

Leicester Planning Board Meeting Minutes
March 04, 2014

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

ASSOCIATE MEMBERS: Kathleen Wilson

MEMBERS ABSENT: Michelle Buck, Town Planner

IN ATTENDANCE: Barbara Knox, Board Secretary

MEETING DATE: March 04, 2014

MEETING TIME: 7:00 pm

AGENDA:

- 7:00PM Public Application:
ANR Plan, 132 Marshall Street, Tom Southwick
- 7:15 PM Approval of Minutes:
February 4, 2014
February 4, 2014, Executive Session
- 7:30PM Town Planner Report/General Board Discussion:
A. Amendments to Subdivision Regulations
B. Potential Zoning Amendments
C. Open Space Update
D. E-Permitting/GeoTMS
E. Pondview update
F. Budget
G. Miscellaneous Project Updates

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

Public Application

ANR Plan, 132 Marshall Street, Tom Southwick

This plan separates the Frisbee Golf course from the main house, creating lot 1, which will contain the existing house #132. This separation will create an area on the property unable to maintain the minimum 50-foot lot width, which is required to constitute the minimum distance between the side lot lines and will make an unbuildable lot. Ms. Buck did inform the surveyor of this concern and will follow it up with a letter to the surveyor.

MOTION: Ms. Friedman moved to approve the ANR for 132 Marshall Street, Tom Southwick

SECOND: Ms. Nist – Discussion: None

VOTE: All in Favor

Approval of Minutes

2/4/2014

MOTION: Mr. Wright moved to approve the minutes of February 4, 2014

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

2/4/2014 Executive Session

MOTION: Mr. Wright moved to approve the minutes of February 4, 2014, Executive Session

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

Town Planner Report

Ms. Buck was unable to attend tonight's meeting, therefore, certain items under the Town Planner's report will be postponed to next meeting.

A. Amendments to Subdivision Regulations

Concerning certain issues related to the proposed Subdivision amendments, some input, from the Board, was needed in order for Ms. Buck to put together a draft proposal and schedule a public hearing.

Items needing the Board's opinion and/or recommendation:

- 1) Putting together a street list classification on which streets to classify as minor streets and which could be classified as major streets. What does the Board consider a major street and what they consider a minor street.
- 2) Road width; what recommendations does the Board have on reducing road width in new developments?

Mr. Grimshaw said his first question would be what direction does the Town want to go.

Ms. Friedman felt it would also have to do with whether the road leads to other roads for the classification purposes. If it's a dead-end road, you don't need to have necessarily the width, but the argument is that most of the dead-end roads have much more width than some of the main thoroughfares.

Ms. Nist said what also has to be considered with dead-end roads is, what's the possibility of it becoming a through street.

Mr. Wright questioned if the Highway Department would have a say regarding road width.

B. Potential Zoning Amendments

Tabled

C. Open Space Plan

The next Open Space Meeting was scheduled for Wednesday, March 12th.

Ms. Nist gave a brief report on the Open Space forum that was held on February 26th.

The students provided overlay maps showing where all the open space is located in Town and they had everyone go around and check off the good things and the bad things.

Ms. Friedman asked if the forum was well attended. Ms. Nist said no, mainly the committee members.

Mr. Grimshaw asked if there were any statistics given regarding the survey responses.

Ms. Nist said no, but the total number of surveys received was 130. She expected the results of the survey would probably be ready for the next meeting.

D. E-Permitting/GeoTMS

Tabled

E. Pondview Estates

A site visit was attempted to view the sidewalk area at the intersection of Pond Court and Tobin Road. It was noted in an inspection done by Quinn Engineering that the sidewalk appeared to be approximately 1-foot less wide than called for on the plan and it could be due to the retaining wall encroaching on the sidewalk area.

Due to entire area being covered in snow, it was not possible to evaluate or make a determination at that time.

F. Budget
Tabled

G. Miscellaneous Project Updates

- Mr. Grimshaw gave an update regarding the Economic Development Committee.

The Fraternal Order of the Eagles was interested locating in Leicester. They were not interested in building new, but hoping to buy an existing building that has a hall of some sort to hold their meetings. The group asked to meet with the EDC Committee looking for direction.

Ms. Friedman asked how big of a location were the group looking for.

Mr. Grimshaw said they were looking for a place that would hold 50 +/- people, but basically a small hall.

The EDC met with Rosemary Scrivens from the Massachusetts Office of Business Development, for the purpose to try and create or recognize and develop properties or areas for economic development.

The EDC unanimously voted to support the initiative. The Town Administrator was present at this meeting and they requested to have placed on the Town Meeting Warrant, a proposal for a grant to fund this initiative.

Mr. Wright said isn't that what the Master Plan already decided.

Ms. Friedman said even if the Master Plan decided it.....

Mr. Wright said what would that have economic development for?

Mr. Grimshaw said this is the State offering their assistance.

Mr. Wright said he is opened to explore other areas, but the Master Plan already explored those areas.

Mr. Grimshaw said the Committee wanted to recognize the State sponsored support for development.

Mr. Grimshaw continued. The last part of the EDC Meeting was discussion regarding the Worcester Airport. Mr. Steven Zieff spoke about his thoughts on how the Town needs to get out in front of the expansion of the Worcester Airport. The way MassPorts wants to see this developed, in the manner of build-out, there will be a lot of cut, a lot of fill, there will be a lot of big trucks and a lot of hauling and on-grade hauling, so the idea was if there was going to be a haul road, it would be through Leicester, so there it would be an increase in the traffic flow through Town.

Mr. Grimshaw noted that Mr. Zieff worked for a private firm representing MassPort. He wasn't sure if he was looking for the Town to hire his services or just passing on this information.

- Mr. Menard gave an update regarding CMRPC.

There really wasn't much to report. Their meetings consisted on how to push for other Towns to fulfill what was promised, as far as economic development.

Hearing no further discussion, Mr. Grimshaw asked for a motion to adjourn.

MOTION: Ms. Nist moved to adjourn meeting

SECONDED: Mr. Menard – Discussion: None

VOTE: All in Favor

Meeting adjourned at 7:30PM

Respectfully submitted:

Barbara Knox

Barbara Knox

Documents included in the Meeting Packet:

- Agenda
- Memo to Planning Board Members from Michelle Buck dated 2/26/2014
- Minutes of 2/4/2014 Executive Session and Regular Session

Documents submitted at meeting:

- None

Approved by the Planning Board on April 1, 2014.