

**Town of Leicester Planning Board
Meeting Minutes
August 20, 2019**

MEMBERS PRESENT: Jason Grimshaw, Chair, Debra Friedman, Vice Chair Andrew Kularski, Sharon Nist, Jaymi-Lyn Souza

MEMBERS ABSENT:

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

MEETING TIME: 7:00PM

AGENDA:

1. 7:00PM **Public Hearing, Zoning Bylaw Amendments**
 - A. Delete Section 5.14.7, Temporary Moratorium on Commercial Ground-Mounted Solar Energy Systems
 - B. Delete Section 6.2.01, Phased Growth Zoning Bylaw
2. 7:15PM **Public Hearing, Special Permit (SP2019-02)**
Off Paxton Street/Smuggler's Cove, 24-lot Open Space Residential Development (Applicant: Central Land Development Corp.)
3. 7:45PM **Discussion, Request to Extend Project Deadline (SP2015-02)**
Oakridge Estates Senior Village Development, 2-year extension request (Applicant: Kevin Maher)
4. 8:00PM **Discussion, Request to Extend Project Deadline (SP2017-02)**
Eastern Pearl, 6-month extension request (Applicant: Sam Zhu)
5. 8:15PM **Endorsement of Approved Definitive Subdivision Plan (SUB2018-03)**
Boutilier/ZPT (Applicant: ZPT Energy Solutions)
6. 8:30PM **Approval of Minutes:**
 - July 16, 2019
7. 8:45PM **Town Planner Report/General Discussion:**
 - A. Potential Future Zoning Bylaw Amendments (LED signs, existing structures in the NB district)
 - B. Miscellaneous Project Updates
 - C. Board Member Committee Updates
8. **Adjourn**

Mr. Grimshaw called the meeting to order at 7:02 PM.

Public Hearing, Zoning Bylaw Amendments

Mr. Grimshaw read the Public Hearing Notice

Ms. Buck reviewed both amendments. Section 5.14.7 (Temporary Moratorium on Commercial Ground-Mounted Solar Energy Systems) was proposed for deletion because it expired May 7, 2019. Section 6.2.01 (Phased Growth Zoning Bylaw) is proposed for deletion because it is no longer enforceable (due to case law).

MOTION: Ms. Nist moved to approve the Zoning bylaw amendments.

SECOND: Mr. Kularski

DISCUSSION: None

VOTE: All in favor

Town Planner Report/General Discussion:**Zoning Amendments**

Ms. Buck let the Board know the Attorney General's office approved the Zoning Bylaw changes from the May 2019 town meeting.

Bethel Ave.

Ms. Buck let the Board know people have been requesting information on Bethel Ave. She and the Board discussed the property, stating it is very wet and steep. The Board agreed it is a difficult property to develop.

103 Marshall St.

Ms. Buck informed the Board there is an application for 103 Marshall St. to build a 4,000 s.f. pro shop for Pyramids Disc Golf. This application will be on the next Planning Board agenda.

Approval of Minutes

MOTION: Ms. Nist moved to approve the minutes of July 16, 2019 meeting.

SECOND: Mr. Kularski

DISCUSSION: None

VOTE: 3 in favor (Ms. Nist, Mr. Kularski, Ms. Souza), 2 abstentions (Mr. Grimshaw, Ms. Friedman)

Town Planner Report/General Discussion continued:**Potential Zoning Amendments, LED Signs**

This request was related to a request from the school department for an LED changeable sign. Ms. Friedman noted the education exemption; Ms. Buck told the Board she'd look into the educational exemption.

Public Hearing, Special Permit (SP2019-02)

Off Paxton Street/Smuggler's Cove, 24-lot Open Space Residential Development (Applicant: Central Land Development Corp.)

Mr. Grimshaw opened the hearing at 7:15PM for Smuggler's Cove Open Space Residential Development by reading the Public Hearing Notice.

Ms. Buck read an email from the applicant, Matt Schold of Central Land Development Corp., asking the hearing be continued to the next meeting scheduled for September 3, 2019.

MOTION: Ms. Friedman moved to continue the hearing to September 3, 2019 at 7:30PM.

SECOND: Ms. Nist

DISCUSSION: None

VOTE: All in favor

Discussion, Request to Extend Project Deadline (SP2017-02)

Eastern Pearl, 6-month extension request (Applicant: Sam Zhu)

Mr. Grimshaw read the letter requesting an extension submitted by Mr. Zhu from Eastern Pearl. The applicant stated he is meeting with MassDOT on Thursday August 29, 2019.

MOTION: Ms. Friedman moved to approve the permit extension for Eastern Pearl for 1 year from the date of the meeting.

SECOND: Mr. Kularski

DISCUSSION: None

VOTE: All in favor

Town Planner Report/General Discussion continued:

Potential Zoning Amendments, NB District

Ms. Buck presented information to the Board about a company called The Workshop. She explained it is a “maker’s space,” a business incubator for industrial-type uses. It is a shared space. This business is very interested in coming to Leicester and moving into the former Worcester Tool and Stamp building on Hankey St. There was a pamphlet passed around with more information on the business. Board members were supportive of the concept, including potential studio apartments and brewing. More information is needed on automotive uses. Ms. Buck has also received inquiries about the former Suburban Propane building [760 Pleasant St.]. Ms. Buck offered to do some research on expanding the boundaries of the NB district or other zoning amendments to allow for easier reuse of these two commercial buildings. The Board would like abutters of these properties notified of any upcoming discussions as it would be important to have abutters in on the initial conversations to get their input.

Discussion, Request to Extend Project Deadline (SP2015-02)

Oakridge Estates Senior Village Development, 2-year extension request (Applicant: Kevin Maher)

Mr. Grimshaw read the request for a permit extension for Oak Ridge Estates submitted by Mr. Kevin Maher. Ms. Buck stated the project has been making steady progress and the applicant is anxious to complete the project.

MOTION: Ms. Friedman moved to approve the extension of the permit for Oak Ridge Estates for 2 years from the expiration date, 8/18/2021

SECOND: Ms. Nist

DISCUSSION: None

VOTE: All in favor

Endorsement of Approved Definitive Subdivision Plan (SUB2018-03)

Boutilier/ZPT (Applicant: ZPT Energy Solutions)

Ms. Buck explained after a definitive subdivision plan has been approved and the appeal period has been met a Covenant is submitted to limit the sale or building of lots until certain work is completed. The applicant has submitted the Covenant, which is required prior to endorsement of Definitive Subdivision Plans. Ms. Buck reviewed the language with the Board (the Covenant allows building only of the solar facility).

MOTION: Ms. Friedman moved to accept the Covenant and endorse the Definitive Subdivision plan for Boutilier Road*

SECOND: Ms. Nist

DISCUSSION: None

VOTE: All in favor

*The Board signed (endorsed) the plans at the conclusion of the meeting.

MOTION: Ms. Friedman moved to adjourn the meeting.

SECOND: Ms. Nist

VOTE: All in favor

Meeting adjourned at 7:40 pm

Respectfully Submitted,

Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner to the Planning Board dated 8/15/2019 regarding 8/20/2019 Planning Board Meeting
- Public Hearing Notice regarding zoning amendments
- Memo regarding deletion of obsolete zoning bylaw sections
- Hearing notice regarding Smuggler's Cove
- Smuggler's Cove Application
- Comments from Police Dept., Town Planner
- Comments from Kevin Quinn regarding Smuggler's Cove
- Oakridge Estates extension documents
- Request for extension on Eastern Pearl
- Meeting Minutes for July 16, 2019

Documents submitted at meeting:

- Covenant & Definitive Subdivision Plans for Boutilier ZPT Subdivision