

**Town of Leicester Planning Board  
Meeting Minutes  
October 6, 2020**

*[Note: This meeting was held remotely using GoToMeeting]*

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

**MEMBERS ABSENT:** Jason Grimshaw, Chair

**IN ATTENDANCE:** Michelle Buck, Town Planner, Tiffany Peters Department Assistant

**MEETING TIME:** 7:00PM

**AGENDA:**

1. 7:00PM      **ANR Plan**  
94-104 Huntoon Memorial Highway, Applicant: Huntoon Highway, LLC
2. 7:15PM      **Performance Agreement**  
Mulberry Solar 3 (SP2018-12), Applicant: CS Energy
3. 7:30PM      **Parking Waiver**  
100 South Main Street, Proposed Retail (related to SP2016-02, AA Transportation), Applicant Cheryl Cooney
4. 7:30PM      **Town Planner Report/General Discussion:**
  - A. Zoning Bylaw Amendments
  - B. Miscellaneous Project Updates
  - C. Board Member Committee Updates
  - D. Upcoming Meeting Dates
5. **Adjourn**

Ms. Friedman called meeting to order at 7:02PM

**ANR Plan, 94-104 Huntoon Memorial Highway**

Ms. Buck shares ANR plan on the screen, the property is one large irregularly shaped parcel. Ms. Buck explains that small sections of the parcel are being transferred to the abutting property owners. These are not separate building lots and they are appropriately labeled on plan. Ms. Buck recommends endorsement.

**Motion:** Ms. Nist moved to approve the ANR Plan

**Second:** Mr. Kularski

**Discussion:** None

**Vote:** All in favor (4-0-0)

**Performance Agreement, Mulberry Solar 3**

Ms. Buck states that this project is substantially complete. She inspected the site with Quinn Engineering. The project representatives were given a list of items that needed to be completed, some of which needed to be done immediately. We accepted a \$12,500 cash deposit in the for the as-built plan and to cover areas of seeding that have not grown in yet. Ms. Buck prepared a related Performance Agreement for the Board's approval.

**Motion:** Ms. Kularski moved to approve the performance agreement for CS Energy (Mulberry Solar)

**Second:** Mr. Nist

**Discussion:** None

**Vote:** All in favor (4-0-0)

### **Parking Waiver, 100 South Main Street**

A retail operation is moving into this location. The original Special Permit decision for the property designated four parking spaces for 800 s.f. of retail space. The applicant states that she will be operating 1,275 s.f. of retail which would require nine spaces, so she has submitted a request for a waiver. The applicant, Ms. Cheryl Cooney, is present and explains the parking situation at the site and that there are excess spaces that are always open.

**Motion:** Mr. Kularski moved to approve the parking waiver for 100 South Main Street

**Second:** Ms. Nist

**Discussion:** None

**Vote:** All in favor (4-0-0)

### **Zoning Bylaw Amendments**

#### *Housekeeping Amendments*

Ms. Buck explains the housekeeping amendments which includes renumbering, fixing headings and typographical errors in the RIB and BR-1 zoning districts. She states that she will continue adding housekeeping amendments and submit one large housekeeping article.

#### *Outside Storage*

Ms. Buck states she provided the Board with a draft amendment but needs to add standards such as fencing. She states she added how to regulate a free-standing parking lot that is not associated with a business. She also states that there are inconsistencies into how the Town regulates sales of boats versus outside storage of boats which she needs to address. The Board discusses various items that may need to be addressed under this bylaw such as U-haul/budget truck rentals, storage on personal business sites, etc. The Board wants to put more thought into what zoning districts besides HB-1 and HB-2 they would want to allow outdoor storage. The Board also wants to address issues such as fencing, lighting, hours of operation, length of storage and regulations regarding storing vehicles.

#### *Marijuana*

Ms. Buck states that the Massachusetts Cannabis Control Commission will be voting on regulations related to marijuana delivery companies which proposes two different types of delivery licenses. One being a Limited Delivery License (would deliver to customers from commercial retailers) and the being Wholesale Delivery License (would deliver to customers from wholesale distributors). Two delivery companies are interested in starting services in Town which require an amendment to the bylaw. Delivery services would be required to have a secured storage facility with security systems. Mr. Kularski states he would want to see the verbiage of the state regulations before moving forward with this.

Ms. Buck asks the Board if they would be willing to raise the cap on the number of marijuana retailers allowed in Town; the limit is currently one. Ms. Nist was opposed to increasing the cap, the other Board members were amenable to it but would want to see how the current marijuana retail establishment has impacted the Town. Ms. Friedman states she would only want to allow one more.

#### *Neighborhood Business District/Makerspace*

Ms. Buck states that the makerspace (WorcShop) representatives have submitted preliminary proposals for development at 11 Hankey Street that includes a substantial amount of housing, retail space, parking spaces etc. which is much denser than what is typically allowed. Ms. Buck shares her screen with the Board and presents various plans that include data such as the zoning districts, river buffers and wetlands. Ms. Buck states that she is presenting this to the Board once again to see what type of housing they would consider allowing in this area. Discussion was had related to excess traffic issues, the Rivers Protection Act and that a Special Permit application has not yet been submitted for their original proposal.

#### *National Flood Insurance Program*

Ms. Buck states that the Town must periodically amend their zoning bylaw to comply with National Flood Insurance Program requirements for residents in Leicester to be able to purchase insurance through their program. The program sends commentary to each community regarding the specific amendments.

### **Miscellaneous Project Updates**

#### *Open Space Plan*

A warrant article request was submitted to the Select Board Office for funding to update the Open Space Plan [requested amount: \$15,500].

#### *Staffing*

The Town made an offer to a candidate for the Building Inspector position which has been accepted [Michael Silva]. The Town has also hired a new Health Agent [Francis Dagle].

#### *Town Hall Reopening*

Any action regarding reopening Town Hall has been postponed until after the national election on November 3, 2020.

#### *Parking Signage*

Ms. Nist states that there is a sign outside of a salon in Cherry Valley that states, "Massage Parking in the Back". She is questioning if the sign is referring to the parking being behind the building or down where there are other houses. Ms. Friedman states that there is parking behind the building. Ms. Buck states that the businesses in that establishment went through the proper business license process.

**Motion to Adjourn:** Mr. Kularski

**Second:** Ms. Nist

**Discussion:** None

**Roll Call Vote:** All in favor (4-0-0)

Meeting adjourned at 8:06PM

Respectfully Submitted,  
Tiffany Peters, Department Assistant

**Documents included in meeting packet:**

- Agenda
- Memo to the Board from the Town Planner dated 10/01/2020
- ANR plan and application for 94-102 Huntoon Highway
- Memo from Quinn Engineering regarding Mulberry Solar dated 9/22/2020
- Performance Security Agreement for Mulberry Solar 3
- Email from Cheryl Cooney to the Town Planner requesting a parking waiver for 100 South Main Street
- Site Plan for 100 South Main Street
- Special Permit Decision Order of Conditions for SP2016-02
- Housekeeping Amendments (draft) dated 8/24/2020
- Outside Storage Amendments (draft) dated 10/01/2020
- Email from Peter D'Agostino to the Town Planner regarding Cannabis Control Commission Delivery Discussion dated 9/30/2020

**Documents submitted at meeting:** None