners would like to make this more of a successful business.

Ms. Abusalah was concerned with the possibility of traffic backing out onto Route 9. Mr. Dubois explained the distance from the pick-up window to the order speaker was around 200 feet, which can fit about 5 vehicles and from the order speaker to Route 9, there could be another 7 vehicles.

Ms. Nist asked if this site will have a similar set-up as to the site in Spencer. The Spencer site has their entrance and exit using the same access, with a stop sign identifying the exit, for people to know where vehicles can exit. Mr. Dubois said the entrance and exits will all have two lanes from Route 9.

Ms. Nist asked how many exits and entrances will there be and if all will be maintained. Mr. Dubois said 3 [on Route 9]. Ms. Friedman asked why keep 3. Mr. Dubois said they will be closing off the entrance to Pine Street, leaving that as an exit only; Route 9 will keep the same amount. Ms. Nist asked if all three cuts were exits and entrances. Ms. Dubois said yes and it's what's currently there and they are not adding any. Ms. Friedman noted they were adding the queue.

Mr. Wright asked if they were adding the queue on the side of the building, how it was different from them coming in off of Pine Street, from actually coming in off Route 9. Mr. Dubois said the paving by the multi-family goes to the edge of the lot and the only access to the drive thru is from Pine Street right now.

Ms. Friedman asked where the multi-family parking was. Mr. Dubois said the parking will remain in front of the structure and there was also a garage in back.

Mr. Menard asked if the paving will be marked for parking and access ways. Mr. Dubois said yes.

Ms. Nist asked if the paved area being blocked off along Pine Street was being replaced with green space. Mr. Dubois said they proposed to put green space there, but Quinn Engineering asked to put the sidewalk back, because there was originally a sidewalk there that got paved over.

Ms. Friedman asked what will stop people from driving up onto the sidewalk like they do now. Mr. Dubois felt by adding curbing might stop people, but wasn't sure. Ms. Friedman asked how far the owner's land went. Mr. Dubois said to the end of the asphalt and the Town land is the green space. He felt by adding curbing to the sidewalk, would stop vehicles from driving up on it. Ms. Friedman asked if that would affect the drainage. Mr. Dubois said no, it's below the retaining wall and the green was all in the Town's right-of-way.

Ms. Buck asked by shifting the driveway north, if it decreased the amount of impervious. Mr. Dubois felt it might slightly, but by adding the sidewalk back, it may be a wash.

Ms. Friedman noted the sidewalk wasn't within their land boundaries, so it wouldn't count towards the impervious percentage. Ms. Friedman asked about pervious pavement. Mr. Dubois explained it not being recommended in New England due to being inefficient with high maintenance.

Ms. Buck asked about a change in radius thru the drive-thru. Mr. Dubois said Quinn Engineering recommended 14 feet and they show 12.4 feet. They may be able to get a little more with the change to the by-pass lane.

Ms. Friedman asked if there would be a designated walkway for the tenants. Mr. Dubois said currently there is a set of stairs and stonewall and they would utilize the same stairs.

Ms. Friedman asked how deliveries would be made. Ms. Gjergji Disho, property/business owner explained deliveries won't change. They currently arrived at 3:30AM or by 7AM the latest. The tenants will access from the other side instead of going through the parking lot, where there is a sidewalk.

Ms. Friedman asked where the dumpster was located. Mr. Dubois said a dumpster will be located in back. Ms. Friedman asked how a large truck can maneuver around the drive-thru with a dumpster back there. Mr. Dubois explained with the current design, a dumpster can fit in there and a large truck can get through there. Ms. Friedman disagreed. Mr. Dubois said a dumpster already exists there. Ms. Friedman asked that the exact dumpster location be shown on the updated plan. Mr. Dubois agreed.

Ms. Buck asked to also indicate the flow of traffic on the updated plan.

Ms. Nist asked for a do not enter sign and stop signs be noted on the plan as well.

Discussion was opened to the public.

Mr. Robert Daigle, 20 Pine Street, said his property sits 4 ½ feet from that garage and driveway. There was discussion putting in some shrubbery along the driveway and when vehicles drive through 9 at night, there will be headlights shining through the shrubbery right into his living room. He felt the drive-thru will become a short cut eventually. He would like to have a fence put there instead to stop the headlights from shining into his home. Mr. Dubois suggested maybe a higher shrub. Mr. Daigle felt a higher shrub wouldn't stop the headlights, but a stockade fence would

Mr. Gerry Gaudet, 26 Pine Street, said from his deck, he can see right up to where the drive-thru will be. He would like to see a 6 foot stockade fence placed there, instead of shrubs. Mr. Dubois said they will look into putting in a fence there.

Ms. Vivien Gaudet, 26 Pine Street, said from the Pine and Main Street intersection, there are cars parked all along the sidewalk area. When a vehicle is trying to pull out of Pine Street, it is very

difficult to see the on-coming cars on Route 9. She felt a berm would stop cars from parking on the sidewalk.

Ms. Friedman suggested having marked parking spaces, not just a free-for-all and to show the handicapped parking. Mr. Dubois said they are currently looking into the handicapped parking issue. If there is a certain amount of work done on the site, handicapped parking isn't required. Ms. Friedman and Mr. Wright disagreed. Mr. Wright said a business is required to provide handicapped parking. Ms. Friedman agreed, saying you can't have a public business without handicapped parking. Mr. Wright said with 8 to 10 spaces, there has to be at least one handicapped spot. Ms. Friedman asked that the parking and handicapped accessible parking spot be shown on the revised plan and to address the intersection.

Mr. Wright said regarding the intersection and the concern pulling out onto Route 9, if a curbed sidewalk was being put in, then that would keep people from parking there, which should help that situation.

Mr. Ken Wood, 20 Pine Street, asked about the proposed drainage and proposed separator. His property sits low and is on the back end of Mike's Donuts where it can get very wet in the early spring and fall. He asked if this will cause any additional problems with the runoff into his yard. Mr. Dubois said he first looks at the existing runoff to the site and the different directions it flows. He then looks at the proposed site conditions and the runoff again. If it shows an increase in runoff because of the pavement, they will slow that water down by installing a catch basin to capture the water and put the site back to its existing condition. Mr. Wood said his concern was the additional runoff causing problems.

Ms. Elaine Casey said she has concern with runoff from that property going onto her property and ruining her garden. Mr. Dubois said there will be a berm put in along the entire edge of the pavement, with a catch basin that will bring the water away from her property. Mr. Grimshaw explained the proposal would not create any additional runoff to Ms. Casey's property, because the water will be redirected away from that property line.

Ms. Nancy Massey, 3 Pine Street, asked where the by-pass driveway exit was. Mr. Dubois pointed out the location on the plan. Ms. Massey said where the exit was proposed would have the car headlights shine right into her bedroom window and there was no way of hiding the lights with shrubbery or a fence with an exit. Mr. Dubois said at the ZBA meeting, it was said her garage was across from the driveway. Ms. Massey agreed, but where the driveway will be, it's not. Mr. Dubois said they aren't moving the driveway. He wanted to point out that this is going to be a Dippin Donuts site and will be more of a morning type drive-thru.

Ms. Friedman asked what the operating hours were. Mr. Dubois said 8PM would be the closing time. Ms. Friedman asked about a previous Planning Board file on this site from the previous owner on the drive-thru. Ms. Buck wasn't sure there was one, but would check.

Ms. Massey was also concerned with people shouting their orders into a speaker in the early morning. Mr. Dubois pointed out where the speaker would be located in the back.

Mr. Bill Massey asked how loud the speaker would be. Mr. Dubois said there is a standard volume, but there will be a 6 foot fence along that area and felt that would hold the sound back.

Ms. Disho said their business in Spencer has an order speaker and they have neighbors on both sides. They have been there 8 years and have a very good relationship with their neighbors. They will do all they can to improve their business and keep a good relationship with their neighbors.

Ms. Massey felt the location of the dumpster will have a negative impact on the neighborhood. Even though a business has been there for 20 years, the neighbors have not had this opportunity before to speak. The lot was more wooded and there were two trees that blocked the view.

Ms. Friedman asked if the dumpster was screened with vegetation. Mr. Dubois said no, but it will be with a fence.

Mr. Massey asked how much further down on the site the dumpster was being moved and if it was being moved further down Pine Street. Mr. Dubois said it wouldn't be much further than where it is now. It will be located on their site, it will be contained and screened and will meet the standards for a truck to get in and empty it.

Ms. Casey was concerned with the buffer proposed between her property and this property. Mr. Grimshaw explained that the applicant will need to revise the plan and show more clearly what the buffers are and what the distances are from property lines. The applicant will need to come back to next meeting and nothing would be decided on this tonight.

Mr. Wright noted that the changes being made are improving what is currently being dealt with on Pine Street. The applicant is making an attempt to alleviate some of the congestion that currently exists on Pine Street and the parking on the side.

Ms. Casey was also concerned with the business being open later and the site lighting affecting her property. Mr. Wright said they will have to provide that information on the revised plan.

Mr. Daigle didn't understand where the extra runoff being talked about would be coming from, because right now he can't walk to his barn in the spring because of the water level in his yard. He knows about it and expects it every year and it takes about a month for the water to recede before he can walk to his barn. Ms. Friedman said what the Board is hoping for is that the applicant will show an improvement in runoff coming down now.

Mr. Grimshaw explained that the Board won't be making a decision tonight and this will be continuing to the next meeting to allow the applicant to revise the plan addressing all the concerns discussed.

Mr. Dubois explained a dumpster was required on a commercial site and they are required to show that it will be screened. As for the proposed site becoming a cut through, he felt there was more of a chance for a cut through on site now, because that entire area is wide open. Also, there will be two 12-foot lanes and also a 10-foot parking area and 24 feet is required on a subdivision

road and these lanes will have vehicles going 5 miles an hour or stopped, so it won't be like an opened area.

Ms. Friedman noted where the curb was and the 4 foot drop off on the southwest corner, there should be some kind of barrier there. Mr. Dubois said there was a barrier proposed there now.

Ms. Friedman suggested the applicant come back with a plan showing how they were going to deal with all the openings onto Route 9. There will people coming and going out of all of them. She felt they might be able to get more parking by closing one curb cut.

Mr. Grimshaw asked for any further comments or questions; hearing none, asked for a motion to continue.

MOTION: Ms. Friedman moved to continue the public hearing on 1181 Main Street to Tuesday, June 7th at 7:30PM

SECONDED: Mr. Wright – Discussion: None – VOTE: All in Favor

Public Application

Release of Covenant, Stafford Hill Estates (Michael J. Martiros)

MOTION: Mr. Wright moved to release the covenant on Stafford Hill Estates

SECONDED: Ms. Nist – Discussion: None – VOTE: All in Favor

Approval of Minutes

- 2/2/2016
- 2/16/2016
- 3/8/2016

MOTION: Ms. Nist moved to accept the February 2nd, February 16th and March 8th, 2016

SECONDED: Mr. Menard – Discussion: None – VOTE: 5-in favor for 2/2 & 3/8/2016 minutes - 4-in favor / 1-abstained from 2/16/2016 minutes (Mr. Wright)

Town Planner Report/General Discussion

A. Solar Farm Bylaws

The Town Administrator asked about amending the Zoning Bylaw related to solar farms and perhaps requiring special permits in residential districts and buffers.

B. Miscellaneous Project Updates

- The Board of Selectmen established at Town Meeting last week, a special Bylaw Review Committee to review the General Bylaws every 5 years beginning in 2016. Planning Board has one appointee to the committee. Ms. Friedman suggested waiting to do any appointments until after the election and the Board reorganizes. All agreed.
- The Board has received a direct invitation to CMRPC dinner on June 9th to be held at the Castle Restaurant.
- A National Trails Day Event will be held on Saturday June 4th at 1PM at Sibley's Farm in Spencer

- There was a question at the last meeting regarding Central Mass Cranes' truck access and what was noted in the minutes or decision. There was nothing in minutes or decision that had to do with what entrance or exits being used for vehicles other than for the cranes.

MOTION: Mr. Wright moved to adjourn

SECONDED: Ms. Friedman – Discussion: None – VOTE: All in Favor

Meeting adjourned at 9:00PM

Respectfully submitted:

Barbara Knox

Barbara Knox

Documents included in mailing packet:

- Agenda
- Memo to the Board from Michelle Buck regarding May 17, 2016 Planning Board Meeting
- Copy of Site Plan Review application regarding 148 Henshaw Street Solar Project
- Copy of project description from Andy Glines, Fuss & O'Neill regarding 148 Henshaw Street Solar Project
- Copy of 148 Henshaw Street Solar Project Decommissioning Bid Tabulation
- Comment letter from Quinn Engineering regarding 148 Henshaw Street Solar Project
- Comments received from Police Department, Historical Commission, Highway Department, Fire Department, Board of Health regarding 148 Henshaw Street Solar Project
- Copy of Public Hearing Notice regarding a Mike's Donuts, 1181 Main Street special permit hearing
- Copy of Special Permit application regarding Mike's Donuts, 1181 Main Street
- Copy of project description from Jason Dubois, DC Engineering regarding Mike's Donuts, 1181 Main Street
- Comment letter from Quinn Engineering regarding Mike's Donuts, 1181 Main Street
- Comments received from Police Department, Historical Commission, Highway Department, Fire Department regarding Mike's Donuts, 1181 Main Street
- Planning Board Minutes of February 2, February 16 and March 8, 2016

Documents submitted at meeting:

- Site Photographs of 148 Henshaw Street Solar Project
- Copy of revised site plan on 148 Henshaw Street Solar Project
- Response Comments on Quinn Engineering's comments dated 4/13/2016 regarding 148 Henshaw Street Solar Project