

**Town of Leicester Planning Board
Meeting Minutes
April 2, 2019**

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

MEMBER ABSENT: Robyn Zwicker

IN ATTENDANCE: Michelle Buck, Town Planner

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. 7:10PM **Approval of Minutes:**
3/5/2019
3. 7:15PM **Town Planner Report/General Discussion:**
 - Amendments to Planning Board Regulations related to earth filling & earth removal (hearing 4/16/2019)
 - Miscellaneous Project Updates
 - Board Member Committee Updates
4. **Adjourn**

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

Public Hearing, Major Site Plan Review, continued

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

Ms. Buck stated that the Applicant submitted revised plans in the morning then submitted a request to withdraw their application in the afternoon. Ms. Buck suggested that the Board make a motion to accept their request for withdrawal without prejudice and close the hearing.

MOTION: Ms. Nist moved to accept their request to withdraw for a Major Site Plan Review for 515 Henshaw Street Solar Farm Borrego Solar and close the public hearing.

SECOND: Ms. Abusalah. Discussion: None

VOTE: All in favor.

Approval of Minutes

MOTION: Ms. Friedman moved to approve the minutes of March 5, 2019.

SECOND: Ms. Nist. Discussion: None

VOTE: All in favor.

Town Planner Report/General Discussion:

Amendments to Planning Board Regulations related to earth filling & earth removal

Ms. Buck stated that she sent the draft regulation changes to the Board yesterday. She said that the public hearing is scheduled for April 16th. Ms. Buck said that she was going to have separate hearings for the Special Permit Regulations and the Fee Regulations but she wasn't sure if the fees need to be amended at this time. She stated that they can be amended in the future. Ms. Buck stated that if they change nothing at this time, the special permit fee would be the same as other commercial projects: \$525. She said the review fee would be \$2,100 and she stated that cost for review of fill or removal operations is uncertain. Ms. Buck suggested leaving the \$2,100 as the initial deposit amount. Ms. Buck suggested leaving the regulations as there are for now

and Mr. Friedman agreed. Ms. Friedman asked if they find that the review fee is insufficient if they would be able to ask for more money and Ms. Buck answered yes.

Ms. Buck will review the regulations again before the April 16th meeting.

Miscellaneous Project Updates

Sign on Route 56

Ms. Buck said that Jeff Taylor, Building Inspector, spoke with the people on Route 56 about the sign advertising outside storage and the sign is now gone. Ms. Friedman confirmed that the sign is no longer there. Ms. Buck stated that they will also be getting rid of the water tanks that are on the property.

New Applications

Ms. Buck stated that she has received an application for a Special Permit for Hanks Marine and an application for a Definitive Subdivision Plan for Boutilier Road. She asked the Board to discuss meeting dates for these applications since the May 7th meeting has to be cancelled for Town Meeting. Ms. Friedman asked Ms. Buck how busy she anticipates May will be and Ms. Buck answered that she is expecting another application. Ms. Friedman commented that if it's not too busy, she would like to just schedule one May meeting for May 21st and the rest of the Board agreed.

Cultivate

Ms. Buck stated that she is anticipating an application from Cultivate. Mr. Friedman commented that she read about that in the paper and asked where on Burncoat Street would they be and Ms. Buck said there is a large parcel with a narrow strip of frontage located behind the houses. Ms. Abusalah asked when the plans would be submitted and Ms. Buck said she believes it would be in the next two weeks. Ms. Buck stated that she thinks they will be on a June agenda; she doesn't think they will make it in time for the May meeting.

Additional Recreational Marijuana Facility

Ms. Buck had a preliminary discussion with another developer that will is considering submitting a request to amend the Zoning Bylaw to allow another recreational retail marijuana facility (at the Fall 2019 Town Meeting). She reminded the Board that Leicester currently only allows one retail recreational facility. Ms. Friedman asked if the Board had to act on the request if submitted and Ms. Buck answered yes. Ms. Buck commented that there have been discussions that the number may be raised in the future. Ms. Friedman stated that she personally would not be supporting an increase in 2019. The Board might reconsider at a future date.

Leicester Library

Ms. Buck stated that Kevin Quinn did the site walk at the library and passed out copies of his memo. She stated that there are a few things that don't match the amended plan. She said that most of these were minor things. Ms. Buck pointed out two things for the Board to review. She commented that one was that there is one less parking space and she said that their regulations don't specify anything for libraries. Ms. Buck said that the bigger concern is the issue related to stormwater. Ms. Friedman stated that they need to address that issue before they get an occupancy permit. Mr. Grimshaw stated that he did not have any issues with parking spaces. Ms. Buck stated that she has sent these comments to her contact for them to review Mr. Quinn's comments.

Eastern Pearl

Mr. Grimshaw asked if there is any update in regards to Eastern Pearl and Ms. Buck answered that she hasn't heard from them. Ms. Buck commented that it was not a permitting issue holding them up.

Chapel Street

Ms. Friedman and Mr. Kularski asked if Ms. Buck has heard anything about Chapel Street and Ms. Buck answered no. She commented that she spoke with their attorney for a few minutes the day the zoning changes need to be submitted but she hasn't heard from them since.

Next Meeting

Ms. Friedman asked what would be on the agenda for April 16th. Ms. Buck said they will have regulation amendments and possibly 424 Main Street. She said that she is still waiting for revised plans from them. Ms. Buck stated that the other thing will be the endorsement of the Oak Bluff Lane Subdivision Plan and that it will take about a half hour because everyone has to sign every sheet.

MOTION: Mr. Kularski moved to adjourn.

Second: Ms. Friedman

VOTE: All in favor.

The meeting adjourned at 7:23 PM.

Respectfully Submitted,

Wanda Merced, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner to the Planning Board dated 3/28/2019 regarding 4/2/2019 meeting
- Meeting minutes for March 5, 2019

Documents submitted at meeting:

- Memo from Quinn Engineering to the Planning Board dated 4/1/2019 regarding the Leicester Library site walk