

**Town of Leicester Planning Board
Meeting Minutes
March 5, 2019**

MEMBERS PRESENT: Jason Grimshaw, Chair; Debra Friedman, Vice-Chair; Sharon Nist, Andrew Kularski, Robyn Zwicker, Alaa Abusalah

MEMBER ABSENT: N/A

IN ATTENDANCE: Michelle Buck, Town Planner, and Wanda Merced, Department Assistant.

MEETING TIME: 7:00PM

AGENDA:

1. 7:00PM **Public Hearing, Major Site Plan Review, continued**
515 Henshaw Street Solar Farm/SPR2018-01 (Applicant: Borrego Solar)
2. 7:15PM **Public Hearing, Special Permit, continued**
710 Main Street/SP2018-03, 4 duplexes (Applicant: Rapid Transit LLC)
3. 7:30PM **Public Hearing, Definitive Subdivision Plan, continued**
Oak Bluff Lane/SUB2018-01, 6 lot residential subdivision (Applicant: Central Land Development Corp.)
4. 7:45PM **Discussion, Site Plan Review, SPR2018-08, continued**
424 Main Street/Nor'Easter Remedies, Marijuana Cultivation (Applicant: Nor'Easter Remedies)
Note: the Applicant has requested a continuance to 3/19/2019
5. 7:50PM **Approval of Minutes:**
 - 2/19/2019
6. 8:00 PM **Town Planner Report/General Discussion:**
 - A. Zoning Bylaw Amendments for May 2019 Town Meeting
 - Ground-Mounted Solar
 - Earth Fill/Removal
 - Marijuana Cultivation (housekeeping amendment)
 - B. Miscellaneous Project Updates
 - A. Board Member Committee Updates
5. **Adjourn**

Jason Grimshaw called the meeting to order at 7:04 PM

Public Hearing, Special Permit, continued

515 Henshaw Street Solar Farm/SPR2018-01 (Applicant: Borrego Solar)

Ms. Buck stated that the Applicant requested a continuance to a future meeting date at the Board's convenience and suggested April 2nd at 7:00 PM.

MOTION: Ms. Nist moved to continue 515 Henshaw Street Solar Farm to April 2, 2019 at 7:00 PM.

SECOND: Ms. Abusalah. Discussion: None

VOTE: All in favor.

Public Hearing, Special Permit, continued

710 Main Street/SP2018-03, 3 duplexes (Applicant: Rapid Transit LLC)

Ms. Buck stated that the Applicant requested a continuance to March 19th at 7:00 PM.

MOTION: Mr. Kularski moved to continue 710 Main Street to March 19, 2019 at 7:00 PM.

SECOND: Ms. Abusalah. Discussion: Mr. Grimshaw asked for an update and Ms. Buck explained that they submitted revised plans late Thursday afternoon and Kevin Quinn still had to review those because of there were significant changes. Mr. Grimshaw asked if paper plans have been submitted yet and Ms. Buck stated that the paper plans were submitted today and will be delivered to Kevin Quinn tomorrow morning.

VOTE: All in favor.

NOTE: Debra Friedman arrived at 7:08 PM.

Miscellaneous Project Updates

Eastern Pearl

Ms. Buck stated that she did not have any news to report to the Board.

Hammond Street Subdivision

Ms. Buck reported that she sent a reminder notice to the applicants last month and she never heard back from them. She stated that the Definitive Subdivision approval for this project was null and void as of February 12, 2019. Ms. Buck said that if they want to finish the project they'll have to submit everything all over again.

Brookside Liquors

Ms. Buck reported that the sign on the side of the building had been taken down. Ms. Friedman and Mr. Kularski both commented that the front sign was still up.

Zoning Bylaw Amendments (from last fall)

Ms. Buck reported that the Attorney General's Office approved everything except the bylaw for the solar moratorium and said that they requested another 30 days for that (deadline March 28, 2019).

Auburn Solar

Ms. Buck reported that she has finally received the decommissioning bond for this project.

Mulberry Street Solar

Ms. Buck stated that she anticipates construction to start in the spring, weather permitting. She commented that they still need to submit their decommissioning bond upfront first.

Library Project

Ms. Buck reported that this project is close to completion and that she was contacted regarding occupancy. She stated that an inspection was scheduled but had to be rescheduled because the lot had not been plowed from the snowstorm.

Cultivate

Ms. Buck stated that the Board had a condition allowing for an additional traffic study to be done after they opened for business. She reported that they have about \$1,600.00 in their review account and said that she will hold the funds in case the Board requests an additional traffic study. Mr. Kularski asked if they had put a time frame and Ms. Buck said that they had not. Mr. Kularski commented that he was curious about what will happen when the nursery is open again. The Board told Ms. Buck to hold the funds for now because they may need to do that study after the nursery is reopened. Perry Dube addressed the Board and said that the property does have

room to expand the parking. Brian Green stated that they are going to open a facility in Worcester so their status in Leicester long-term is unknown.

Town Planner Report/General Discussion:

Zoning Bylaw Amendments for May 2019 Town Meeting, continued

Earth Fill/Removal:

Ms. Buck stated that she significantly revised this bylaw to make logical sense and said that she was also able to consolidate some sections. Perry Dube was present to offer his input on this bylaw at the request of the Board. He offered several scenarios and suggestions for the Board to consider. Ms. Buck stated that she made some changes specifically to agricultural exemptions and said she tried to make it easier to understand. Mr. Dube asked about stone crushing and Ms. Buck answered saying that the definition was left in there because of the wording in the processing definition. The bylaw was discussed at length, including discussion of the agricultural exemption, slope and potential erosion issues, and recycling facilities. Ms. Buck stated that she will be adding clarifying language regarding agricultural and will continue to work on slope limitations. She also stated that she will research threshold issues and will think about the language needed regarding top soil. Ms. Buck said that she hopes to have a revised draft Thursday; if not, then definitely before the hearing. Ms. Friedman commented that Ms. Buck was doing a very good job and the Board agreed.

Public Hearing, Definitive Subdivision Plan, continued

Oak Bluff Lane/SUB2018-01, 6 lot residential subdivision (Applicant: Central Land Development Corp.)

Ms. Buck stated that the Applicant needed a continuance and suggested continuing to March 19th at 7:15 PM.

MOTION: Mr. Kularski moved to continue Oak Bluff Lane to March 19, 2019 at 7:15 PM.

SECOND: Ms. Nist. Discussion: Mr. Grimshaw asked Ms. Buck where they stood at this point and Ms. Buck said that revised plans are supposed to be dropped off tomorrow morning and then they will be delivered Kevin Quinn for his comments.

VOTE: All in favor.

Discussion, Site Plan Review, SPR2018-08, continued

424 Main Street/Nor'Easter Remedies, Marijuana Cultivation (Applicant: Nor'Easter Remedies)

Ms. Buck stated that the Applicant requested a continuance to March 19th.

MOTION: Ms. Nist moved to continue 424 Main Street/Nor'Easter Remedies to March 19, 2019 to an unspecified time.

SECOND: Mr. Kularski. Discussion: None

VOTE: All in favor.

Town Planner Report/General Discussion Continued:

Zoning Bylaw Amendments for May 2019 Town Meeting, continued

Ground-Mounted Solar

Ms. Buck stated that she has made some changes and reviewed those changes with the Board. She said that she will be sending this to a Green Communities representative for their review and input as well. Mr. Greg Buteau addressed the Board commenting about the minimum frontage requirement. He said it appears that Oak Bluff is allowed 40 feet but he thought it was 50 feet. Ms. Buck explained to Mr. Buteau that frontage requirements for a lot and a right of way for a

road are completely different from each other. She said that Oak Bluff is allowed 40 feet for a right of way not for lot frontage. Mr. Kularski reiterated Ms. Buck's explanation and confirmed with Mr. Buteau that he understood the explanation. Mr. Buteau asked if there have been any applicants for medium-scale solar and Ms. Buck answered no.

Approval of Minutes

MOTION: Ms. Nist moved to approve the minutes of February 19, 2019.

SECOND: Ms. Abusalah. Discussion: Ms. Friedman pointed out the misspelling of her name on page 6, third paragraph down.

VOTE: All in favor.

MOTION: Ms. Nist moved to adjourn

SECOND: Ms. Abusalah

VOTE: All in favor.

The meeting adjourned at 8:36 PM

Respectfully Submitted,

Wanda Merced, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner to the Planning Board dated 2/28/2019 regarding 3/5/2019 meeting
- Documents related to Special Permit for 710 Main Street (SP2018-03)
- Meeting minutes dated 2/19/2019
- Copy of existing and proposed amended solar bylaw
- Copy of proposed amended earth fill & removal bylaw
- Copy of proposed amended marijuana bylaw

Documents submitted at meeting:

- N/A