

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

MEMBERS PRESENT: Jason Grimshaw Chair, Andrew Kularski, Sharon Nist

MEMBERS ABSENT: Debra Friedman, Jaymi-Lyn Souza

IN ATTENDANCE: Michelle Buck, Town Planner

MEETING TIME: 7:00PM

AGENDA:

1. 7:00PM **Executive Session, MGL Chapter 30A, Section 21A, Exception 3-To discuss potential litigation (Smuggler's Cove ORSD)**
2. 7:00PM **Public Hearing, Special Permit (SP2019-02), continued**
Off Paxton Street/Smuggler's Cove, 24-lot Open Space Residential Development (Applicant: Central Land Development Corp.)
3. 7:30PM **Request for Lot Releases, Oak Bluff Lane (SUB2018-01)**
(Applicant: Central Land Development Corp.)
4. 7:45PM **Application, ANR Plan**
Off Mayflower Circle (Applicant: Central Land Development Corp.)
5. 8:00PM **Parking Waiver for Leicester Middle School Design**
Applicant: Warner Larson Landscapes Architects
6. 8:15PM **Performance Agreement-Cultivate Parking (SPR2019-01)**
1762 Main St.(Applicant: Cultivate Holding LLC)
7. 8:25PM **Request for Deadline Extension, Boutilier Solar #3 (SPR2018-06)**
ZPT Energy Solutions II LLC)
8. 8:35PM **Approval of Minutes:**
 - 10-15-2019
 - 11-5-2019
9. 8:45PM **Town Planner Report/General Discussion**
 - A. Status Updates: May 2020 Zoning Bylaw Amendments
 - B. Miscellaneous Project Updates
 - C. Board Member Committee Updates

10. Adjourn

Mr. Grimshaw called the meeting to order at 7:03PM

Public Hearing Special Permit (SP2019-02) Smuggler's Cove

MOTION: Mr. Kularski moved to continue the public hearing for Smuggler's Cove to 1/7/2020 at 7:05pm

SECOND: Ms. Nist

DISCUSSION: None

VOTE: Unanimous

Oak Bluffs Lane request for lot releases (SUB2018-01)

The applicant, Mr. Schold was present. Ms. Buck gave an overview of the project. The Board was given information from Kevin Quinn, peer review engineer, who reviewed and revised the Applicant's estimate and required security amount of \$276,514.52. Ms Buck noted that the binder course wasn't witnessed and Mr. Quinn suggests core testing. She also noted that the

approval for the project required a list of items to be completed prior to lot release, and not all items had been completed.

Mr. Schold stated he'll do core testing in the spring. He said he won't wait two years to complete the finish course asphalt. He wants the project finished and accepted before that time. Mr. Schold also said he objects to the \$90,000.00 figure for loam and seed. He said he plans to use mulch for much of the slopes. He feels the number for the berm is also high and doesn't think the security should include the binder course, since it's completed. He requested acceptance of the binder course contingent on core samples.

The issue will be discussed again at the meeting of 1/7/2020.

ANR Plan, Mayflower Circle, (Applicant: Central Land Development LLC)

The mylar copy of the plan was not delivered in time so this was rescheduled for the 1/7/2020 meeting.

Parking Waiver for Leicester Middle School Design

No one was present on behalf of this project. There was a brief discussion and it was decided to reschedule to 1/7/2020.

Performance Agreement-Cultivate parking (SPR2019-01)

MOTION: Mr. Kularski moved to accept the Performance Security Agreement for the Cultivate Parking lot located at 1762 Main St.

SECOND: Ms. Nist

DISCUSSION: None

VOTE: Unanimous

Request for Deadline Extension, Boutilier Solar #3 (SPR2018-06)

MOTION: Mr. Kularski moved to extend the ZPT Energy Solutions deadlines to 12/18/2020 to start and 12/18/2021 for completion.

SECOND: Ms. Nist

DISCUSSION: None

VOTE: Unanimous

Approval of Minutes

MOTION: Ms. Nist moved to accept the minutes of 10/15/2019

SECOND: Mr. Kularski

DISCUSSION: there is a typographical error on page 2; this will be corrected

VOTE: Unanimous

The Board postponed action on the minutes of 11/5/2019.

Town Planner Report

Zoning: Ms. Buck noted she is continuing to work on Zoning Bylaw amendments, and they will be discussed at a January meeting.

Miscellaneous Updates: Ms. Buck noted that the Town's new Economic Development Coordinator, Bryan Milward started last week. She also informed the Board that the DIS office layout has changed.

Board Updates:

Ms. Nist noted the next Capital Improvement Meeting is scheduled for 1/8/2020.

Mr. Kularski (Middle School Building Committee) noted that the Committee is focused on cleaning the old Memorial School building to better market the building. They also will be photographing the building and reaching out to developers with experience in re-purposing public buildings.

Mr. Grimshaw noted that the EDC met earlier in the night and he was unable to attend. Mr. Brooks noted he attended and said they're working on a new "open for business event" to be held at Becker College the week of Spring Break. Mr. Brooks is the new director of the EDC. The next meeting will likely be 1/30/2020

The Board had a brief discussion regarding the Leicester Middle School Design parking request.

Mr. Schold noted that he'd like to see the Town re-consider the setback issue in the Suburban Agriculture (SA) district. Ms. Buck noted that at the 10/30/2018 Town Meeting an effort to reduce lot sizes to 50,000 square feet in SA and (20,000 in RI where public water and sewer are available) was disapproved. She recalled the setback reduction was a floor amendment. The Board said they could take the matter up at a future meeting.

MOTION: Mr. Kularski moved to adjourn

SECOND: Ms. Nist

VOTE: Unanimous

Meeting adjourned at 7:45pm

Respectfully Submitted,

Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner dated 12/12/2019
- Letter from Mr. Schold dated 12/10/2019 regarding lot releases for Oak Bluffs Lane
- Letter from Warner Larson Landscape Architects regarding 70 Winslow Ave
- Performance Agreement for Cultivate dated 11/27/2019
- Request for deadline extension from Zero Point Development, Inc. dated 12/11/2019
- Minutes 10/15/2019 and 11/5/2019

Documents submitted at meeting:

- Memo from Quinn Engineering dated 12/19/2019 regarding Oak Bluffs Lane