

**Town of Leicester Planning Board
Meeting Minutes
November 10, 2020**

[Note: This meeting was held remotely using GoToMeeting]

MEMBERS PRESENT: Jason Grimshaw, Chair, Debra Friedman, Vice Chair; Sharon Nist, James Reinke, Associate Member

MEMBERS ABSENT: Andrew Kularski; Jaymi-Lyn Souza

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

MEETING TIME: 7:00PM

1. 7:00PM **ANR Plan**
143 Clark Street (Applicant: Kevin Baker)
2. 7:05PM **Streetlight Plan**
Oak Bluff Subdivision (Applicant: Central Land Development Corp)
3. 7:15PM **Approval of Minutes**
 - August 4, 2020
 - October 6, 2020
 - October 20, 2020
4. 7:20PM **Town Planner Report/General Discussion:**
 - A. Zoning Bylaw Amendments
 - B. Miscellaneous Project Updates
 - C. Board Member Committee Updates
5. **Adjourn**

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

ANR Plan, 143 Clark Street

Ms. Buck provides a brief overview of the ANR plan which transfers a piece of a parcel from one abutter to another. Ms. Buck recommends endorsement of the plan.

Motion: Ms. Nist moved to approve the ANR Plan for 143 Clark Street

Second: Ms. Friedman

Discussion: None

Vote: (3-0-0)

Streetlight Plan, Oak Bluff Subdivision

The Engineer submitted a streetlight plan for Oak Bluff Lane which was one of the conditions of approval. Their subdivision plan shows the locations of the streetlights, the Board needs to approve what the light looks like. Ms. Buck states that they also need to come to the Planning Board and Select Board about a streetlight at the intersection of Oak Bluff Lane & Baldwin Street, but they have not put that one in yet as National Grid requires that the Town sign off on this before moving forward. Mr. Matthew Schold is present and states that the streetlights being presented are about 8 feet tall, LED and that they are being paid for by the homeowners. Mr. Schold does not know the measurement of luminance. Ms. Buck confirms that there are no

minimum luminance requirements. Ms. Buck states that the Town has been moving away from the use of traditional streetlights and seeking alternatives that are more cost effective. Ms. Friedman is concerned about how to ensure that the homeowners will turn the lights on. Mr. Schold states that the lights will be tied into the homes and will be on a timer. The Board discusses the need for specific language in the Board's requirements related to street lighting.

Motion: Ms. Friedman moves to approve the streetlight plan for Oakridge Estates

Second: Ms. Nist

Discussion: None

Vote: (4-0-0)

Ms. Buck notifies the Board that DEP received a complaint for Oak Bluff Lane stating that there were wetland violations. The project engineer and Quinn Engineering visited the site and did not see evidence of any violations. Ms. Buck notes that Associate Planning Board members may only vote on special permit applications.

Approval of Minutes:

August 4, 2020

Motion: Ms. Nist moved to approve the meeting minutes of August 4, 2020

Second: Ms. Friedman

Discussion: None

Vote: (3-0-0)

October 6, 2020 & October 20, 2020 – continued until the next meeting

Zoning Bylaw Amendments

Outdoor Storage

Ms. Buck states she is working on the bylaw amendment related to outdoor storage. She states that there are several overlapping uses in our existing zoning bylaw that may have storage associated with them which need to be addressed.

Marijuana

Ms. Buck states that the Cannabis Control Hearing regarding marijuana delivery has been postponed until November 30, 2020 and that there appears to be significant opposition to the Delivery Operator category, there is less opposition to the courier services. The Town has been getting many inquiries related to delivery services which may be because Cannabis Control Commission website mistakenly states that Leicester allows these services. Ms. Buck has notified them of the error, and they have updated their website.

Miscellaneous Project Updates

15 Water Street

The property owner has relocated the dumpster instead of enclosing it. It is now behind the building. Ms. Buck will follow up with the applicant about the relocation of the dumpster regarding compliance with the Fire Department.

Mulberry Solar

Ms. Buck states she signed off on use of the site. Everything is completed except site stabilization and we accepted a cash bond to cover the cost of that. Ms. Buck anticipates that the bond can be released in the spring.

Oakridge Estates

Quinn Engineering provided a surety estimate and including legal contingencies it was 93,880.00. Applicant reached out today and said they would be submitting a new Letter of Credit soon.

Parker Street

Ms. Buck anticipates that a Definitive Subdivision Plan for this site may be submitted soon.

424 Main Street & 488 Stafford Street

There have been inquiries into potential marijuana cultivation facilities at these two sites

Double Play Fitness

We received an abutter complaint about the gym running outdoor classes after October 31st which is a violation of their Special Permit. The Zoning Enforcement Officer [Michael Silva] and Health Agent [Francis Dagle] visited the gym today to address this issue and review occupancy limits related to COVID-19. The applicant [Stacey Novia] was informed that they cannot continue to run outdoor classes in the winter months unless they formally amend their Special Permit.

Board Member Committee Updates

Capital Improvement Committee

Ms. Nist states that on October 28, 2020, the Capital Improvement Committee approved funding for an ambulance, a F150 pickup truck, a detective car, a car port for the Police Station and a 1.5 Ton Double Roller. These will be on the Fall Town Meeting Warrant.

Open Space Plan

Ms. Buck states that there is an article on the Fall Town Meeting warrant for funding for the Open Space Plan [October 17, 2020 STM Article 8, \$15,500].

December Meeting Date: December 8, 2020

Motion to Adjourn: Ms. Nist

Second: Ms. Friedman

Discussion: None

Roll Call Vote: (4-0-0)

Meeting adjourned at 7:33PM

Respectfully Submitted,
Tiffany Peters, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo to the Board from the Town Planner dated 11/05/2020
- ANR Plan application for 143 Clark Street
- ANR Plan for 143 Clark Street
- Oak Bluff proposed streetlight plan with accompanying photos and plan
- Meeting minutes for 8/4/2020
- Meeting minutes for 10/6/2020
- Meeting minutes for 10/20/2020
- Zoning Bylaw Amendments Status Update dated 11/5/2020
- Article from The Beacon (November 2020) regarding proposed cannabis delivery

Documents submitted at meeting: None