

Town of Leicester Planning Board
Meeting Minutes

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

ASSOCIATE MEMBER: Alaa AbuSalah

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

MEETING DATE: **June 7, 2016**

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM Public Application Continued:
 Site Plan Review, Cherry Valley Solar Farm, 148 Henshaw Street, (ZPT Energy Solutions, LLC/Cherry Valley Water District)
- 7:30PM Public Hearing Continued:
 Special Permit, Mike's donuts Drive-thru, 1181 Main Street (1181 Spileo, LLC)
- 8:00PM Approval of Minutes:
 4/5/2016
- 8:15PM Town Planner Report/General Discussion:
 A. Miscellaneous Project Updates

Called to order at 7PM

Public Application Continued:

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

Mr. Andrew Glines of Fuss & O'Neil Engineering represented the application. The applicant, ZPT Energy Solutions, is proposing a 1.0 MW solar project at 148 Henshaw Street, on property owned by the Cherry Valley/Rochdale Water District. Most of Quinn Engineering's and the Town Department's concerns have been resolved, but there were a few of the items that weren't completely resolved.

- Comment #1 was regarding sight distance at the existing driveway entrance. There is a slight restriction currently, but still meets the minimum requirement on stop and sight distance for vehicles traveling on Henshaw Street, which is 200-feet. Mr. Glines said to increase the intersection sight distance, they are willing to selectively remove trees along & adjacent to Henshaw Street. They would flag the trees in the field during construction and then have the Board's representative come out and view the site conditions and to verify the trees being removed prior to their removal. He submitted a plan showing the trees recommended for removal.
- Comment #2 was regarding the National Grid connection on Henshaw Street. A specific connection method has not been designed by National Grid yet and that won't be done until approval has been received from the Town.
- Comment #3 was from the Fire Department, as well as Quinn Engineering regarding the access road width. They have revised the site plan to show a 14 foot wide gravel access road that will require minor grading along the shoulders of the existing access road. They will submit a full stamped set of plans, with the revision date, showing all changes that have been made as part of the Conditions of Approval.

- Comment #4 was regarding the clearance underneath the fence to allow wildlife access through the site. They didn't have a problem leaving around 6 inches to allow small animals access.

Mr. Glines continued. At the last meeting an abutter to the south suggested wanting to see a larger buffer between the sites. They would be willing to install 150 feet of 8 foot high white vinyl fencing along the property line, and up to 25 native evergreen shrubs, planted on the applicant's property, at the abutter's discretion, to provide a screen all year round, but not block the sun from getting to the panels.

Anthony Lembo, 176 Henshaw Street, thanked the Planning Board for working with the neighbors who will be directly affected by this. His biggest concern was getting year round buffer coverage so they wouldn't have to ever see it. He was pleased to see the applicant's willingness to work with him.

Ms. Friedman agreed to the applicant flagging the trees for removal and either Ms. Buck or Board members do a site visit. She asked if it was normal to leave 6 inch opening at the bottom of a fence. Mr. Glines said no, usually the bottom rail would be right up against the finish grade, but there have been some solar facilities where the fence had been raised slightly to allow small animals access through the site.

Ms. Buck asked on whose property the screening fence would be placed. After some discussion, Mr. Glines said the fence would be located on the solar project site.

Ms. Buck reviewed the changes made to the Order of Conditions that reflect the changes recommended from Quinn Engineering and changes discussed and agreed upon at tonight's meeting.

Hearing no further comments or concerns from the Board and from the public, Mr. Grimshaw asked for a motion.

MOTION: Mr. Wright moved to approve the Site Plan Review application for a 1.0 MW solar array at 148 Henshaw Street, Cherry Valley, MA (Cherry Valley/Rochdale Water District) based on the conditions outlined at tonight's meeting.

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

Public Hearing Continued:

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

Ms. Buck said the applicant has submitted a written request for a continuance to June 21, 2016

MOTION: Ms. Friedman moved to approve the request for a continuance to June 21st at 7:30PM

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

Approval of Minutes

4/5/2016

MOTION: Ms. Friedman moved to approve the minutes of April 5th, 2016

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

Town Planner Report/General Discussion:

A. Miscellaneous Project Updates

Ms. Buck informed the Board that a property owner, who has an application before the Conservation Commission, has been harassing her and sending harassing emails to her. The Town Administrator and Town Counsel have been made aware of the situation and the Town Administrator has sent a letter to the property owner advising to cease and desist and not to make any further contact.

Zoning Legislation update

A proposal will be made before the Legislature this week with significant changes to the Zoning Act. Ms. Buck provided a summary of the major provisions of the legislation. The most controversial aspect of the bill is that it will require every community in Massachusetts to have at least one area designated for by-right multi-family housing at a density of 8 -units per acre and larger communities, 15 units per acre. Another aspect of the bill is a mandatory, by-right, accessory apartments state wide, allowing up to 900 square feet or half the size of the house.

MOTION: Ms. Friedman moved to send a letter of endorsement to Senator Moore's Office in support of the proposed legislation.

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

MOTION: Mr. Wright moved to adjourn meeting

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

Meeting adjourned at 7:50PM

Respectfully submitted:

Barbara Knox

Barbara Knox

Documents included in the mailing packet:

- Agenda
- Memo from Michelle Buck to the Planning Board regarding 6/7/2016 meeting
- Comment letter from Quinn Engineering, dated 5/23/2016, regarding 148 Henshaw Street Solar Project
- Response letter to Quinn Engineering's comment letter of 5/23/2016 from Andy Glines, Fuss & O'Neil dated 6/2/2016 regarding 148 Henshaw Street Solar Project
- Draft copy of Order of Conditions for 148 Henshaw Street Solar Project
- Planning Board minutes of April 5, 2016

Documents submitted at meeting:

- Comment letter from Quinn Engineering dated 6/7/2016 regarding 148 Henshaw Street Solar Project
- Response letter to Quinn Engineering comment letter of 6/7/2016 from Andy Glines, Fuss & O'Neil dated 6/7/2016 regarding 148 Henshaw Street Solar Project
- Email from Andy Glines dated 6/7/2016 regarding 148 Henshaw Street Solar Project
- Photo simulation regarding suggested tree clearing regarding 148 Henshaw Street Solar Project
- Copy of an Act promoting housing and sustainable development