

**Town of Leicester Planning Board
Meeting Minutes
July 10, 2018**

MEMBERS PRESENT: Debra Friedman, Vice Chair; Sharon Nist, Andrew Kularski, Robyn Zwicker

MEMBERS ABSENT: Jason Grimshaw, Alaa AbuSalah

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

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM ANR Plan
 378 & 380 Pine Street, Applicant: Norman & Ellen Macleod
- 7:05PM Public Application:
 Extension of Special Permit Deadline, Eastern Pearl (SP2017-02)
- 7:15PM Public Application, continued discussion:
 Preliminary Subdivision plan, Parker Street (SUB2018-02), Applicant:
 Webster Federal Credit Union
- 7:45PM Town Planner Report/General Discussion:
 - A. Miscellaneous Project Updates
 - B. Zoning Bylaw Amendment Update
 - C. Board Member Committee Updates

Ms. Friedman called the meeting to order at 7:00PM

ANR Plan, 378 & 380 Pine Street

Ms. Buck explained that it's a simple land swap between two property owners.

MOTION: Ms. Nist moved to endorse the ANR Plan.

SECONDED: Mr. Kularski Discussion: None

VOTE: All in favor

Public Application, Extension of Special Permit Deadline, Eastern Pearl

The Applicant received a building permit yesterday and received their MassDOT curb cut permit. The Applicant no longer needs an extension.

Public Application, Parker Street Preliminary Subdivision Plan, continued discussion

Attorney Joseph M. Antonellis in attendance. At the last meeting, a list of gravel roadways was provided, and the Board was to make visual inspection and see if Board will allow to move forward with gravel road. Mr. Antonellis explained that he understands that the road needs to be made better, and he'd discussed the process with the Town Planner and filed a Preliminary Subdivision Plan. His client does not believe the road needs to be paved, and that it can provide adequate access with the improvements proposed. He's willing to consider a deed restriction on the lots so the land could not be further subdivided and to limit access to back land. The Town chose not to maintain the road and is receiving Chapter 90 funds. If the Board approves a Preliminary Plan, he'll then file a Definitive Plan.

Mr. Kularski reviewed the list of roads provided. None are main roads and are not heavily travelled. Parker Street will be regularly travelled and a significant cut through. Every road

given is a dead end road and not a cut through street. The list was supposed to be comparable to what is being proposed for Parker.

Mr. Antonellis mentioned he could send a list with more comparable roads; he knows of similar roads in Petersham.

Mr. Bob LeMaitre, Engineer/Surveyor for the project arrived. He noted that they were proposing country swales for drainage.

Board members discussed their concerns. Safety is a factor, and stormwater management needs to be fully addressed.

Ms. Friedman mentioned the potential for dead-end roads. Mr. Antonellis said there could be legal issues with restricting access on what he believes is a public way. He can conduct additional research on the matter.

Mr. Antonellis mentioned that Parker Street in existence when subdivision control act came into existence. As a compromise, they came in with a plan for input to see how road can be improved. The road can be improved, ruts can be filled in, etc. He feels the road would meet the standards for ANR endorsement as it currently exists (he referenced court cases).

Ms. Buck noted that that issue has already been addressed. A court has already determined that new lots on this road are not entitled to ANR endorsement, which is why a subdivision plan is required.

Board members discussed concerns with the following issues: stormwater, drainage, protecting the water body, adequacy of access for a roadway that will become a short cut if improved.

Ms. Buck asked if the applicant would like a vote tonight on the current proposal. Mr. Antonellis requested a continuance to the first September meeting. They would like to bring in more roadway examples. He'll also agree to extend the deadline to file a decision to September 30, 2018.

MOTION: Mr. Kularski moved to continue discussion to the first meeting in September and to extend the deadline to file a decision to September 30, 2018.

SECONDED: Ms. Nist. Discussion: None

VOTE: All in favor

Town Planner Report

Miscellaneous Project Updates

The Complete Streets project is moving along. The consultants provided a draft list of priority projects. Much of the proposed work is in the Town Center, around the Town Common.

The Briarcliff owner will be coming in with an amendment to the special permit to eliminate the community center

The Board discussed the recent ZBA and Conservation Commission approvals for an expansion of Brookside Package store, and asked Ms. Buck to look into the sign compliance issue. Ms. Knox mentioned that the Applicant had agreed to bring signs into compliance at the ZBA hearing.

Zoning Amendment Update

Ms. Buck noted that it was North Brookfield that put a cap on the number of solar farms. She'll check to see if that bylaw received approval from the Attorney General's office. She'll work on the solar bylaw and the chicken bylaw. She'll review with chicken bylaw with Ms. Friedman.

Upcoming Meeting Dates

The Board discussed upcoming meeting dates. A 2nd August meeting will be needed for Zoning Bylaw amendment public hearings. The Board will meet August 21, 2018. The Board also set meeting dates for September: September 18, 2018 and September 18, 2018 (the first September meeting had to be re-scheduled because of the state primary scheduled for September 3rd.)

MOTION: Ms. Nist moved to adjourn.

SECONDED: Mr. Kularski. Discussion: None

VOTE: All in favor

The meeting adjourned at 8:00PM.

Respectfully submitted:

Michelle Buck, Town Planner

Documents included in meeting packet:

- Agenda
- Memo to the Planning Board from Michelle Buck regarding July 10, 2018 Planning Board Meeting
- Draft Decision for Parker Street Preliminary Subdivision

Documents submitted at meeting:

- None