

**Town of Leicester Planning Board**  
**Meeting Minutes**  
**June 19, 2018**

MEMBERS PRESENT: Jason Grimshaw, Chair; Debra Friedman, Sharon Nist, Andrew Kularski, Alaa AbuSalah

ASSOCIATE MEMBER: Robyn Zwicker

MEMBERS ABSENT:

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

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM Public Hearing, Special Permit Application:  
Open Space Residential Development, Mayflower Circle/Holcomb Street (SP2018-01) Applicant: Central Land Development Corp
- 7:30PM Public Application:  
Preliminary Subdivision plan, Parker Street (SUB2018-02); Applicant: Webster First Federal Credit Union
- 8:00PM Public Application:  
Extension Request to complete work; Curtis Self-Storage Facility
- 8:00PM Town Planner Report/General Discussion:  
A. Sign Registry of Deeds Form  
B. Miscellaneous Project Updates  
C. Board Member Committee Updates

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

**Public Hearing, Special Permit Application (continued)**

Open Space Residential Development, Mayflower Circle/Holcomb Street (SP2018-01).

Applicant: Central Land Development Corp.

Mr. Brian MacEwen of Graz Engineering and Mr. Matt Schold of Central Land Development Corp in attendance. Mr. MacEwen reviewed discussion being left off with waiver requests. The Board voted on all three requests, leaving one outstanding waiver request relative to sidewalks.

Ms. Buck said the Board voted at last meeting, to reduce the 100ft buffer in two locations, lots 1 and 11 off Mayflower Circle and lots 12, 16-19 off Holcomb Street. The Board voted also to allow reduction in the pavement width from 28ft to 24ft and no action was taken on the waiver to have 11 lots on a dead end road, because the Planning Board doesn't have the authority to grant that waiver ( it requires a variance from the Zoning Board). The last waiver request was for no sidewalks and the Board had a split vote on requiring one sidewalk.

Mr. Grimshaw gave instructions on hearing procedures and then opened discussion to public.

Mr. Joe Ferrantino for parents at 37 Mayflower Circle was impressed with the builder's willingness to work with the neighbors. They would really like to see the OSRD plan move forward and felt it was a great plan for that spot.

Ms. Christine Davis, 41 Mayflower Circle, was concerned with heavy equipment going in and out of their street. She asked if there will be repairs made to the road if any destruction was done to it. Mr. MacEwen said any damage done within these locations, will be repaired.

Ms. Davis said currently there is a water ban in the Hillcrest Water District and she hasn't been able to water her lawn for the past 2-years. She asked where the water was coming from to supply these new homes proposed, will it draw off the Hillcrest system or will they have wells. Mr. MacEwen explained part of the process was to petition the local water and sewer departments for availability to supply the new homes. They received an approval for both public water and sewer for the homes and will not have private wells or septic.

Mr. Jeffrey Lassey, 39 Mayflower Circle, questioned how the claim can be made there was enough of water when they are currently in a water ban. He asked who makes that decision. Mr. MacEwen said there is a difference between what goes on with a water ban and what the capacity is to service homes. The Water Department has a consultant that monitors and advises them on what that capacity is and what they can supply. The letter they received from the Water Department states they have the capacity to service this development.

Ms. Pauline Anderson, 8 Holcomb Street, questioned which water/sewer district they received approval. Ms. Sandy Wilson said Hillcrest water and Hillcrest sewer services Mayflower Circle.

Ms. Anderson said the letter from Hillcrest water states there was adequate sewer supply and not water supply. Ms. Buck said the required documentation was received from the water and sewer departments stating there was adequate supply for this project.

Mr. Walter Hayes, 32 Mayflower Circle, said a few weeks ago, Leicester Water District came through the neighborhood stating the water district can't handle what is going on now and only has an X amount of water. The Leicester water district helps Hillcrest water district to supply water, which is why they have low water pressure. Ms. Wilson explained the reason for low water pressure was that the water storage tank was being worked on and in the process of being replaced. Once it's replaced, it will be refilled and have enough water to supply the homes.

Ms. Anderson was concern there was no control on who built the homes. Ms. Buck said the Planning Board does not review who builds the homes, the style of the homes, or the cost. Their review is on single-family homes that meet setbacks requirements, design of the roadway and conformance to the Bylaw related to Open Space Development.

Mr. Ferrantino felt it was important to hear single-family homes would be required to be built on these lots. That was the reason he wanted this plan to go forward, because multi-family homes will end up being built there and no one will be able to stop it. This plan fit in with the current neighborhood, had very low impact and a percentage of land will be given back to the Town as open space.

Ms. Anderson said the land coming back to the Town were all wetlands that has protected habitat species. She asked the last time a study was done on the changes to those wetlands. Mr. MacEwen said that will be done when they file the definitive plan.

Ms. Anderson questioned the two plans presented. One that didn't require waivers from the Bylaw and followed the laws this Town voted in and two the plan that required waivers from the Bylaw. Ms. Friedman explained the developer had the opportunity to go either way. Voters at Town Meeting approved the traditional subdivision plan, as well as, zoning for a low impact plan. Ms. Buck said the reason for two plans was a developer is required to file, under this section of the Bylaw (OSRD), to show what a conventional subdivision would look like. This is how the Planning Board determines how many lots are eligible for open space development. The purpose of the OSRD Bylaw is to minimize impact on environmentally sensitive areas.

Ms. Anderson asked whether the Board had any concerns with the dangers on the impact and disturbance to the wetlands. Mr. Grimshaw explained that the Board follows the legal process on what the Town voted for regarding zoning. He had concern protecting the wetland and follows the process for that. Mr. Kularski had concern protecting the wetland, and felt this plan was less destructive to the wetland. He has faith in the process and through all the other reviews required, before anything can happen. Ms. Friedman applauds the effort on presenting a plan to the Board that had the least amount of impact to the land itself. A person has a right to develop their land, and this developer had taken into consideration the impact to the environment.

Ms. Christine Bates, 5 Holcomb Street, asked with the OSRD plan, if there was an alternative to get another egress out of Holcomb Street. Mr. MacEwen said there could be if they wanted to disturb more wetlands, but they were trying to minimize impact to the wetlands.

Lisa Cole, 21 Laurelwood Ave, had concern with safety of the children. She felt having this opportunity to build something new, why it was not being done according to the Bylaws in place to make a safer environment. Ms. Buck said the waivers written into this section of the Bylaw, allowing the Board to grant waivers for a better design that reduces impact to the environment. It is anticipated under this type of development that waivers would be granted.

Hearing no further questions or comments, Mr. Grimshaw asked to revisit the vote on the sidewalk waiver request. Voting tonight: Debra Friedman, Jason Grimshaw, Sharon Nist, Andrew Kularski

MOTION: Ms. Nist moved to allow reduction of two sidewalks down to one sidewalk, within both cul-de-sacs on Holcomb Street and Mayflower Circle.

SECONDED: Ms. Friedman – Discussion: None – VOTE: 3 – in favor / 2 – opposed  
Mr. Schold asked the benefit on having one sidewalk within the cul-de-sac. Mr. Grimshaw said the Board agreed it would provide a safer area for children.

Ms. Buck explained the Board will now vote on the special permit. She prepared for review a draft decision on how the project conforms to the Bylaw and conditions for consideration. The developer will be submitting new plans later with more detail. This special permit is just approving the concept for the Open Space Development.

Ms. Friedman suggested including a condition, should damage to existing roadway occur, would be repaired by the developer. Ms. Christine Davis asked when development will start. Mr. Schold said within a year.

Hearing no further comments, questions or concerns, Mr. Grimshaw asked for a motion.

MOTION: Ms. Friedman moved to approve the Special Permit for the Open Space Residential Development, Mayflower Circle/Holcomb Street with the condition the developer will repair any damage done to the roadway and waiver for one sidewalk as discussed.

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

### **Public Application, continued discussion:**

Preliminary Subdivision Plan, Parker Street (SUB2018-02), Applicant: Webster First Federal Credit Union

Mr. Robert Demetri, Surveyor/Engineer in attendance. He submitted a list of 29 gravel roads, for the Board review. He then requested a continuance to the next meeting.

MOTION: Ms. Friedman moved to continue the Parker Street discussion to July 10<sup>th</sup> and extend deadline to file the decision to July 31<sup>st</sup>.

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

**Public Application:**

Extension request to complete work; Curtis Self Storage Facility

Marc Curtis submitted a request to extend deadline to complete work to December 6, 2020.

MOTION: Mr. Kularski to approve the request made by Marc Curtis for an extension to complete work at the Curtis Self-storage Facility, 1749 Main Street, Leicester to December 6, 2020

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

**Town Planner Report/General Discussion:**

A. Sign Registry of Deeds form (signed by Board)

B. Miscellaneous Project Updates

- *Zoning Amendments:* The Attorney General approved all zoning articles presented at Town Meeting
- *Eastern Pearl:* There was a miscommunication between applicant and MassDOT, where MassDOT was mistakenly informed no work was proposed within State right-of-way, which was not accurate. They do have striping and curbing proposed. A MassDOT permit will be required.

C. Board Member Committee Updates

- None

Hearing no further comments or questions, Mr. Grimshaw asked for a motion to adjourn.

MOTION: Ms. Friedman moved to adjourn meeting

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

Meeting adjourned at 8:10PM

Respectfully submitted:

*Barbara Knox*

Barbara Knox

**Documents included in mailing packet:**

- Agenda
- Memo to the Planning Board from Michelle Buck, Town Planner regarding June 19, 2018 meeting
- Draft copy of Certificate of Decision –Disapproval Preliminary Subdivision Plan
- Letter from Marc Curtis requesting an extension to complete work at the Self-Storage Facility located at 1749 Main Street, Leicester, MA

**Documents submitted at meeting:**

- List of Unpaved Road in Leicester