

**Town of Leicester Planning Board
Meeting Minutes
June 18, 2019**

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

IN ATTENDANCE: Michelle Buck, Town Planner and Maureen Schur, Department Assistant

MEETING TIME: 7:00PM

AGENDA:

1. 7:00PM **Board Re-Organization**
2. 7:05PM **Public Hearing, Major Site Plan Review (SP2019-02), continued**
0&22 Burncoat Street/Cultivate, Marijuana Cultivation Facility (Applicant: Commerce Real Estate)
3. 7:45PM **ANR Plan Application**
710 Main Street (Applicant: Paul S. Doray)
4. 8:00PM **Board Appointments**
5. 8:15PM **Town Planner Report/General Discussion:**
 - A. Registry of Deeds Form (signatures required)
 - B. Miscellaneous Project Updates
 - C. Board Member Committee Updates
6. **Adjourn**

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

Board Re-Organization

MOTION: Ms Nist made a motion to have Mr. Grimshaw remain Chair and Ms. Friedman remain Vice Chair

SECOND: Mr.Kularski Discussion: None

VOTE: All in favor

Mr. Grimshaw introduced the new Board member Jaymi Souza.

Public Hearing, Major Site Plan Review (SPR2019-02), continued
0 & 22 Burncoat Street/Cultivate, Marijuana Cultivation Facility

Mr Travis Brown of Andrews Survey and Engineering stated the plans have not changed as Kevin Quinn from Quinn Engineering was in the process of doing a peer review. Mr. Brown also stated he had met with the Fire and Police Departments and a 20 foot access will be created to accommodate fire equipment and a fire hydrant would be installed at the intersection of Route 9 and Burncoat Street. Mr. Brown also stated a stanpipe will be added to the back of the building for fire protection. He then explained a fence will be extended along an abutters property, at the abutters request, and will end approximately 15-20 feet from the street. Mr. Brown stated the revised plan shows existing trees and a mix of coniferous and deciduous trees will be planted to provide additional screening. Ms. Buck stated all the shrubs are evergreen and asked if the Board had any preference for evergreen versus deciduous. The Board agreed with the proposed plantings.

Mr. Grimshaw recognized a question from Ms. Jan Parke who asked if as many of the old trees that are currently on the property could be saved. Ms. Buck stated it had been agreed that as many trees as possible would be saved.

Mr. Grimshaw asked if there were any further questions and Mr. Leblanc asked if this was a 2 phase project, why couldn't phase 2 be started first as it is farther from his property. Mr. Brown stated they are hoping to complete the entire project in 1 phase. Mr. Grimshaw said this was discussed at the last Planning Board meeting and it is a matter of drainage and grading and that is why the project is planned with Phase 1 first. Mr. Brown stated there is earth work that needs to be done on Phase 2 and that the drainage system has to be built in with Phase 1. Mr. Leblanc also asked about the lights on the outside of the building. Mr. Brown gave a brief overview of the Photometric Plan and explained that the lights will be mounted to the outside of the building approximately 13-14 feet from the ground and they will facing down, therefore there would not be any light spillage.

Ms. Buck requested more detail on the ventilation system, odor control, and light control. Both Mr. Brown and Mr. Barber stated they would provide that information.

Ms. Friedman asked if there was another building like this already built and Mr. Barber stated there is one in Fall River. Mr. Barber also stated this is the most frequently built grow facility in the world.

Mr. Grimshaw asked if there were any other question and there were none.

MOTION: Ms. Friedman moved to continue Public Hearing, Major Site Plan Review to July 2, 2019

SECOND: Mr. Kularski Discussion: None

VOTE: All in favor.

ANR Plan Application

710 Main Street (Applicant Paul S Doray)

Ms. Buck explained the applicant, who received approval for 4 duplexes on separate lots, is only working on 1 lot at this time. She gave a brief description of ANR procedures to Ms. Souza. Ms. Buck recommended the Board endorse the plan.

MOTION: Mr. Kularski moved to endorse the ANR Plan

SECOND: Ms. Nist Discussion: None.

VOTE: All in favor.

Board Appointments

The Board discussed Committee appointments and agreed to the following Committee Appointments:

- Central Mass Regional Planning Commission (CMRPC) - Ms. Souza
- Economic Development Committee - Mr. Grimshaw
- Capital Improvement Committee - Ms. Nist
- Memorial School Committee - Mr. Kularski

MOTION: Ms. Friedman moved to approve the Board appointments as discussed.

SECOND: Mr. Kularski. Discussion: None.

VOTE: All in favor.

Ms. Buck will post the Associate Planning Board member vacancy.

Oakridge Estates Streetlight

Ms. Buck distributed email and related plan from Justin Stelmok requesting relocation of a light pole from the west side to the east side of Virginia Drive [in the vicinity of unit #21, as shown on the plan].

MOTION: Ms. Nist moved to adjourn.

SECOND: Mr. Kularski

VOTE: All in favor.

The meeting adjourned at 7:55PM.

Respectfully Submitted,

Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner to the Planning Board dated 5/16/2019 regarding 5/21/2019 meeting
- Copy of Draft Special Permit Regulations Amendments
- Public hearing notice for Hank's Marine/1570 Main Street, supporting documents and Draft of Order of Conditions (SP2019-01)
- Public hearing notice for Boutilier Subdivision and supporting documents (SUB2018-03)
- Meeting Minutes for March 19, 2019
- Meeting Minutes for April 16, 2019

Documents submitted at meeting:

- Email dated June 17, 2019 from Justin Stelmok to Michelle Buck regarding proposed change in light pole