

**Town of Leicester Planning Board
Meeting Minutes
December 8, 2020**

[Note: This meeting was held remotely using GoToMeeting]

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

MEMBERS ABSENT: James Reinke, Associate Member

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

MEETING TIME: 7:00PM

1. 7:00PM **Request for Extension of Site Plan Approval Deadlines**
Boutilier Solar #3 (SPR2018-06), Applicant: Zero Point Development
2. 7:05PM **Open Space & Recreation Plan Committee**
Planning Board Representative
3. 7:10PM **Approval of Minutes**
 - October 6, 2020
 - October 20, 2020
 - November 10, 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 7:00PM. [Jaymi-Lynn Souza wasn't present for votes except adjournment.]

Request for Extension of Site Plan Approval Deadlines, Boutilier Solar #3 (SPR2018-06)

Mr. Tom Corbett is present for Zero-Point Development Inc. He states that they are requesting an extension due to National Grid's responsiveness to their ongoing studies. He states this project has been placed into a transmission study which is set to start next week and end in August 2021. They are going to evaluate the 270 megawatts of solar that are moving forward, and they are requesting an extension based upon the findings. Ms. Buck recommends that the Board grant a one-year extension for the deadline to start and the deadline to finish the project. The original deadline to start was December 18, 2020 and to finish was December 18, 2021.

Motion: Ms. Friedman moved to that the Board extend the start and finish date by one year for Boutilier Solar [to 12/18/2021 and 12/18/2022, respectively]

Second: Ms. Nist

Discussion: None

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

Open Space & Recreation Plan Committee

Ms. Nist volunteers to be the Planning Board representative on the Open Space & Recreation Plan Committee.

Motion: Mr. Kularski moved to nominate Ms. Nist to the Open Space & Recreation Plan Committee.

Second: Ms. Friedman

Discussion: None

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

Approval of Minutes:

October 6, 2020

Motion: Ms. Nist moved to approve the minutes for October 6, 2020

Second: Mr. Kularski

Discussion: None

Vote: (3-0-1) Mr. Grimshaw abstained

October 20, 2020

Motion: Ms. Nist moved to approve the minutes for October 20, 2020

Second: Mr. Kularski

Discussion: None

Vote: (3-0-1) Mr. Grimshaw abstained

November 10, 2020

Motion: Ms. Nist moved to approve the minutes of November 10, 2020

Second: Ms. Friedman

Discussion: None

Vote: (3-0-1) Mr. Kularski abstained

Zoning Bylaw Amendments

Marijuana

Ms. Buck states that the Cannabis Control Commission voted on their revised regulations last week. Ms. Buck is still in the process of reviewing the revisions. She states she is also planning to consult with Town Counsel as it mentions in the regulations that Town's might have to allow delivery if they allow retail marijuana sales. Ms. Buck states that currently our bylaw explicitly excludes delivery.

Pleasant Street Re-Zoning

Ms. Buck states that she has once again begun looking at Pleasant Street re-zoning because someone is interested in purchasing 760 Pleasant Street (former Suburban Propane).

Ms. Souza arrived at this time (7:11PM)

Miscellaneous Project Updates

11 Hankey Street

An Enforcement letter was sent to 11 Hankey Street. They state that they are in the process of working on their Special Permit. The Fire Department did an inspection and there are numerous

safety violations. The Department of Inspectional Services and the Fire Department are jointly issuing them a Cease & Desist letter today.

Chapter 61 Request

We received a Chapter 61 Request for a parcel near the intersection of Route 56 and Stafford Street. The Coopers are selling the property to Mr. Jackie Daige. The Board has no comments.

15 Water Street

Ms. Buck states that the applicant wanted the dumpster in front of the building for better access. The Fire Inspector visited the site and stated in an email that there was no fire access around the building, but it was not clear if the dumpster was the issue. Ms. Buck is continuing to follow up on this.

Oakridge Estates

They will be submitting their formal road acceptance request soon. We received a written complaint from the Homeowner's Association regarding the quality of the paving. Mr. Kevin Quinn was on site and subcontracted with a paving monitoring company that was also on site during the paving. Ms. Buck states she does not have any significant concerns at this time and that the site will continue to be inspected.

Castle Restaurant Site

A potential developer has reached out regarding this site. They have proposed demolishing the restaurant and building 15 multifamily housing units on the property.

Main Street

A potential developer has reached out regarding building 39 Duplexes on Main Street near St. Joseph's church. Ms. Buck states the initial conceptual plan was done without any engineering and doesn't account for storm water basins, road rights-of-ways, etc.

Hank's Marine

The owners of Hank's Marine plan on obtaining a Special Permit to build a show room, add parking, and be able to display boats for sale.

Board Member Committee Updates

CMRPC

Ms. Souza states that she attended a CMRPC meeting which she states focused on diversity.

Motion to Adjourn: Ms. Nist

Second: Mr. Kularski

Discussion: None

Roll Call Vote: All in favor (5-0-0)

Meeting adjourned at 7:30PM

Respectfully Submitted,

Tiffany Peters, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo to the Board from the Town Planner dated 12/3/2020
- Letter from Zero-Point Development, Inc. requesting an extension of site plan approval deadlines dated 11/30/2020
- Meeting minutes for October 6, 2020
- Meeting minutes for October 20, 2020
- Meeting minutes for November 10, 2020
- Status update of Bylaw Amendments dated 12/2/2020
- Letter from the Town to Randall Meraki (11 Hankey Street) dated 12/1/2020

Documents submitted at meeting: None