

**Town of Leicester Planning Board
Meeting Minutes
June 26, 2018**

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

MEMBERS ABSENT: Robyn Zwicker and Alaa AbuSalah

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

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM Board Re-Organization
- 7:00PM Discussion, Site plan Review Application
Retail Marijuana Establishment, 1764 Main (SPR2018-02). Applicant: Cultivate Holdings, LLC
- 7:30PM Public Hearing, Major Site Plan Review (continued):
515 Henshaw Street Solar Farm/SPR2018-01 (Applicant: Borrego Solar)
- 7:45PM Approval of Minutes:
 - April 17, 2018
 - May 15, 2018
- 8:00PM Board Appointments:
 - A. Committee Appointments
 - CMRPC
 - Economic Development Committee
 - Capital Improvement Committee
 - Backyard Poultry Committee
- 8:15PM Town Planner Report/General Discussion:
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates

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

Board Re-Organization

MOTION: Mr. Kularski moved to have Jason Grimshaw remain as Chair.

SECONDED: Ms. Nist. Discussion: None

VOTE: All in Favor

MOTION: Ms. Nist moved to have Debra Friedman remain as Vice-Chair

SECONDED: Mr. Kularski. Discussion: None

VOTE: All in favor

Discussion, Site Plan Review Application, Retail Marijuana Establishment, 1764 Main (SPR2018-02). Applicant: Cultivate Holdings, LLC

Norman Hill was present representing the Applicant. The plan shows 26 parking spots, which meets the Town's Parking Regulations (19 required). Employees park in back with sign indicating employee parking only. There are two shifts of employees, 12 per shift and 8 employees up front if needed.

Rob Lally, Cultivate Holdings, LLC, indicated that no employees park in front. Sam Barber, Cultivate Holdings, said that they often only need 2 employees up front. They have 13

employees, and anticipate hiring more so they'd have 19 employees including packaging and cultivation. The maximum number of employees at one time is 19. There are 5 regular spaces and 2 handicapped-accessible spaces in front.

Ms. Friedman noted that there seems to be just enough parking for employees.

Mr. Barber mentioned that for medical marijuana, customers need to show ID before service, which slows down the process. The average customer from check-in to purchase for medical is 15 minutes; it would be significantly less time for recreational marijuana.

It was noted that the 2 spaces along the building were approved by the Fire Department, and that 18-wheelers can maneuver around the building. They also can stagger employees to provide additional customer parking.

Board members expressed concerns regarding the adequacy of parking and having a second business at the site.

Mr. Lally stated that they'd consider transporting staff from off-site during peak hours if needed.

There was discussion of the potential to add parking up front, but space is limited. Board members indicated that at the Applicant must take measures to make sure there is no parking in the street.

Ms. Buck noted that no comment received from the Fire Department, and that this is likely because they'd reviewed it when the building was first occupied for medical marijuana. She noted that Quinn Engineering had recommended installing a vehicle barrier in areas of steep slopes. He also commented on the potential inadequacy of parking, and recommended signs along the fence and building indicating where parking isn't allowed.

The Board reviewed the draft Decision, and discussed the proposed project specific conditions. The Board modified the condition related to the limitation on parking on the street, by adding a requirement that a parking attendant shall be provided to control traffic as needed and adding a reference to staggering employee work hours. Also, that the Board may require a revised traffic study if business and related traffic exceed current expectations. They also added a condition that the Applicant shall provide a curb to the rear of the building where there are steep slopes

MOTION: Ms. Friedman moved to approve with conditions as discussed.

SECONDED: Ms. Nist. Discussion: None

All in Favor

Public Hearing Major Site Plan Review, 515 Henshaw Street Solar Farm

Dean Smith was present representing Borrego Solar. They are still working on revisions, but attended the meeting to provide an update. They had the property boundary surveyed and there were changes from the original submittal. They also found additional wetlands during the wetland flagging process. They will be adding additional buffer along the street. The site will continue as an agricultural use. Animals will be able to graze under the panels, but they will stay

under the maximum height allowed of 15 feet. They will be increasing the access width around the perimeter of the project.

MOTION: Ms. Friedman moved to continue the public hearing to August 7, 2018 at 7:00PM

SECONDED: Ms. Nist. Discussion: None

VOTE: All in favor

Approval of minutes

MOTION: Ms. Nist moved to approve the minutes of April 17, 2018 and May 15, 2018.

SECONDED: Mr. Kularski

VOTE: All in favor

Board Committee Appointments

The current appointments are as follows:

CMRPC---Debra Friedman

Economic Development Committee---Alaa AbuSalah

Capital Improve ---Sharon Nist

Backyard Poultry Committee-- Andrew Kularski and Debra Friedman

Associate Planning Board Member—Robyn Zwicker

MOTION: Mr. Kularski moved to appoint Robyn Zwicker as Associate Planning Board member
Robyn

SECONDED: Ms. Friedman. Discussion: None

VOTE: All in favor

MOTION: Ms. Friedman to appoint as stated to the various Committees [keeping current members].

SECONDED: Ms. Nist. Discussion: None

VOTE: All in favor

Town Planner Report

Complaint

Board members mentioned that there is currently outside storage at self-storage facility at Clark/Route 56: a dump truck and 2 cars. Ms. Buck will look into this.

Backyard Poultry Committee Meeting

Ms. Friedman reported that they've been extremely productive. They will meet again July 2nd at which point have rough bylaw for discussion. They will send it along to Ms. Buck for finishing touches, and then be ready for a public hearing.

New and Pending Applications

Ms. Buck noted that we've received a new application for an 8,100 sf addition at 101 Huntoon Memorial Highway. We're expecting an application for a marijuana facility at Everlast Nursery. Eastern Pearl will likely need an extension of their deadline (they need a Building Permit by 8/1/2018). The Verizon cell tower case will be in Federal Court on July 10, 2018.

Adjournment

MOTION: Ms. Friedman moved to adjourn

SECONDED: Ms. Nist

VOTE: All in favor

The Board adjourned at 8:20PM

Respectfully submitted:

Michelle Buck, Town Planner

Documents included in meeting packet:

- Agenda
- Memo to the Planning Board from Michelle Buck dated June 21, 2018
- Documents related to the Cultivate Holdings Application (SPR2018-02): application form, narrative, traffic impact report, draft Decision, and final Zoning Bylaw related to Marijuana Establishments approved 5/2/2018 Town Meeting).
- Minutes of April 17, 2018 and May 15, 2018

Documents submitted at meeting:

- None