

LEICESTER PLANNING BOARD

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2022 MAR 16 AM 7:54

MEMBERS PRESENT: Jason Grimshaw (Chair), Jim Reinke (Vice-Chair), Sharon Nist, Joshua Campbell, Deb Friedman (Associate Member)

TOWN CLERK'S OFFICE
LEICESTER, MASS.

MEMBERS ABSENT: Jaymi-Lyn Souza

STAFF PRESENT: Alaa Abusalah, Town Planner; Brooke Hultgren, Department Assistant

ORDER OF BUSINESS*

1. 7:00 PM **Public Hearing, Special Permit & Major Site Plan Review, continued**
SP2021-08/SPR2022-02 (Skyview Estates), Applicant: MKEP 770, LLC.,
651 Main Street, request to construct a private residential development
with 49 two-family dwellings
2. 7:15 PM **Public Hearing, Special Permit, continued**
SP2022-01, Applicant: ZP Battery Devco, LLC., 1355 Main Street,
request for earth moving activities associated with the installation of a
recently approved Energy Storage System
3. 7:30 PM **Request for Certificate of Completion & Release of Performance
Agreement**
SP2018-02 (Mulberry Solar), Applicant: CS Energy, 10 Mulberry Street
4. 7:30 PM **General Discussion**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
5. **Adjourn**

Mr. Grimshaw opened the meeting at 7 pm.

1. **Public Hearing, Special Permit & Major Site Plan Review, continued**
SP2021-08/SPR2022-02 (Skyview Estates), Applicant: MKEP 770, LLC.

[Ms. Nist recused herself from the following hearing.]

The applicant's team submitted waiver requests, a response to Quinn Engineering's comments, and draft plans, (including a cut and fill plan) prior to the meeting.

David King, project representative, met with Leicester Fire Chief and states each individual structure will be equipped with a sprinkler system. Colonial Drive Extension Road was removed from the plans at the request of the town's Technical Review Team.

Quinn Engineering signed off on all requested waivers.

A number of outstanding comments related to the project regarding Quinn Engineering's review. The earth work requirements are extensive, accompanied with site stability concerns. Kevin Quinn urges the applicant to submit an earth work phasing plan and a restoration landscaping plan.

2/1/2022 Meeting

The 3 'ANR' lots were removed from the plan. These lots should still be acknowledged on the plan because they will be subject to the conditions put on the project.

The plans submitted 2/1/22 are labeled "draft" plans. The Board cannot approve plans that have not been finalized.

Board Comments:

The plans submitted 2/1/22 are labeled "draft" plans. The Board cannot approve plans that have not been finalized.

Ms. Friedman asks that the applicant provide an earth work phasing plan, a landscaping plan, and an example of another community where the Warm-Up road heating system has been implemented.

David King, project representative, clarifies that the site will not be clear cut. Trees will initially be cut only where the road and drainage systems are to be placed.

Mr. Grimshaw reiterates that the Board cannot make a decision on plans that have not been finalized and subsequently been reviewed by the Town Engineer. The applicant should address the majority of Quinn Engineering's comments on the final plans.

Ms. Friedman notes that an earth filling permit application should be submitted due to the amount of cut and fill that will be taking place on site.

John Schocik 7 Folsom St: heated street portion

DK paid for by the developer, funds put aside to fire dept. for a performance bond.

DK Request Continuance to next meeting 2/15, and deadline extension

Motion: Ms. Friedman moves to extend the Special Permit deadline to April 1, 2021.

Second: Mr. Reinke

Discussion: None

Vote: (4-0-0)

Motion: Mr. Campbell moves to continue the hearing to February 15 at 7pm.

Second: Mr. Reinke

Discussion: None.

Vote: (4-0-0)

[Ms. Nist rejoins the meeting at 8:21 pm.]

2. **Public Hearing, Special Permit**, continued

SP2022-01, Applicant: ZP Battery Devco, LLC., 1355 Main Street

The applicant hired an LSP, Dan Lafrance, and submitted a soil management plan. Mr. Lafrance asks the Board if the MA DEP standards are acceptable criteria to use. The Board agrees to using MA DEP standards.

Motion: Ms. Friedman moves to continue to 2/15 at 7: 30 pm.

Second: Ms. Nist

Discussion: None.

Vote: (5-0-0)

2/1/2022 Meeting

3. Request for Certificate of Completion & Release of Performance Agreement

SP2018-02 (Mulberry Solar), Applicant: CS Energy, 10 Mulberry Street

Motion: Mr. Campbell moves to approve the request for certificate of completion and the release of performance agreement.

Second: Ms. Nist

Discussion: None

Vote: (5-0-0)

4. General Discussion:

1439 Main St Special Permit Amendment hearing will be held on February 15, 2022.

Oakridge Estates road acceptance.

The Open Space and Recreation Plan was returned by the state with a few edits.

Request for lakes and ponds zoning reconsideration.

5. Adjourn

Motion to adjourn: Ms. Nist.

Second: Mr. Campbell

Discussion: None.

Vote: (4-0-0)

The meeting was adjourned at 8:48 pm.

Respectfully submitted,

Brooke Hultgren, Department Assistant