

**Town of Leicester Planning Board
Meeting Minutes
March 19, 2019**

MEMBERS PRESENT: Jason Grimshaw, Chair; Sharon Nist, Andrew Kularski, Robyn Zwicker

MEMBER ABSENT: Debra Friedman, Vice-Chair; Alaa Abusalah

IN ATTENDANCE: Michelle Buck, Town Planner

MEETING TIME: 7:00PM

AGENDA:

1. 7:00PM **Public Hearing, Special Permit, continued**
710 Main Street/SP2018-03, 4 duplexes (Applicant: Rapid Transit LLC)
2. 7:15PM **Public Hearing, Definitive Subdivision Plan, continued**
Oak Bluff Lane/SUB2018-01, 6 lot residential subdivision (Applicant: Central Land Development Corp.)
3. 7:30PM **Public Hearing, Zoning Bylaw Amendments**
 - Ground-Mounted Solar
 - Earth Fill/Removal
 - Marijuana Cultivation
4. 8:00PM **Discussion, Site Plan Review, SPR2018-08, continued**
424 Main Street/Nor'Easter Remedies, Marijuana Cultivation (Applicant: Nor'Easter Remedies)
5. 8:15PM **Discussion, Request to Extend Deadline, SPR2017-01**
Leicester Public Library (Applicant: Town of Leicester)
6. 8:00PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
7. **Adjourn**

Jason Grimshaw called the meeting to order at 7:02 PM

Public Hearing, Special Permit, continued

710 Main Street/SP2018-03, 3 duplexes (Applicant: Rapid Transit LLC)

Zachary Gless of Existing Grade, Inc. addressed the Board. He discussed the revised site plan and stated that they have been back and forth with Quinn Engineering and have gone through his final review. He stated that each lot has the required footage area; all meet the required setbacks; and they have dealt with the stormwater mitigation. Mr. Gless said that Lots 3 and 4 have already been in front of the Conservation Commission and those projects have already been approved. He explained that for each lot they are proposing to provide 12 culc units for the roof runoff and said that each driveway will have a 1' x 1' drip edge around the perimeter of the driveway to catch any debris and to allow for infiltration.

Ms. Buck commented that Kevin Quinn, of Quinn Engineering, had a few remaining comments and stated that the applicant had submitted responses to those comments. She stated that Mr. Quinn had not yet reviewed the responses but that he said he was comfortable with the Planning Board issuing a conditional approval. Ms. Buck reiterated that Mr. Quinn would have to confirm that he is all set with the Applicant's responses.

Ms. Buck discussed the draft decision that was included in the meeting packet. She pointed out #2 under *CONDITIONS: Pre-construction* and read “Prior to commencement of authorized site activity, the Applicant shall fully resolve any remaining issues identified by the Town review engineering firm, Quinn Engineering (see related condition #9). The Applicant shall also provide paper copies of all final approved plans (2 full-size, 1 11”x17” and related documentation)”. Ms. Buck reviewed the addition of #9 under *Project-Specific Conditions* and read “This approval is subject to final review and approval of the Applicant’s March 13, 2019 submittals by Quinn Engineering”.

Ms. Buck stated that the other issue was in regards to the correspondence passed out to the Board from the Town’s Attorney. Based on that correspondence, Ms. Buck asked the Board if they wanted to remove condition #10 Development Schedule under *Project-Specific Conditions*. Mr. Grimshaw stated that it would be in the town’s best interest to remove that from the decision. Ms. Buck asked the other Board members if they agreed and they agreed to remove that condition from the decision. Mr. Kularski asked if the sentence in condition #9 related to the development scheduled should be deleted. Ms. Buck said yes and that she’d remove the sentence in #9 that stated “However, construction is subject to Section 6.2.01 of the Zoning Bylaw, which limits this project to 4 permits per year as described below” and the Board agreed.

Mr. Grimshaw asked if there were any questions or comments from the public and there were none.

MOTION: Mr. Kularski moved to approve the Special Permit to Rapid Transit LLC for 710 Main Street Map 21B and Parcel A8 with conditional approval as discussed.

SECODN: Ms. Nist. Discussion: None

VOTE: All in favor.

Public Hearing, Definitive Subdivision Plan, continued

Oak Bluff Lane/SUB2018-01, 6 lot residential subdivision (Applicant: Central Land Development Corp.)

Ms. Buck stated that she received a new memo from Quinn Engineering in response to Graz Engineering and handed out copies of that memo to the Board along with copies of the revised decision.

Brian MacEwen of Graz Engineering, LLC addressed the Board. He stated that revisions have been done subject to Kevin Quinn’s comments. He said that they addressed the major issue in regards to the detention pond out back. He stated that they made changes to the location of the detention pond to move it from the adjacent property.

Mr. MacEwen said that there was one outstanding issue with waiver of §V,A,1,(f), to permit roadway centerline radius of curvature of less than 200 feet. He said that the plans propose radii of 100 feet in one location and 170 feet in another. Mr. MacEwen stated that it appeared that when Mr. Quinn did his final review letter dated today, that he did not read through their comments relative to the request of minimum reduction of centerline radii. He stated that they supplied Mr. Quinn with their comments relative to the turning radii as well as the vehicle traffic plan but it must have been missed so he could not give the Board a definitive answer on this waiver request.

Mr. MacEwen stated that the curbing radii have been revised at the intersection of the proposed roadway to Baldwin Street and from the main roadway as it enters the cul-de-sac. He said that the vehicle tracking plan indicates that a large bus will be able to maneuver the roadway with the proposed centerline radii of 100 and 170 feet respectively. Ms. Buck showed the Board the vehicle tracking plan. Mr. MacEwen stated that Mr. Quinn offered an additional comment at the end in regards the barrier of *Rosa Rugosa* at both stormwater basins but said that Mr. Quinn had no other major issues with the other waivers.

Mr. MacEwen stated that Mr. Quinn had comments at the end relative to the issues he posed in his initial letter back in late December and Mr. MacEwen supplied the Board with his responses for them to review. He said the initial one was relative to sight distance and said that the Police Department and Fire Department will coordinate reducing the speed limit along with some signage that they proposed on the revised plans.

Mr. MacEwen stated that the fire cistern was an issue relative to how the piping would be installed in the unit. He stated that the configuration they have is from the manufacturer and said that Mr. Quinn wanted to have it all be steel piping versus FRP piping going down into the tank. Mr. MacEwen said that they will verify with the Fire Department before they order that tank to make sure that the required connections they need to access, fill and draw water from the tank meets their requirements.

Relative to the gutter inlets, Mr. MacEwen said that Mr. Quinn referred to previous history where they used to use asphalt berm over catch basins. He said that the Highway Superintendent indicated to them that they prefer to have granite gutter inlet instead. Mr. MacEwen said that they are proposing to provide granite transition stones to minimize issues with snow plowing in order to meet their requirements.

Mr. MacEwen verified that there was never an intent to provide Open Space for this project and he said that Mr. Quinn confirmed that in his comment.

Mr. MacEwen commented that the final issue was relative to pond security or protection and the use of a vegetative area versus using fencing. He stated that Mr. Quinn made comments relative to the openings and Mr. MacEwen said that they are proposing to provide a vegetative barrier and/or fencing depending on how it works out economically. He commented that they would defer to the Board to see what they would be looking for if they decide to go the vegetative route.

Mr. Grimshaw asked if there were any question or comments from the public. Karen Pajer of 20 Oak Bluff Lane addressed the Board. She stated that she is the owner of the well that was not located on the plans for Oak Bluff Lane. Ms. Pajer said that they brought that issue up at the last Conservation Commission meeting and stated that she is still concerned about the effect of construction on her well. She said that is also worried about the steep slope that is located close to her well is going to flood her well and possibly contaminate it. Ms. Pajer asked that if the well fails due to this, she asked who would be responsible for fixing it. Matt Schold commented that this is part of the construction process and that they will take the appropriate action when they begin. He stated that they met all regulations and said that the construction process is going to be fluid. Mr. Schold commented that they work around houses all the time and that he doesn't see how that well would fail. Ms. Pajer asked Mr. Schold if he would fix her well if it fails and

Mr. Schold answered that he would fix anything that happens during the construction process that is a result of his work.

Ms. Pajer commented that she did not agree with the placement of the town line on the plan. She said she believes the line is off by about 50 feet east of its actual location. She said that she believes that Mr. MacEwen did not put that town line in the right place and asked that someone research that issue. Mr. MacEwen explained that he personally located both the northerly and southerly town bound lines. He further explained that the survey information they did shows that the town line is almost dead on with the Mass GIS Coordinate System. He said that that is the state's plan system they are working with and it gave them reinforcement of where the placement of the town line is actually located.

Mr. Schold commented that he had a conversation with the Pajer's about this issue after the last Conservation Commission Meeting and thought they had worked past this issue. He went on to say that they have spent the money, engineered it and surveyed it and that they stand by it and suggested everyone move on. Ms. Pajer referred to copies of maps that she said show the town line and Ms. Buck clarified that those were assessor's maps and not GIS maps. Mr. Kularski asked Mr. MacEwen to clarify that when he mentioned GIS mapping that that is the mapping system through the state and Mr. MacEwen answered yes. Mr. Pajer argued that the town line on the assessor's map and the plan do not match and feels that someone is wrong. Mr. Schold reiterated that he would like to move on. Mr. Kularski stated that they do use the state's GIS mapping to determine where the town line is located. Mr. Grimshaw thanked Ms. Pajer for her comments.

Ms. Buck stated that the abutters did meet with Julie VanArsdalen who is the Health Agent in town. She said Ms. VanArsdalen specifically took another look at this plan in relation to the well and basically said that she had no further comments. The Board of Health did review the original subdivision plans and had no comments. Ms. Buck stated that Ms. VanArsdalen said the well location meets Board of Health requirements.

Mr. Grimshaw stated that the only outstanding item was the waiver for the radii and said that conditional approval would be noted for that. Ms. Buck stated there was one wavier the Board did not vote on and said that they also needed to go over some changes to the draft decision. She handed out copies of the revised draft and reviewed it with the Board. Ms. Buck stated that she added a new #17 under *Project Specific Conditions* saying "Approval is conditioned upon approval of the vehicle tracking overlay plan by Quinn Engineering". Ms. Buck reminded the Board that they only needed to vote on the first waiver because they have already voted on all the other waivers.

MOTION: Mr. Kularski moved to approve the waiver of minimum center line radii, 200' minimum required; to allow center line radii of 100' and 170' for Oak Bluff Lane.

SECOND: Ms. Nist. Discussion: None

VOTE: All in favor.

The Board reviewed the draft decision. Mr. Kularski asked if the Development Schedule section should be removed and Ms. Buck said yes. She asked the Board to confirm that they would be striking #16 and the Board confirmed. Ms. Buck stated that the other change she made was on

page 4. She said that struck the language related to providing a consolidated, revised Hydrology & Stormwater Management Report because the applicant submitted that report last week.

Ms. Buck said that on condition #3 under *Items Required Prior to Lot Releases or Building Permits* she added the phrase “and electric lines are installed”. On condition #6, she added “The Applicant shall coordinate the final cistern configuration with the Fire Department prior to ordering the tank”. She added #10 under *Items required prior to Occupancy Permits* saying “Final street speed limit issues and appropriate signage shall be coordinated with the Police Department and Highway Department and installed prior to occupancy permits”.

Ms. Buck pointed out #13 under *Project Specific Conditions*. She suggested deleting the language related to trees susceptible to Asian Longhorned beetles because on the most recently revised plans the trees have already been modified and are not Asian Longhorned beetle susceptible. Ms. Buck stated that she added #17 saying “Approval is conditioned upon approval of the vehicle tracking overlay plan by Quinn Engineering”.

Ms. Buck pointed out the *General Conditions* section saying that these were general conditions and things that they have included with other subdivisions in the past. She stated that she added language to #19 to say “including but not limited to snowplowing”. Ms. Buck stated that she was not sure if the town was already plowing up there and Mr. Schold answered that the Town of Spencer has been plowing it. Ms. Buck asked Mr. Schold if he objected to adding that language and he answered that he was fine with the language.

Ms. Buck went back to #12 under *Project Specific Conditions* and asked Mr. Schold if he wanted the option to put plantings or fencing and he answered yes. Mr. Schold said that he wants to talk with Dennis Griffin, Highway Department, and see how he wants to access the pond for maintenance. He said he wants to use as much vegetation as possible and wherever a fence is warranted, he said that he will coordinate that with DPW. Ms. Buck said that she would add “The applicant shall provide *Rosa Rugosa* plantings and/or fencing around the entire perimeter of the detention basins. Where used, *Rosa Rugosa* (5 gallon pots or equivalent) shall be planted spaced 5 feet apart on center” and said that the rest will remain the same.

There was discussion back and forth on possible fencing types. Mr. Grimshaw asked Mr. Schold how much fencing did he anticipate he would be using and Mr. Schold said as minimal as possible. Mr. Schold said that they will defer to Dennis Griffin to see if he wants a chain link fence or a wood fence. Ms. Buck will add language saying “Fencing, where provided shall be subject to the approval of the Highway Superintendent”.

Mr. Grimshaw asked Ms. Buck to read back the condition and Ms. Buck read “The applicant shall provide *Rosa Rugosa* plantings and/or fencing around the entire perimeter of the detention basins. Where used, *Rosa Rugosa* (5 gallon pots or equivalent) shall be planted spaced 5 feet apart on center. Planting shall be done as soon as practical in the construction process to ensure that the plants will form an effective barrier prior to road acceptance. Fencing, where provided shall be subject to the approval of the Highway Superintendent”.

MOTION: Mr. Kularski moved to approve the Definitive Subdivision Plan & Stormwater Permit for Oak Bluff Lane Subdivision 2018-01 with the conditions set forth.

SECOND: Ms. Nist. Discussion: None

VOTE: All in favor.

Public Hearing, Zoning Bylaw Amendments

Earth Fill/Removal

Mr. Grimshaw read the public hearing notice into record.

Mr. Grimshaw noted that the Board would be reviewing these amendments out of order. He discussed the process and asked members of the public to announce their names and not go back and forth with each other. Ms. Buck gave a brief overview saying the bylaw was substantially different from what was proposed last fall. She said that she made it easier to understand and less complicated and stated that the Planning Board had been working on these during the last few meetings.

Ms. Buck stated that she included a definition section that was reduced significantly. She stated that throughout the bylaw's fall version, some places referenced earth fill and earth filling and some places referenced removal and she said it was not clear. Ms. Buck said that she tried to make it clear to what applies and when it applies. She stated that the base threshold of 1,000 cubic yards of either fill or removal still remained and the language related to the word "ton" were removed. Mr. Grimshaw asked Ms. Buck to clarify if other towns had a lower threshold and she clarified that other town do have a lower threshold that would trigger a special permit.

Ms. Buck stated that the "Exemptions" section was rewritten quite a bit to make it easier to understand. She said she made significant additions with references in regards including work done to cemeteries. She said she made significant changes with exemptions with agricultural uses and made it very explicit adding "agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture". Mr. Grimshaw asked if that was taken from MGL and Ms. Buck confirmed it was taken word for word. Ms. Buck stated that moving dirt around on your own property is also exempt. Ms. Buck stated that she also added an exemption #8 for fire ponds, roadways, public utilities and the like and operations lawfully in existence at the time of adoption of the bylaw.

Ms. Buck explained that the section *Prohibited Activities and Uses* basically prohibits dirty and contaminated soil from coming into town.

Ms. Buck went back to Exemption #3 saying she received a comment that there was some concern that they would not exempt driveways. She suggested that the word "driveways" be inserted after the word "new" so it will say "with the otherwise lawful construction of new *driveways*, structures, buildings and building additions.

Mr. Grimshaw asked if anyone from the public wanted to comment on this section and Robert Johnson of 28 Washburn Street addressed the Board. Mr. Johnson said #5 says "use of land in connection with a bona fide commercial agriculture" and asked for clarification on what that meant. Ms. Buck explained that if someone wanted to open a farm and was seeking exemption from the Zoning Bylaw they would have to submit documentation to the Zoning Enforcement Officer and demonstrate that they are in fact legitimate farm operation.

Perry Dube of 265 Pine Street addressed the Board and asked if tree farming falls under this exemption and Ms. Buck said that tree farming would fall under silviculture.

Mark Soojian of 1640 Main Street addressed the Board and asked if it would be possible to add one more exemption to clarify the storage of stockpiling so that there wouldn't be any more confusion. Mr. Dube asked that the Board consider adding this exemption and Mr. Grimshaw stated that he doesn't believe they can limit the amount of fill someone can store on their property. Lisa Johnson of 28 Washburn St addressed the Board saying her husband stockpiles and said that that can stay there for years and asked for an exemption to be added regarding stockpiling. Mr. Grimshaw stated that this bylaw does not contain anything against stockpiling.

Mr. Dube asked that the wording "permanent placement of fill" could be added under Exemptions. Mr. Kularski suggested putting that under the definition for Earth Filling Operation and say "*permanent* filling of land that involves greater than 1,000 cubic yards or more". Ms. Buck agreed to that change in the definition saying that it would then not have to be repeated everywhere.

Ms. Buck stated that the Planning Board talked about modifying #5 under *Prohibited Activities and Uses* at the last meeting. She said that the previous draft had specific grade limitations and that the Board decided not to limit it there. Ms. Buck said that it now will say "or where finished fill grading slopes are not properly stabilized". Meaning the slope would be determined on a case-by-case basis.

Ms. Buck stated that the *General Standards* section was greatly paired down from what was under consideration last fall. She noted that in the Town of Leicester, most of the submittal requirements are not in the bylaws, they are kept in a separate Special Permit Regulations. She said that the Planning Board will soon have a separate hearing regarding submittal requirements for these types of applications.

Ms. Buck stated that the *Financial Security; Inspection of Conditions* section allows the Planning Board to require some sort of security to insure performance of the work.

Ms. Buck stated that *Special Permit Procedures* are all procedural things and she discussed #4 saying that the previous draft had a per ton fee that she removed. She said that this section just allows the Planning Board to impose reasonable regulations and Ms. Buck said that they do this routinely for commercial development. She explained that applicants pay a deposit that is then used for an outside peer review engineer and is paid for out of that account. Ms. Buck stated that this type of 53G account is explicitly set up to cover review fees for permitting boards.

Ms. Buck said that the *Special Permit Criteria for Earth Removal & Fill Operations* just lists the standards for approval. She said that it lists specific criteria that the Board can consider such as impacts on the natural environment, traffic flow and safety and management of stormwater.

Ms. Buck discussed the section *Conditions of Special Permit* and stated that this was a list of suggested conditions for the Planning Board to consider when they are granting approval. She said it lists such things as limitations on size, number and weight of trucks, requirements of security, limited hours of operation, access to the Town of Leicester or its agents for inspection, implementation of erosion and sedimentation control, limitations on slope, ongoing monitoring by licensed professionals and requirements for site stabilization and restoration.

Ms. Buck said that the *Violations and Enforcement* section was reduced and consolidated to reduce repetitive language. She explained that was a list of what the town can do if someone is in violation of a bylaw. Ms. Buck said that these are taken on a case-by-case basis as well.

Ms. Buck explained that the *Change of Conditions* section means that if you change your project in a substantive way it says you may need an amendment to your special permit.

Ms. Buck stated that *Item B*. The Use table had to be amended to specifically reference earth removal operations and earth filling operations.

Ms. Buck explained that change to *Item C* is amending the BR-1 district to explicitly allow earth removal and earth filling. She told the Planning Board that the reason brewery, distillery, winery by special permit was listed was because there was a numbering error. She said that is will be making oo. Brewery, Distillery, Winery by special permit and pp. Earth Removal Operation or Earth Filling Operation by special permit from the Planning Board (See Section 5.16)

Ms. Buck stated that she made a last minute change to *Item D* and added Recycling Facilities to help define it better. She said that this could be amended in the future. Mr. Soojian said they should not band recycling facilities in town and said the town should be encouraging recycling. Mr. Soojian also suggested putting the word “permanent” before clean fill under section 5.3.01 but Ms. Buck stated that she would hesitate to use the word “permanent” and Mr. Grimshaw agreed. Ms. Buck explained that the intent behind this was to put people on notice to not dump dirty hazardous material in town. Mr. Grimshaw asked if this would prohibit someone from opening a recycling facility. Ms. Buck stated that she felt that the earth removal bylaw had nothing to do with recycling facilities and said that was a separate issue. Ms. Buck asked if that should be removed saying that the Board could think about it more later on. The Board agreed to strike the recycling facilities from the list of prohibited uses.

Ms. Buck stated that the final text had to be submitted to the Select Board by Thursday so she would make the changes discussed and submit a revised draft to the Select Board. She said that it will then go to vote at Town Meeting on May 7th. Ms. Buck said that the revised draft would be on the website by the end of the business day on Thursday for public viewing.

MOTION: Mr. Kularski moved to approve the Earth Fill & Removal Bylaw as discussed.

SECOND: Ms. Nist. Discussion: None

VOTE: All in favor.

Ground-Mounted Solar

Ms. Buck gave a brief overview saying that the town has had a solar bylaw on the books for several years. She said that revisions were done in 2017 but were still found to be insufficient. She stated that in October 2018, Town Meeting approved a temporary moratorium on all new solar farms and that expires on May 7th.

Ms. Buck stated that vegetation includes all types of vegetation including trees because developers have been disputing this point. She stated that now all existing vegetation shall remain in all required setback areas. She said that she added “in the SA district, land clearing shall not exceed sixty (60%) of the total lot area” and she added a requirement saying “The

Planning Board may require phasing of tree clearing to minimize potential erosion control problems”.

Under *Screening/Buffering*, Ms. Buck said she added some clarification in regards to adjoining properties saying that what was intended was abutting properties. She said she also added “For purposes of this section, abutting properties shall include adjacent properties and properties directly opposite on any public or private street way” so they could require screening for properties across from solar farms and not just on either side.

Ms. Buck clarified *Item B*. She explained that there was a typographical error that was being corrected. She said that the intent was to prohibit Large-Scale Ground-Mounted Solar Energy Systems in districts R1 and R2 and to allow Medium-Scale facilities by special permits in those two districts. She stated the letters were reversed so she was fixing that now.

Ms. Buck said that on *Item C* she added “The total number of medium and large-scale ground-mounted solar energy systems in Leicester shall be limited to twenty (20). Facilities constructed prior to this bylaw are counted in this total. For the purposes of this bylaw, projects on separate parcels are considered separate projects, even if such parcels are under common ownership”.

Ms. Buck stated that she sent this full bylaw to the Administrator of the Green Communities Program but that she still has not heard back from her yet. She said that she is hoping that they don’t see any problem with it. Ms. Buck explained that in order to remain eligible for Green Communities, you have to show that your bylaw would allow a 1 mega-watt facility by-right.

MOTIN: Mr. Kularski moved to approve the amendments to Ground-Mounted Solar Energy System Bylaw Improvements as discussed.

SECOND: Ms. Nist. Discussion: None

VOTE: All in favor.

Marijuana Cultivation

Ms. Buck stated that she was asked to take another look at this bylaw to make it more explicit that the town was not trying to limit buildings with glass walls. She said that the previous version just changed the word from business to building and said greenhouses prohibited. Ms. Buck said that it now says “take place at a fixed location within a fully enclosed building with opaque walls and shall not be visible from the exterior of the building”. She said that she also added a new sentence saying “greenhouses with transparent or translucent walls are prohibited, glass or other transparent roofs are allowed”.

Ms. Buck stated that some companies have specifically asked the town for an interpretation of the existing bylaw as written. She said that it has come before the Planning Board before and the discussion was that solid walls with a glass top were fine. Said stated that there are two companies who plan on having glass roofs and will be submitting applications soon. Mr. Kularski asked if language can be added in regards to glass roofs being allowed as long as artificial light can’t escape at night. Mr. Grimshaw commented that maybe this was something they could take by a case-by-case basis. Ms. Buck stated that there is nothing that specifically mentions lighting in the current bylaw and she thinks that they should have something more explicit. After much discussion, the Board agreed to “artificial lighting from within the building

shall not create light pollution” and Ms. Buck confirmed that she will also be adding this language and “lighting shall not extend beyond property lines” as sub-section J.

MOTION: Mr. Kularski moved to approve the amendments to the Marijuana Establishments Bylaw as discussed.

SECOND: Ms. Nist. Discussion: None

VOTE: All in favor.

Discussion, Site Plan Review, SPR2018-08, continued

424 Main Street/Nor’Easter Remedies, Marijuana Cultivation (Applicant: Nor’Easter Remedies)

Ms. Buck stated that the Applicant requested a continuance to April 16th.

MOTION: Ms. Nist moved to continue 424 Main Street/Nor’Easter Remedies to April 16th at a time to be determined.

SECOND: Mr. Kularski. Discussion: None

VOTE: All in favor.

Discussion, Request to Extend Deadline, SPR2017-01

Leicester Public Library (Applicant: Town of Leicester)

Ms. Buck stated that the deadline to complete construction for the Leicester Public Library is March 21, 2019. She said that the town is requesting a three-month extension and Ms. Buck recommended a six-month extension to September 21, 2019 in case there are delays.

MOTION: Ms. Nist moved to continue the deadline to complete the Leicester Public Library to September 21, 2019. Discussion: Grimshaw confirmed that continue and extend mean the same thing in this case.

SECOND: Mr. Kularski.

VOTE: All in favor.

Town Planner Report/General Discussion:

Miscellaneous Project Updates

Solar Moratorium

Ms. Buck reported that the Attorney General’s office approved the solar moratorium.

Complete Streets Grant

Ms. Buck stated that she will give an update on the Complete Streets Grant at the next meeting.

Special Meeting Date

Ms. Buck stated that she will be emailing the Board about a potential special meeting date for April 30th because the Town Meeting is scheduled for May 7th. She said that it will depend on what is submitted for applications. Ms. Buck will keep the Board posted.

MOTION: Ms. Nist moved to adjourn.

SECOND: Mr. Kularski

VOTE: All in favor.

The meeting adjourned at 9:38 PM.

Respectfully Submitted,
Wanda Merced, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner to the Planning Board dated 3/14/2019 regarding 3/19/2019 meeting
- Documents related to Special Permit for 710 Main Street (SP2018-03)
- Documents related to Definitive Subdivision Plan for Oak Bluff Lane (SUB2018-01)
- Copy of proposed amended solar bylaw
- Copy of proposed amended earth fill & removal bylaw
- Copy of proposed amended marijuana bylaw
- Document related to the extension for the Leicester Public Library

Documents submitted at meeting:

- Email from Town Counsel, Amanda Zuretti, to Michelle Buck (**Not a public record**)
- Revised draft decision for Oak Bluff Lane
- Letter from Quinn Engineering to the Planning Board dated March 19, 2019 with comments regarding Oak Bluff Lane
- Letter from Graz Engineering, LLC to Town Planner dated March 19, 2019 regarding responses to Quinn Engineering's comments