

**Town of Leicester Planning Board
Meeting Minutes
July 16, 2019**

MEMBERS PRESENT: Andrew Kularski, Sharon Nist, Jaymi-Lyn Souza

MEMBERS ABSENT: Jason Grimshaw, Chair, Debra Friedman, Vice Chair

IN ATTENDANCE: Michelle Buck, Town Planner and Maureen Schur, Department Assistant

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM **Discussion, Site Plan Review (SPR2019-01), continued**
1762 Main Street, Parking for Cultivate at 1762 Main Street (Applicant: Cultivate Holdings, LLC)
- 7:30PM **Discussion, Minor Amendment of Special Permit (SP2016-03)**
1749 Main Street, Rt. 9 Storage (Applicant: C&J Realty Trust)
- 7:45PM **ANR Plan Application**
Breezy Green Road (Applicant: George Tomsu)
- 8:00PM **Approval of Minutes:**
July 2, 2019
- 8:00PM **Town Planner Report/General Discussion:**
- A. Potential Zoning Bylaw Amendments
 - B. Miscellaneous Project Updates
 - C. Board Member Committee Updates

Andrew Kularski called the meeting to order at 7:00 PM.

**Public Hearing, Major Site Plan Review (SPR2019-02), continued
0 & 22 Burncoat Street/Cultivate, Marijuana Cultivation Facility**

Mr. Norman Hill from Land Planning Inc. introduced himself and Sam Barber, President of Cultivate. Mr. Hill explained the parking issues related to the retail facility located at 1764 Main Street. Currently there are 26 parking spaces located at the retail facility and this number isn't enough to provide adequate parking for all of the retail customers. Mr. Hill explained the proposed parking lot located at 1762 Main Street is crucial to this business. The plan proposes the demolition of the current home. This home has been used by Mr. Barber as office space, but with office space available at their retail locations in Worcester and Framingham office space is not needed any longer at 1762 Main Street. There is currently a shuttle van that brings customers from a satellite parking lot located at Everlast Nursery, approximately 1 mile away, to the retail facility and then brings customers back to the satellite parking area. Mr. Hill and Mr. Barber both explained that the current parking situation makes it difficult for customers to access the store and therefore business has dropped off. Mr. Barber stated the additional parking should be adequate to handle the current volume of customers, but the van shuttle will be made available for any high volume business days.

Mr. Kularski asked how many total parking spaces would be available to customers. Ms. Buck explained there are currently 26 spaces located at 1764 Main Street and the additional parking lot would add 24 spaces for a total of 50. Ms. Souza asked about parking for the medical patients of the retail store. Mr. Barber stated all medical patients are using the parking lot and not being shuttled in from the satellite parking location.

Mr. Kularski asked about the lighting for the parking lot. Mr. Hill explained the light boxes are constructed in such a way that the light shines directly down onto the parking lot and there would be no light spillage onto the street or the neighbor's property.

Mr. Kularski asked about how much of the landscape buffer would be removed between the parking lot and the abutter's homes. Mr. Hill stated there is approximately 30 feet of existing trees with additional plantings. Mr. Hill explained there is a retaining wall with a 6 foot privacy fence being built as well. Mr. Barber stated if the neighbors wanted more plantings he would be willing to add more shrubs and trees.

Mr. Hill stated all of the original comments from Kevin Quinn, Quinn Engineering had been addressed. Mr. Quinn's new comment regarding the zoning district, Water Resources Protection Overlay District, will require a ZBA Special Permit. Mr. Hill will follow up on this. Ms. Buck stated the Special Permit would be related to the stormwater management and that had already been addressed in the plan.

Ms. Buck reminded Mr. Barber to apply for the demolition delay permit from the Historical Society as soon as possible.

MOTION: Ms. Nist moved to approve the Site Plan and Stormwater Permit for the parking lot construction under the condition that the ZBA Special Permit is granted.

SECOND: Ms. Souza

DISCUSSION: None.

VOTE: All in favor.

ANR Plan Application

Breezy Green Road (Applicant: George Tomsu)

Ms. Buck explained the ANR plan to the Board members. Mr. Tomsu is purchasing a parcel of land from his neighbor.

MOTION: Ms Nist moved to endorse the ANR plan for Breezy Green Rd.

SECOND: Ms. Souza

DISCUSSION: None

VOTE: All in favor.

Discussion, Minor Amendment of Special Permit (SP2016-03), 1749 Main Street, Rt. 9 Storage (Applicant: C&J Realty Trust)

Mr. Curtis, Route 9 Storage, addressed the Board asking to reduce the size of the proposed building on the property. The original building dimensions were 150'x50' and the current dimensions of the proposed building are 74'x50'. Mr. Curtis explained there is a need for more space to maneuver around the lot and for people to be able to unload into their unit.

Ms. Nist asked if the additional space would be used for heavy equipment storage and Mr. Curtis stated no, it would not be used for any vehicle, boat, or equipment storage. Mr. Curtis stated he would be paving the area to allow for the storm drains to work properly.

Ms. Buck referenced a rendering of the building in the applicant's file and Mr. Curtis stated the building would be the same lay out just much smaller. The building will be the same color as originally proposed and would be in the same location.

MOTION: Ms. Nist moved to approve the minor amendment to the proposed building.

SECOND: Ms. Souza

DISCUSSION: Mr. Curtis asked the Board about the possibility of putting storage pods on the property. There was a back and forth exchange of information. Ms. Buck stated she would look into it, but that's not part of the current request before the Board.

VOTE: all in favor

Approval of Minutes:

MOTION: Ms. Nist moved to approve the minutes of July 2, 2019

SECOND: Ms. Souza

DISCUSSION: None

VOTE: All in favor

Town Planner Report/General Discussion

Potential Zoning Bylaw Amendments

Ms. Buck told the Board she would look to see if she could put something on the fall agenda.

Miscellaneous Project Updates

Ms. Buck informed the Board that there was a new application, online, for an Open Space Residential Development [Smuggler's Cove].

Ms. Buck informed the Board the permit for Eastern Pearl will expire on 8/1/2019 and she will reach out to the applicant and remind them of this.

Ms. Buck informed the Board that the permit for Mulberry Solar will expire on 9/11/2019 and there is no decommissioning bond.

Ms. Buck stated the permit for Oak Ridge Estates will expire 8/18/2019 and the project is actively under construction.

Mr. Kularski asked about the status of an Associate member for the Planning Board. Ms. Buck stated the position had been posted by Kristen Forsberg Assistant to the Town Administrator., but there were no applicants at this time.

Mr. Kularski informed the Board the Disposition of the Memorial School Committee is looking for at-large members.

Ms. Souza asked how she could find out about upcoming CMRPC meeting and Ms. Buck told her she would look into it.

MOTION: Ms. Nist moved to adjourn the meeting.

SECOND: Ms. Souza

DISCUSSION: None.

VOTE: All in favor

The meeting adjourned at 7:42PM.

Respectfully Submitted,
Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner to the Planning Board dated 7/11/2019 regarding Major Site Plan Review, 22 Burncoat St. (SP2019-02)
- Memo from Norman Hill dated 4/16/2019
- Memo from Town Planner to Norman Hill dated 5/7/2019
- Comments from Kevin Quinn, Quinn Engineering.
- Emails to Norman Hill from Town Planner
- Comments from Board of Health, Building/Code, Fire Dept. Historical Commission, Leicester Water Sewer District, and Police Dept.
- Memo from Norman Hill to Town Planner dated 7/3/2019 and 7/5/2019
- Site Plan Approval Order of Conditions draft.
- Meeting Minutes for July 2, 2019
- List of Zoning Bylaw Amendments
- Email from Marc Curtis to Town Planner dated 7/1/2019

Documents submitted at meeting:

- Summary of Decisions for 1749 Main St./Curtis Self-Storage (SPR2016-03)