

Leicester Planning Board Meeting Minutes
August 5, 2014

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

ASSOCIATE MEMBER: Kathleen Wilson

MEMBERS ABSENT: Debra Friedman

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

MEETING DATE: August 5, 2014

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM Public Application
 - A. ANR Plan, 279 Henshaw Street (Nick Casello)
 - B. ANR Plan, White Birch Street (Bill Lemire)
- 7:15PM Approval of Minutes
 - A. 6/3/2014
 - B. 7/1/2014
- 7:20PM Town Planner Report/General Board Discussion
 - A. Open Space Plan
 - B. Subdivision Regulations Amendments
 - C. CMRPC Downtown Study
 - D. Miscellaneous Projects Updates

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

Public Applications:

A. ANR Plan, 279 Henshaw Street (Nick Casello)

This is taking one large parcel dividing it into two pieces to create one conforming lot for existing house and adding remaining land to N. A. Casello's 48.9-acre parcel.

MOTION: Ms. Nist moved to approve the ANR Plan for 279 Henshaw Street, Nick Casello

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

B. ANR Plan, White Birch Street (Bill Lemire)

One property owner, Bill Lemire, is conveying Parcel D-1 to the abutting property owner, James Collins, bringing Mr. Collins' lot into compliance.

MOTION: Ms. Nist moved to approve the ANR Plan for White Birch Street, Bill Lemire

SECONDED: Mr. Menard – Discussion: None

VOTE: All in Favor

Approval of Minutes

6/3/2014

MOTION: Mr. Wright moved to approve the minutes of June 3, 2014

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

7/1/2014

MOTION: Ms. Nist moved to approve the minutes of July 1, 2014

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

Town Planner Report

1. Open Space Plan

The ADA assessment information is currently being put together. Most of the information will be taken from a recent study the Town received CBDG funding for three years ago, with some updates made where needed. The State has asked her to include in the Open Space Plan an ADA assessment on Town owned Conservation land.

Ms. Buck said a request was sent to the Board of Selectmen asking to appoint the Planning Board Members as Associate Members to the Open Space Committee.

2. Subdivision Regulations

In the last few weeks, some progress has been made with obtaining helpful information from surrounding Town Planners.

3. CMRPC Downtown Study

The study started a couple of weeks ago. This study is similar to one done a couple of years ago on Route 56, where they were taking a look at zoning and infrastructure constraints and then make some general recommendations. CMRPC wants to do a public presentation at the Board's next meeting on September 2, 2014.

4. Miscellaneous Project Updates

- a) Quarterly Report reviewed
- b) There has been an influx of calls to office regarding old permits that have expired and grandfathered properties. People are looking into taking over where work has stopped.
- c) Oakridge Estates Developer wants to start building into Phase 3 of the project.
- d) 143 Clark Street, which was the site being considered for a marijuana growing facility, is no longer being considered for that use. The State wouldn't issue a license where there is a licensed family child care provider within a few hundred feet of the property. The property owner is now entering into a long-term lease agreement with a tire wholesale company. They will be meeting before the Planning Board at their next meeting on September 2nd for a special permit related to use.
- e) Ms. Nist inquired on the Site Plan Review approval across from Wal-Mart. Ms. Buck noted that a letter was sent out to developer reminding him that the expiration date on their permit was approaching and that they were welcome to come in and request an extension. A reply has not been received.

- f) A certified letter was sent to the Pondview developer notifying them that they need to obtain a variance from the Architectural Access regarding the sidewalk. The green card did come back, but heard nothing further from the developer.
- g) Mr. Grimshaw inquired on Cumberland Farms and the Exxon property in the Center of Town. A few months back Cumberland Farm representatives met with Mr. Buck and Kevin Mizikar and there was talk about some land swap. Ms. Buck and Mr. Mizikar requested additional information about the environmental conditions on the property and there's been no word heard since.
- h) Rearranging office space: office space reorganized has begun with the consolidation of Building, Planning, Conservation, and Board of Health departments. Mr. Grimshaw asked if there was any interest having high school kids helping out and doing some community service at the Town departments. Ms. Buck will look into it.
- i) Parker Street. There's been no further discussion with Town Counsel since the Court's Decision. At a hearing on 7/18/2014, Attorney Kiritsy objected to withdrawal of a second count related to the road. The Attorneys were told to attempt to work out an agreement and a new hearing was scheduled sometime in November.
- j) Energy Advisory Committee. Ms. Nist reported that an ad will be placed in the paper for companies to come in to do a study on the Town Buildings and to advise and recommend to the Selectmen what is needed.

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

MOTION: Ms. Nist moved to adjourn meeting

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

Meeting adjourn at 7:40PM

Documents included in mailing packet:

- Agenda
- Planning Board Minutes of 6/3 & 7/1/2014

Documents submitted at meeting:

- Quarterly Report

Approved by the Planning Board on September 2, 2014