



Town of Leicester

PLANNING BOARD

3 Washburn Square
Leicester, Massachusetts, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

PLANNING BOARD AGENDA

Wednesday, April 16, 2024, 7 PM
Meeting Room 3

- **New Business**

- Recommendations to Board of Selectmen for appointments to the Master Plan Committee:
 - Sara Flynn

Public Hearings

- **7:05pm:** Pursuant to MGL Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public hearing to discuss proposed amendments to the Leicester Zoning Bylaws. The subject matter of proposed amendments is as follows:
Addition of Section 5.19 Battery Energy Storage Systems (BESS) to the Town of Leicester Zoning Bylaws, definitions to be added to Section 1.3 of the Leicester Zoning Bylaws, additions to section 3.2.05 Schedule of Use as well as in the following zones not outlined in Section 3.2 3.30 Business Residential -1 Zone (BR-1), 3.32 Residential Industrial Business Zone (RIB), and 5.6 Greenville Village Neighborhood Business District (NB).
- **7:30pm :** Pursuant to MGL, Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public hearing to discuss proposed amendment(s) to the Leicester Bylaws and Zoning Map. The subject matter of proposed amendment(s) is as follows:
 - To amend the Zoning Map by re-zoning properties on Route 9/Main Street currently zoned Highway Business Industrial 1S (HB-1) to Business Residential (BR-1). This includes the following parcels from 1326 Main Street to 1512 Main and 1323 Main Street to 1445 Main Street, then 1521 Main Street to 18 Burncoat Street (Parcels 17-B9, 18-B11, 18-B12, 18B-12.1, 18-B13, 19-A1.1.0, 19-A1-0, 19-A2, 19-A3, 19-A4, 19-A5, 19-A6, 19-A7, 19A-A1, 19A-A2, 19A-A4, 19A-A5, 19A-A6, 19A-A7, 26B-A2, 26B-A1, 26A-B28.1-0, 26A-B28, 18B-B5, 18B-B6, 18B-B7, & 18B-B10) and properties from 0 to 52 Burncoat Street currently zoned Highway Business Industrial (HB-1) to Residential 1 (R1) (Parcels 18B-B12, 18B-13, 18B-B14, 18B-B15, 18B-B16, 18B-B17, 18B-B17.1-0, 18B-B18, 27B-A22)
- **7:45pm:** Pursuant to MGL, Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public to discuss proposed amendments to the Leicester Bylaws. The subject matter of proposed amendments is as follows:
 1. To amend Section 3.2.02 of the Town of Leicester Zoning Bylaws to include Mixed Use, Horizontal Mix allowable by Site Plan Review in the Highway Business Industrial 1 (HB-1) zone.
 2. To amend Section 5.5 of the Town of Leicester Zoning Bylaw to include new sections Section 5.5.01.2 through 5.5.01.4 which include specific requirements for the allowance of Mixed Use, Horizontal Mix, Density Regulations, and Design Standards.

- **Administrative**

- Approval of minutes from April 3, 2024

- **Town Planner Report/General Discussion**
- **Adjourn**

****Note: Agenda times for items that are not public hearings may be taken out of order.***

“The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



TOWN OF LEICESTER CITIZEN VOLUNTEER FORM

From time to time vacancies/resignations occur on various town boards and committees. Should you be interested in volunteering to serve the Town in any capacity, please complete this form. Information received will be made available to boards, committees, and departments for their reference in filling vacancies.

NAME Sara Flynn HOME TEL. 7742394266
ADDRESS: 8 Old Stafford Tpke WORK TEL. _____

EMAIL ADDRESS: Sara.mpaulsen@gmail.com

Are you a citizen? ☒ Yes ☐ No Are you a registered voter? ☒ Yes ☐ No

- | | |
|---|---|
| <input type="checkbox"/> Advisory/Finance Committee | <input type="checkbox"/> Economic Development Committee |
| <input type="checkbox"/> Agricultural Commission | <input type="checkbox"/> Historical Commission |
| <input type="checkbox"/> Arts Council | <input type="checkbox"/> Memorial Day Committee |
| <input type="checkbox"/> Bandstand Committee | <input type="checkbox"/> Parks and Recreation Committee |
| <input type="checkbox"/> Burncoat Park Planning Committee | <input type="checkbox"/> Recycling Committee |
| <input type="checkbox"/> Bylaw Committee | <input type="checkbox"/> Road Conversion Committee |
| <input type="checkbox"/> Capital Improvement Planning Comm. | <input type="checkbox"/> Stormwater Committee |
| <input type="checkbox"/> Commission on Disabilities | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Conservation Commission | <input type="checkbox"/> Other <u>Master Plan Committee</u> |

AVAILABILITY FOR MEETINGS

How many times per month are you available for meetings?

☐ Four ☒ Two ☐ One ☐ Less than one

Are you available for evening meetings?

☒ Monday ☒ Tuesday ☒ Wednesday ☒ Thursday

Are you available throughout the year for committee meetings?

☒ Yes ☐ No

If not, when are you **NOT** available?

☐ Winter ☐ Spring ☐ Summer ☐ Autumn

EDUCATION: _____

Bachelors degree in Communications from Assumption College, Masters in Health care

(Please complete reverse side)

Town of Leicester: Are you currently or have you ever been employed by the Town? ☐ Yes ☒ No

Other Experience: Start with present or last job (include title) and military service assignments. Exclude organizations' names which indicate race, religion, sex, or national origin.

Communications Manager, Fidelity Investments

Contract Manager, Fallon Health

I've lived in the town ~10 years now. As my children are starting to age into the public school, I'm looking to become more involved. I'm passionate about making valuable contributions

Please indicate your field(s) of training or experience below, as appropriate. Your application will be added to the list of residents who have expressed an interest in serving in similar capacities.

<input type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Communications	<input type="checkbox"/> Computer Technology
<input type="checkbox"/> Construction	<input type="checkbox"/> Economics	<input type="checkbox"/> Education
<input type="checkbox"/> Engineering, Civil	<input type="checkbox"/> Engineering, Electronic	<input type="checkbox"/> Engineering, Mechanical
<input checked="" type="checkbox"/> Financial Administration	<input type="checkbox"/> Fine Arts	<input type="checkbox"/> Government Contracts
<input checked="" type="checkbox"/> Health Care	<input type="checkbox"/> Historic Activities	<input type="checkbox"/> Human Services
<input type="checkbox"/> Insurance	<input type="checkbox"/> Land Use Planning	<input type="checkbox"/> Grant Writing
<input type="checkbox"/> Law	<input type="checkbox"/> Management	<input type="checkbox"/> Personnel Administration
<input type="checkbox"/> Property Appraisal	<input type="checkbox"/> Public Relations	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Science	<input type="checkbox"/> Statistics	<input type="checkbox"/> Survey Research
<input checked="" type="checkbox"/> Systems Analysis	<input type="checkbox"/> Transportation	

Other Skills & Interests: _____

Position/Activity	Date(s)	City or Town
Board Member, Worcester historical	2024	Worcester

eSigned via SeamlessDocs.com



Key: cb5a1d93b8d06a9db6e2b633bf6e28nt

Date _____

Thank you for your interest in serving the Town of Leicester



**Town of Leicester
PLANNING BOARD**

3 Washburn Square
Leicester, Massachusetts, 01524-1333
508-892-7007
www.leicesterma.org

[Project Name: Battery Energy Storage Systems (BESS)]

**LEICESTER PLANNING BOARD
PUBLIC HEARING NOTICE**

Pursuant to MGL Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public hearing to discuss proposed amendments to the Leicester Zoning Bylaws on Tuesday, April 16, 2024, starting at 7:05PM or as soon thereafter as may be heard in Meeting Room 3, Leicester Town Hall, 3 Washburn Square, Leicester, MA.

The subject matter of proposed amendments is as follows:

Addition of Section 5.19 Battery Energy Storage Systems (BESS) to the Town of Leicester Zoning Bylaws, definitions to be added to Section 1.3 of the Leicester Zoning Bylaws, additions to section 3.2.05 Schedule of Use as well as in the following zones not outlined in Section 3.2 3.30 Business Residential -1 Zone (BR-1), 3.32 Residential Industrial Business Zone (RIB), and 5.6 Greenville Village Neighborhood Business District (NB).

The complete text and maps relative to the proposed amendments are available for inspection at the Town Clerk's Office during regular business hours and on the Planning Board's web page on the Town of Leicester's website at <https://www.leicesterma.org/planning-department-planning-board>.

Joshua Campbell, Chair
Leicester Planning Board

To be published in the Spencer New Leader Friday, **March 29, 2024**, Worcester Telegram & Gazette on **Tuesday, April 2, 2024**, and **Tuesday, April 9, 2024**.

Section 5.19 Battery Energy Storage Systems

Section 1.3 Definitions

Battery(ies): A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this bylaw, batteries utilized in consumer products are excluded from these requirements.

Battery Energy Storage Management System: An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

Battery Energy Storage System (BESS): One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A Battery Energy Storage System is classified a Tier 1, Tier 2, Tier 3, or Tier 4 BESS as follows:

1. Tier 1 Battery Energy Storage Systems have an aggregate energy capacity equal to 250KWh or less and, whose purpose is to store energy from residential solar energy systems if in a room or enclosed structure, consisting of only a single energy storage system technology.
2. Tier 2 Battery Energy Storage Systems have an aggregate energy capacity equal to 250KWh or less and, whose purpose is to store energy from commercial solar energy systems if in a room or enclosed structure, consisting of only a single energy storage system technology.
3. Tier 3 Battery Energy Storage Systems are defined as those that are interconnected to high voltage transmission lines and have an aggregate energy capacity greater 250 KWh but less than or equal to 10 MWh.
4. Tier 4 Battery Energy Storage Systems are defined as those that are interconnected to high voltage transmission lines and have an aggregate energy capacity greater than 10 MWh. The facility must comply with the State's most current electrical code (527 CMR. 12.00) and the State's most current Fire Code (527 CMR 1.00)

Cell: The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

Commissioning: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

Dedicated-Use Building: A building that is built for the primary intention of housing battery energy storage system equipment, is classified as Group F-1 occupancy as defined in the International Building Code, and complies with the following:

1. The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.
2. No other occupancy types are permitted in the building.
3. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
4. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
 - a. The areas do not occupy more than 10 percent of the building area of the story in which they are located.
 - b. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

3.2.05 Transportation, Communication, Utility

	SA	R1	R2	B	CB	I	BI-A	HB-1	HB-2
Tier 3 and 4 Battery Energy Storage Systems (standalone)	N	N	N	SP	N	SP	SP	SP	SP
Tier 1 Residential Battery Energy Storage Systems	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tier 2 Battery Energy Storage Systems	SP	SP	SP	SP	SP	SP	SP	SP	SP

Section 3.30 Business Residential -1 Zone (BR-1).

43: Tier 3 and 4 Battery Energy Storage Systems are prohibited

44: Tier 1 Residential Battery Energy Storage Systems are allowed

45: Tier 2 Battery Energy Storage Systems are allowed by Special Permit (Planning Board SPGA)

Section 3.32 Residential Industrial Business Zone (RIB)

E: Tier 3 and 4 Battery Energy Storage Systems are prohibited

3.32.B.o: Tier 1 Residential Battery Energy Storage Systems are allowed

3.32.B.p: Tier 2 Battery Energy Storage Systems are allowed by Special Permit (Planning Board SPGA)

Section 5.6 Greenville Village Neighborhood Business District (NB)

5.6.04.5: Tier 3 and 4 Battery Energy Storage Systems are prohibited

5.6.02.2.L: Tier 1 Residential Battery Energy Storage Systems are allowed

5.6.03.6 Tier 2 Battery Energy Storage Systems are allowed by Special Permit (Planning Board SPGA)

5.19 Battery Energy Storage Systems (BESS)

A. Purpose.

The purpose of this bylaw is to provide for the construction and operation of Battery Energy Storage Systems (BESS) and to provide standards for the placement, design, construction, monitoring, modification and removal of energy storage systems that address public safety, protection of the Town and private drinking water supply, minimize impacts on scenic, natural and historic resources of the Town of Leicester, and provide adequate financial assurance for decommissioning. The provisions set forth in this section shall take precedence over all other sections when considering applications related to the construction, operation, and/or repair of Battery Energy Storage Systems.

B. Definitions – Refer to definitions in Section 1.3

C. Applicability

1. Building-integrated Battery Energy Storage Systems

- a. Battery Energy Storage Systems that are building-integrated, whether a residential or commercial building, energy storage systems shall not be erected, constructed, installed, or modified as provided in this section without first obtaining a building permit from the Building Inspector.
- b. Building-integrated energy storage systems may be coupled with rooftop solar or behind the meter applications for peak shaving.
- c. Building-integrated battery energy storage systems may be located in any zoning district of the Town of Leicester.

2. Co-located Battery Energy Storage Systems

- a. Battery Energy Storage Facilities are encouraged to co-locate with solar photovoltaic installations, energy, power generation stations, and electrical substations. Leicester Zoning
- b. Battery Energy Storage Systems associated with on-site solar power generation shall be permitted in the same districts as Large-Scale Solar Arrays by Special Permit and Site Plan Review.
- c. If co-located with a solar photovoltaic installation, the BESS shall not exceed the necessary capacity and size generated by the output of the co-located solar photovoltaic installation.

3. Battery Energy Storage systems not associated with on-site solar generation shall only be permitted in the Business (B), Industrial (I), Business-Industrial A (BI-A), Highway Business-Industrial District 1, and Highway-Business-Industrial District 2, districts, and shall require a Special Permit and Site Plan Review from the Planning Board. Battery Energy Storage Systems not associated with on-site solar generation are prohibited in the Water Resource Protection Overlay District

- a. The nameplate capacity of an Energy Storage system shall not exceed the total kw of renewable energy being produced on the 3-phase distribution line that the

energy storage system will be interconnected to.

- b. Modifications to, retrofits or replacements of an existing battery energy storage system that increase the total battery energy storage system designed discharge duration or power rating shall be subject to this bylaw.

D. General Requirements

1. In accordance with Section C above, all Tier 2, Tier 3 and Tier 4 battery energy storage systems shall require a special permit and site plan approval by the Planning Board prior to construction, installation, or modification as provided in this bylaw.
2. The construction, operation, and decommissioning of all battery storage energy storage systems shall be consistent with all applicable local, state, and federal requirements, including but not limited to all applicable environmental, safety, construction, fire, and electrical requirements.
3. A building permit and an electrical permit shall be required for installation of all battery energy storage systems.

E. Application Materials

1) In addition to requirements of Section 5.2 Site Plan Review the application for a Special Permit under this Section 5.19 shall include the following:

- a. A site plan prepared, stamped and signed by a Professional Engineer licensed to practice in Massachusetts, that shows the following:
- b. An existing condition plan with property lines and physical features, including topography and roads, characteristics of vegetation (trees mature, old growth, shrubs, open field, etc.), wetlands, streams, ledge, for the project site;

1) Proposed changes to the landscape of the site, including grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures, driveways, snow storage, and storm water management systems; including total acreage of disturbed area, total vegetation cleared, not including mowed fields;

2) Trees with a DBH of 20" or greater within project parcel(s) shall be identified to determine tree loss, along with inventorying of diseased or hazard trees slated to be removed due to proposed development;

3) Property lines and physical dimensions of the subject property with contour intervals of no more than 10 feet;

4) Property lines of adjacent parcels within 300 feet.

- 5) Location, dimensions, and types of existing major structures on the property;
- 6) Location of the proposed battery energy storage structures, foundations, and associated equipment;
- 7) The right-of-way of any public road that is contiguous with the property;
- 8) Any overhead or underground utilities;
- 9) At least one color photograph of the existing site, measuring eight (8) inches by ten (10) inches;
- 10) Locations of active farmland and prime farmland soils, wetlands, permanently protected open space, Priority Habitat Areas and BioMap 2 Critical Natural Landscape Core Habitat mapped by the Natural Heritage & Endangered Species Program (NHESP) and "Important Wildlife Habitat" mapped by the DEP;
- 11) Locations of floodplains or inundation areas for moderate or high hazard dams;
- 12) Locations of local or National Historic Districts; and
- 13) Stormwater management and erosion and sediment control.
 - a. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed, including manufacturer and model. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
 - b. One- or three-line electrical diagram showing associated components, and electrical interconnection methods, with all NEC compliant disconnects and overcurrent devices.
 - c. Contact information and signature of the project proponent, as well as all co-proponents, if any, and all property owners.
 - d. Contact information and signature of agents representing the project proponent, if any;
 - e. Contact information for the person(s) responsible for public inquiries throughout the life of the system.
 - f. An operations and maintenance plan for Battery Energy Storage System. Such plan shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information.
 - i) Energy Storage System technical specifications, including manufacturer and model.

- g. Electrical schematic.
- h. Documentation that shows the owner of the Energy Storage System has site control, which shall include easements and access roads.
- i. Documentation that shows the owner of the Energy Storage System has notified the electric utility of this installation.
- j. Emergency Operations Plan. A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local fire code official. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
 - 1. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe startup following cessation of emergency conditions.
 - 2. Procedures for inspection and testing of associated alarms, interlocks, and controls.
 - i. This includes hazmat appliances for conducting atmospheric monitoring with a scientific officer to support.
 - 3. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
 - 4. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
 - 5. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
 - 6. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
 - 7. Other procedures as determined necessary by the Town to provide for the safety of occupants, neighboring properties, and emergency responders.

8. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.
 - i. Trainings must be provided and organized by the applicant.
- k. Proof of liability insurance: The applicant shall be required to provide evidence of liability insurance in an amount and for a duration sufficient to cover loss or damage to persons and property caused by the failure of the system.
- l. A noise study, prepared by a qualified individual with experience in environmental acoustics, to assess the impact of all noise sources generated from the project to abutting properties, and determine the appropriate layout, design, and control measures. The report should include details of assessment methods, summarize the results, and recommend the required outdoor as well as any indoor control measures.

F. Design and Site Standards

1. In addition to the standards for Special Permit and Site Plan Review in the Zoning Bylaw, the applicant shall adhere to the following standards and provide such information on the site plan:

- a. Utility Lines. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility.
- b. Signage. The signage shall include the type of technology associated with the systems, any special hazards associated, the type of suppression system installed, and 24-hour emergency contact information. All information shall be clearly displayed on a light reflective surface. Clearly visible warning signs concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
- c. Lighting. Lighting of the systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.
- d. Setbacks. Battery Energy Storage Systems not co-located with solar photovoltaic installations shall adhere to a fifty (50) foot setback from the front, side, and rear property lines and shall adhere to a one hundred fifty (150) foot setback from any residential buildings. . BESS's shall also adhere to a one hundred (100) foot setback from water wells (both private and public) located either on-site or on abutting properties.
- e. Fire protection. Battery Energy Storage Systems not co-located with solar photovoltaic installations shall be located on properties serviced by the public water system or by a water supply acceptable to the Planning Board and Leicester Fire Department.

- f. Vegetation and Tree-Cutting. Areas within ten (10) feet on each side of a system shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees or shrubbery and cultivated ground covers such as green grass, ivy, succulents, or similar plants shall be exempt provided that they do not form a means of readily transmitting fire. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the system and that which is otherwise prescribed by applicable bylaws and regulations.
- g. Noise. The 1-hour average noise generated from the systems, components, and associated ancillary equipment shall not exceed a noise level of 60 dBA as measured at the property line.

G. Safety System Certification.

Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for battery energy storage systems and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

- a. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
- b. UL 1642 (Standard for Lithium Batteries),
- c. UL 1741 or UL 62109 (Inverters and Power Converters),
- d. Certified under the applicable electrical, building, and fire prevention codes as required.
- e. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

H. Special Permit Criteria

1. The Planning Board may approve an application if the Board finds that the system complies with the Site Plan Review and Approval criteria and with the conditions for granting Special Permits. Battery energy storage systems shall also satisfy the following additional criteria:

- a. Environmental features of the site are protected, and surface runoff will not cause damage to surrounding properties or increase soil erosion and sedimentation of nearby streams and ponds.

- b. The Planning Board may also impose conditions as it finds reasonably appropriate to safeguard the town or neighborhood including, but not limited to, screening, lighting, noise, fences, modification of the exterior appearance of electrical cabinets, battery storage systems, or other structures, limitation upon system size, and means of vehicular access or traffic features.
- c. No occupancy permit shall be granted by the Building Commissioner, nor shall the site be energized or interconnected to the utility until the Planning Board has received, reviewed, and approved an as-built plan that demonstrates that the work proposed on the approved site plan, including all stormwater management components and associated offsite improvements, have been completed in accordance with the approved plan and certified same to the Building Commissioner.
- d. The Planning Board may, in its discretion, approve an as-built plan upon provision of a type of surety as determined by the SPGA, to secure incomplete work where such work is not immediately necessary for lawful operation of the system without negative effect on public health and safety and surrounding properties.
- e. The applicant shall make every effort to coordinate necessary surveying and finalization of the as-built plans and submission of required construction control documents prior to the conclusion of construction. Notwithstanding the above, a temporary occupancy permit may be granted with the approval of the Planning Board subject to conditions for completion of work imposed by the Board.

I. Decommissioning

1. As part of the applicant's submission to the Board, the applicant shall submit a decommissioning plan, to be implemented upon abandonment or in conjunction with removal from property. The plan shall include:
 - a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the property.
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal regulations. c) The anticipated life of the battery energy storage systems.
 - c. The estimated decommissioning costs and how said estimate was determined.

- d. The method of ensuring that funds will be available for decommissioning and restoration. f) The method by which the decommissioning cost will be kept current.
- e. The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.
- f. A listing of any contingencies for removing an intact operational battery energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

1. Decommissioning Fund.

- a. The owner and/or operator of the energy storage system, shall continuously maintain a fund or bond payable to the Town, in an approved form for the removal of the battery energy storage system, in an amount to be determined by the SPGA for the period of the life of the facility.
- b. All costs of the financial security shall be borne by the applicant. The amount shall include a mechanism for calculating increased removal costs due to inflation.
- c. An inspection of the completed decommissioned area shall be reviewed by a consultant hired by the Planning Board before approving the decommissioning work in accordance with the Decommissioning Plan.
- d. The owner and/or operator shall pay for the cost of this review with such payment being provided by the owner and/or operator prior to the consultant undertaking said review, in accordance with MGL Chapter 44, Section 53G.

J. Abandonment.

The battery energy storage system shall be considered abandoned when it ceases to operate consistently for more than twelve (12) months. The system shall be presumed abandoned if the owner and/or operator fails to respond affirmatively within thirty (30) days to a written inquiry from the Building Inspector as to the continued validity and operation of the system. If the owner or operator fails to comply with decommissioning upon any abandonment, the Town, may, at its discretion, and utilize the 88 for the removal of a system and restore the site in accordance with the decommissioning plan.

K. Severability.

If any provision of this By-Law is found to be invalid by a court of competent jurisdiction, the remainder of this By-Law shall not be affected but remain in full force. The invalidity of any

provision of this By-Law shall not affect the validity of the remainder of the Leicester Zoning By-Law.



Town of Leicester PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

www.leicesterma.org

LEICESTER PLANNING BOARD PUBLIC HEARING NOTICE

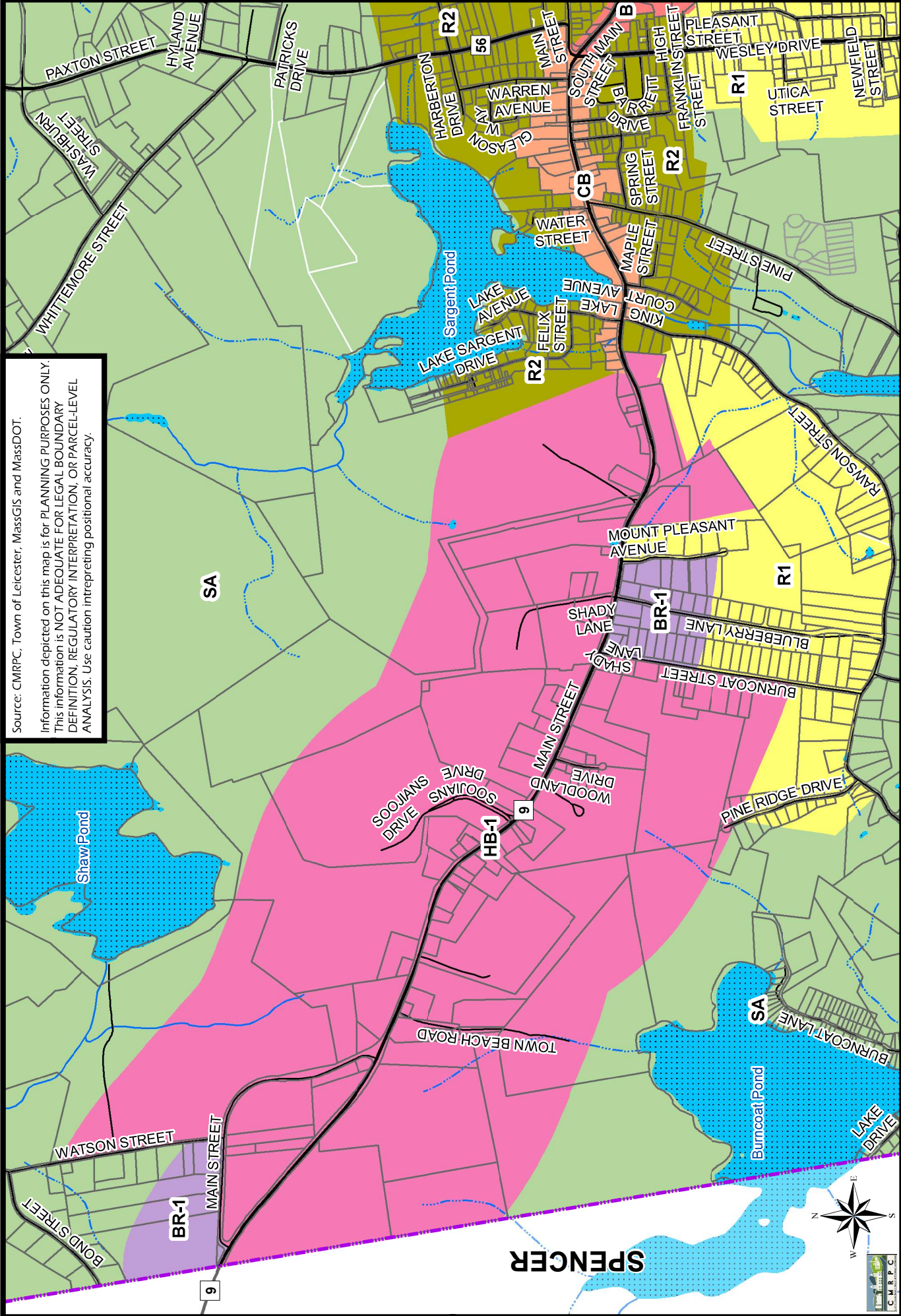
Pursuant to MGL, Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public hearing on Tuesday, April 16, 2024, starting at 7:30PM in Meeting Room 3 at Leicester Town Hall, 3 Washburn Square, Leicester, MA 01524 to discuss proposed amendment(s) to the Leicester Bylaws and Zoning Map. The subject matter of proposed amendment(s) is as follows:

To amend the Zoning Map by re-zoning properties on Route 9/Main Street currently zoned Highway Business Industrial 1S (HB-1) to Business Residential (BR-1). This includes the following parcels from 1326 Main Street to 1512 Main and 1323 Main Street to 1445 Main Street, then 1521 Main Street to 18 Burncoat Street (Parcels 17-B9, 18-B11, 18-B12, 18B-12.1, 18-B13, 19-A1.1.0, 19-A1-0, 19-A2, 19-A3, 19-A4, 19-A5, 19-A6, 19-A7, 19A-A1, 19A-A2, 19A-A4, 19A-A5, 19A-A6, 19A-A7, 26B-A2, 26B-A1, 26A-B28.1-0, 26A-B28, 18B-B5, 18B-B6, 18B-B7, & 18B-B10) and properties from 0 to 52 Burncoat Street currently zoned Highway Business Industrial (HB-1) to Residential 1 (R1) (Parcels 18B-B12, 18B-13, 18B-B14, 18B-B15, 18B-B16, 18B-B17, 18B-B17.1-0, 18B-B18, 27B-A22)

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Joshua Campbell, Chair
Leicester Planning Board

To be published in the Spencer New Leader Friday, **March 29, 2024**, Worcester Telegram & Gazette on **April 2, 2024** and **April 9, 2024**.



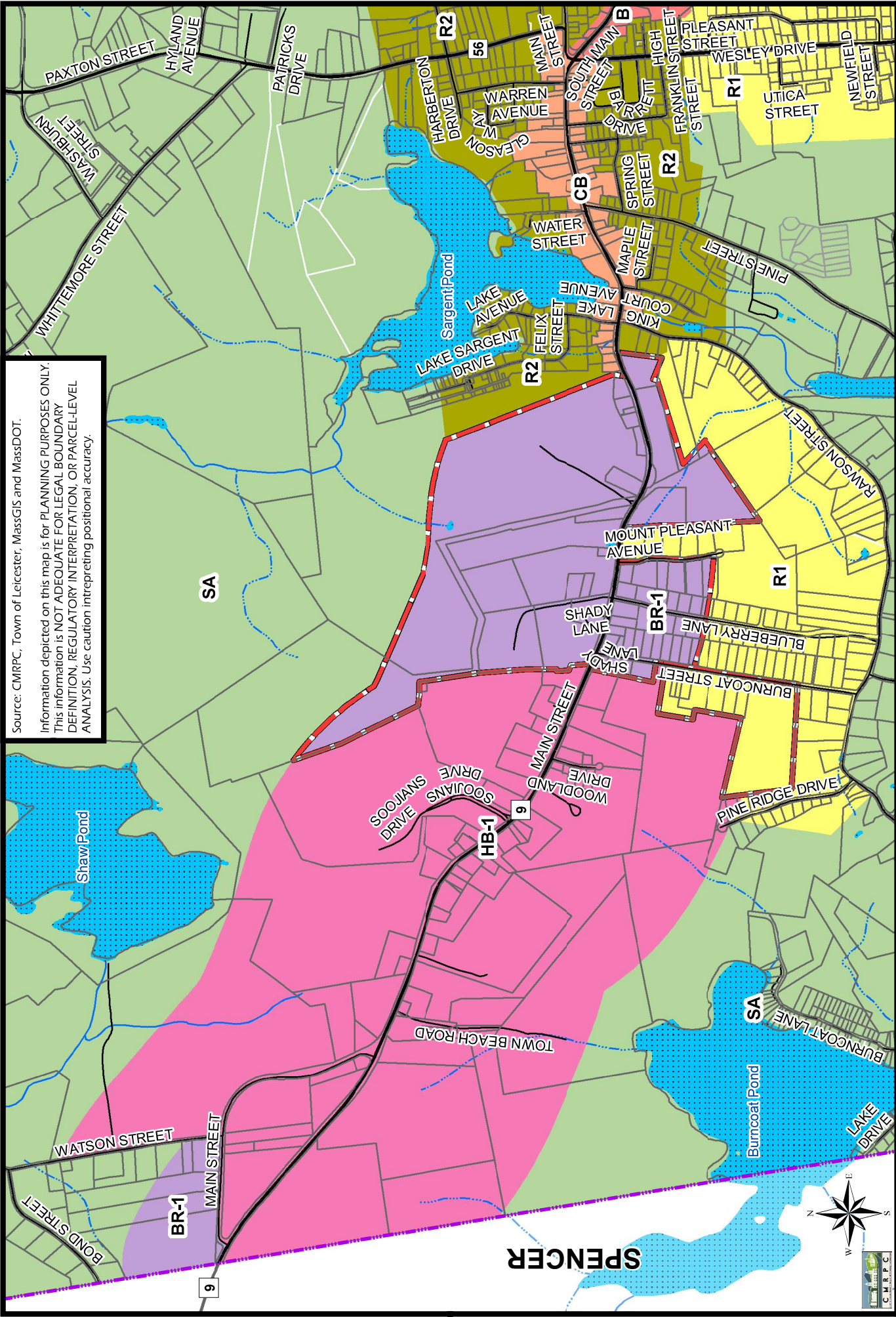
Source: CMRPC, Town of Leicester, MassGIS and MassDOT.
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 ANALYSIS. Use caution interpreting positional accuracy.

PROPOSED ZONING CHANGE
BEFORE
 Town of Leicester
 Massachusetts

- Zoning Districts**
- Business
 - Business Residential-1
 - Central Business
 - Highway Business-Industrial 1
 - Residential 1
 - Residential 2
 - Suburban-Agricultural

Source: CMRPC, Town of Leicester, MassGIS and MassDOT.

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Change to

R1

Change to

BR-1

Business

Business Residential-1

Central Business

Highway Business-Industrial 1

Residential 1

Residential 2

Suburban-Agricultural

PROPOSED ZONING CHANGE

AFTER

Town of Leicester

Massachusetts



Town of Leicester

Planning Board Proposed Zoning Map Amendment

3 Washburn Sq
Leicester, MA, 01524

Parcel ID	Address	Current Zone	Proposed Zone
17-B9	Main Street	HB-1/SA	BR-1/SA
18-B11	Lawton Spring	HB-1	BR-1
18-B12	1512 Main Street	HB-1	BR-1
18B-12.1	Main Street	HB-1	BR-1
18-B13	1500 Main Street	HB-1	BR-1
19-A1.1.0	Main Street	HB-1	BR-1
19-A1-0	1478 Main Street	HB-1	BR-1
19-A2	2 Shady Lane	HB-1	BR-1
19-A3	1 Shady Lane	HB-1	BR-1
19-A4	1472 Main Street	HB-1	BR-1
19-A5	1454 Main Street	HB-1	BR-1
19-A6	1438 Main Street	HB-1	BR-1
19-A7	1430 Main Street	HB-1/SA/R2	BR-1/SA/R2
19A-A1	1434 Main Street	HB-1	BR-1
19A-A2	1360 Main Street	HB-1	BR-1
19A-A4	1350 Main Street	HB-1	BR-1
19A-A5	1342 Main Street	HB-1	BR-1
19A-A6	1340 Main Street	HB-1	BR-1
19A-A7	1326 Main Street	HB-1	BR-1
26B-A2	1323 Main Street	HB-1	BR-1
26B-A1	1355 Main Street	HB-1	BR-1
26A-B28.1-0	1445 Main Street	HB-1	BR-1
26A-B28	1439 Main Street	HB-1	BR-1
18B-B5	1521 Main Street	HB-1	BR-1
18B-B6	2 Burncoat Street	HB-1	BR-1
18B-B7	6 Burncoat Street	HB-1	BR-1
18B-B10	18 Burncoat Street	HB-1	BR-1
18B-B12	Burncoat Street	HB-1	R1
18B-B13	30 Burncoat Street	HB-1	R1
18B-B14	Burncoat Street	HB-1	R1
18B-B15	32 Burncoat Street	HB-1	R1
18B-B16	38 Burncoat Street	HB-1	R1
18B-B17	40 Burncoat Street	HB-1	R1
18B-B17.1-0	42 Burncoat Street	HB-1	R1
18B-B18	52 Burncoat Street	HB-1	R1
27B-A22	Burncoat Street	HB-1	R1



Town of Leicester PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

www.leicesterma.org

[Project Name: Highway Business Industrial-1 (HB-1) Bylaw Amendment]

LEICESTER PLANNING BOARD PUBLIC HEARING NOTICE

Pursuant to MGL, Ch. 40A, Sec. 5, the Leicester Planning Board will hold a public hearing on Tuesday, April 16, 2024, starting at 7:45 in Meeting Room 3 at Leicester Town Hall, 3 Washburn Square, Leicester, MA 01524 to discuss proposed amendments to the Leicester Bylaws. The subject matter of proposed amendments is as follows:

1. To amend Section 3.2.02 of the Town of Leicester Zoning Bylaws to include Mixed Use, Horizontal Mix allowable by Site Plan Review in the Highway Business Industrial 1 (HB-1) zone.
2. To amend Section 5.5 of the Town of Leicester Zoning Bylaw to include new sections Section 5.5.01.2 through 5.5.01.4 which include specific requirements for the allowance of Mixed Use, Horizontal Mix, Density Regulations, and Design Standards.

The complete text relative to the proposed amendments is available for inspection at the Town Clerk's Office during regular business hours and on the Planning Board's web page on the Town of Leicester's web site at <https://www.leicesterma.org/planning-department-planning-board>.

Joshua Campbell, Chair
Leicester Planning Board

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Section 5.5 and Section 3.2.02 Mixed Use, Horizontal Mix

5.5 Highway Business Industrial District 1 (HB-1 & HB-2)

5.5.01.2: HB-1 Mixed Use– (Horizontal Mix) - Mixed use developments shall have both a residential and a commercial component, regardless of the composition of uses, all mixed use projects shall be scaled to ensure consistency with the surrounding neighborhoods. Mixed use projects may utilize “horizontal” mixed use where commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints.

5.5.01.3 HB-1 Mixed Use, Horizontal Mix Density Requirements

Residential Density	
Units/Acre (Max)	20
Units/Acre (Min)	5

Minimum Commercial Requirements ¹	
Overall Project Size	Minimum Commercial Building Area Required
Up to 3 Acres	1,500 square feet
3-5 Acres	2,500 square feet
5-7.5 Acres	3,500 square feet
7.5-10 Acres	4,500 square feet
10-15 Acres	5,500 square feet
15-20 Acres	6,500 square feet
20+ Acres	7,500 square feet

¹ The Planning Board may authorize a reduction in the minimum amount of commercial building area if the amount of mandatory land set aside is equal to: 20% Open Space and 10% useable outdoor space.

5.5.01. 4 Design standards for Mixed Use, Horizontal Mix

1. Newly constructed buildings shall not overwhelm or disregard the adjacent context with regard to building location, scale, bulk, massing, material, color, texture and fenestration.

2. Contemporary designs shall respect the traditional character of their context and maintain the front setback established by neighboring buildings.
3. Distinguishing features, historic elements and examples of craftsmanship shall not be removed or covered during the alteration of existing older structures. Where damaged, they shall be restored or recreated.
4. Signage, awnings, light fixtures and other applied elements shall not cover architectural details and should be in scale with the building facade and its immediate context. Generally, materials that have been applied to cover older traditional facade elements should be removed and not replaced.
5. Materials used shall complement existing contextual materials.
6. Consider the effect of small-scale details on visual appeal for pedestrians.
7. Consider the effect of overall forms, materials and colors on visual appeal for drivers.
8. All service entrances, dumpsters and loading facilities shall be located at the rear of buildings. They shall be screened from view with solid wood fencing, a masonry wall and/ or landscaping from public streets and parking areas.
9. Equipment (such as air conditioner units or exhaust fans) shall be screened from view and located either in the rear of the building or on the roof. No equipment shall be mounted on street facade(s) or be visible from the street or customer parking areas.
10. Break up long expanses of blank wall with pilasters or similar architectural features to suggest structural bays or vary massing and/ or roofline to provide visual interest.
11. Break up vertical massing with materials or trim that define a distinct base, middle and top
12. Colors shall be complementary and harmonic, and not clash on any given facade. Developer shall not use the entire building as a brand identity package in such a way that it becomes an “attractive nuisance.”
13. Applied elements - Such as railings, awnings, signage, and light fixtures – Shall coordinate with, rather than overwhelm the proportions of the building.
14. If equipment is mounted behind louvered panels or other visual screen, screening shall be oriented to conceal the equipment from view from any public way or private residence and finished to obscure.
15. Visible roof vents, and other roof elements and penetrations, should be finished to match adjacent roof color when possible. If color matching is not possible, roof elements shall be screened from view.
16. Windows and Doors shall reflect the style of the building itself in scale, proportion, and construction.
17. Appropriately scaled lighting fixtures are recommended

18. Free-standing fixtures shall be coordinated in appearance with building-mounted light fixtures
19. Landscape lighting shall be complementary and harmonic to the buildings and landscape design.
20. Expanses of blank wall shall be softened through the use of landscape treatments such as foundation plantings or trellises or broken up with architectural elements.
21. Chain link fencing shall not be permitted.
22. Landscaping shall be designed with consideration of nearby building, walkways, and parking areas.
23. Parking lots shall be designed with landscaped islands, and islands between buildings, roads and walkways shall be abundantly planned to create a strong horticulture character throughout the year
24. All landscaping shall be scaled appropriately for pedestrian traffic and properly maintained in a healthy condition
25. All landscaping shall be chosen from the Town of Leicester approved native plantings list

Leicester Planning Board Meeting Minutes April 3, 2024

Location: Leicester Town Hall, Meeting Room 3

Member Present: Joshua Campbell, James Reinke, Sharon Nist, Lee Dykas, Chris Clark (Alternate)

Members Absent: Anthony Escobar

Staff Members Present: Kristen Jacobsen, Town Planner, Lisa Westwell, Administrative Assistant to the Planning Department

Members of the Public in Attendance: Elizabeth Barrett

Call to Order: Chairman Campbell called the meeting to order at 7:00 PM

Recommendations to Board of Selectmen for appointments to the Master Plan Committee

- Elizabeth Barrett. Ms. Barrett said she has been a resident of Leicester for 3 years, is interested in local politics, and would like to contribute to the Town. She said she is also a nurse and wants to gain experience in the Town.
- Dianna Proventure. Ms. Proventure was not present.

Motion: Mr. Reinke moved to recommend to the Board of Selectmen the appointments of Elizabeth Barrett and Dianna Proventure to the Master Plan Committee.

Second: Ms. Nist

Discussion: None

Record of Vote:

Joshua Campbell	Aye
James Reinke	Aye
Sharon Nist	Aye
Anthony Escobar	Absent
Lee Dykas	Aye
Four (4) in Favor. None (0) Opposed. One (1) Absent. Approved 4 to 0	

Motion: Ms. Nist moved to approve the minutes of March 26, 2024.

Second: Mr. Reinke

Discussion: None

Record of Vote:

Joshua Campbell	Aye
James Reinke	Aye
Sharon Nist	Aye

Anthony Escobar	Absent
Lee Dykas	Aye
Four (4) in Favor. None (0) Opposed. One (1) Absent.	
Approved 4 to 0	

Town Planner Report/General Discussion

Discussion HB-1 and mixed use

Ms. Jacobsen said she reached out to Joe Wood with the Leicester Water Supply District (LWSD) and asked him to review the proposed changes to HB-1 particularly about water and sewer capacity. In an email, Mr. Wood said that the wastewater plant needs to be updated and until then the Town would have to decide between new business or housing. Mr. Wood also said that capacity depends on the size of the project. Mr. Campbell asked if updates to the water system would be complete by 2025. Ms. Jacobsen said that no, the updates would be to the wastewater, not water so once capacity is reached, applicants would have to wait until capacity is increased or submit plans with septic systems. Mr. Reinke said they could also propose a sewer plant for the project, and questioned whether it was legal for the applicant to have septic if sewer is available. Mr. Dykas said the sewer department would have to determine that and Mr. Reinke said possibly MassDEP. Ms. Jacobsen said possibly MassDEP or local Board of Health or both for septic.

Ms. Jacobsen asked the Board if they still wanted to move forward with the zoning amendments considering LWSD's current capacity. Mr. Reinke said he wants to move forward as site plans would take over a year to develop anyway. Ms. Jacobsen suggested developers start with the water department to get the ok for capacity before submitting a site plan. Mr. Reinke said there are MassWorks grants, and Ms. Jacobsen said there are One Stop grants for financial assistance. Ms. Nist said there is no sewer in the HB-1 zone right now.

Article 20 – Zoning Map

Ms. Jacobsen said the map is probably not editable at this point because the warrant is closed. Mr. Reinke suggested leaving the HB-1 zone and not extending BR-1 and instead just add mixed use. Ms. Jacobsen said the downside is that homes in the HB-1 zone would remain non-compliant as homes are not permitted in HB-1 so they currently have to go to ZBA for anything they want to do. Ms. Jacobsen said one of the Building Commissioner's concerns is that we have too many zones. She also said the assessors' records do not match the zoning map so under MGL they have to refer to the zoning map and that once the new assessors starts, the records will have to be updated. Mr. Reinke is concerned that the country club property is large and he doesn't want to see single family homes there.

Ms. Jacobsen said the option was to push the HB-1 zone back and add mixed use or just leave the HB-1 zone as it is and add mixed use. She said Burncoat Park is already protected so no changes need to be made there. Mr. Reinke doesn't want to see more single family but with multi-family there is more gain especially with a commercial component. Ms. Jacobsen pointed out that statistically, single family homes put more strain on the wastewater plant than multi-family. Mr.

Campbell agreed and said the country club was a concern as it's a large parcel and could be a large residential development. Mr. Reinke agreed, and Ms. Nist said the country club is part HB-1 and SA.

Ms. Nist agreed to leave the map as is and add mixed use. Mr. Reinke also agreed. Ms. Jacobsen said that if they did that, they would not have to amend the zoning map so they can pass over that at Town Meeting. Ms. Jacobsen suggested the Board make any motions during the public hearing process and they concurred.

Article 21 – HB-1 amendments – mixed use

Proposed Density Requirements:

Mr. Reinke felt the proposed commercial building area requirement was too light. He said a 1,500 s.f. building is very small. He said think of all the floor square footage. It can't exceed 15% in Shrewsbury but he's not sure that would work in Leicester. Ms. Jacobsen thought that doing it by acre might make it easier for developers. Ms. Jacobsen suggested starting at 6,500 s.f. and going up from there.

Mr. Clark asked if they could tie the dimensional requirements into the percentage of the total commercial property instead of by acreage. Ms. Jacobsen and Mr. Reinke agreed and said it might encourage more open space. Mr. Reinke said he would work on this idea to see if it works mathematically.

Mr. Reinke said footnote one about the Board authorizing a reduction in the minimum commercial building should be stricken. The Board concurred.

Proposed Design Standards:

2. Contemporary Design - Mr. Reinke said he didn't really understand the purpose of this section but he wants to keep the design flow down the street so that all the buildings have the same feel. Mr. Campbell asked how this is policed and Ms. Jacobsen said through Site Plan and if it looks like it's not in keeping with the surrounding businesses, they would be able to ask for changes. Ms. Westwell said they could request a rendering and Mr. Reinke said yes, that's in our requirements. Mr. Campbell said he doesn't want it to be too restrictive. Ms. Jacobsen said it will make developers realize that they need to come to the Board with something that looks like it belongs in the area.

10. Break up long expanses of blank wall - Mr. Reinke wants to add "or similar architectural elements".

15. Visible roof vents/elements – Mr. Reinke said they can't regulate the finish all the time but should require screening to shield these elements from view.

16. Window and Doors – Mr. Reinke asked to strike the "Storefront windows and doors...." sentence. There was brief discussion on other businesses that have this glazing.

Mr. Reinke wants to add “25. All landscaping shall be comprised from the approved Native Plant List.” The Board concurred.

Mr. Reinke would like to see the word “shall” used instead of “could” for legal reasons. Mr. Dykas agreed. Ms. Jacobsen said some can be required and some can be suggested.

Battery Energy Storage Bylaw

Ms. Westwell informed the Board that a group called ESA has come forward to the Charlton Planning Board with a battery energy storage overlay that covers residential area and over waterways. She said that they did a Citizens Petition so the Charlton Planning Board has been holding public hearings and she sent Leicester’s proposed BESS bylaw and other town’s bylaws to the Charlton Planning Board for consideration. She said she thinks it’s important for the Board’s to put forth the bylaws and not allow private companies to submit petitions for bylaws. Mr. Reinke said this bylaw would help protect the citizens of Leicester. Ms. Westwell said yes and since this is so new, it allows us to tailor things to Leicester and that she would rather see a bylaw come from the town Planning Board than a large company. Ms. Westwell said that this is a new bylaw and the state is coming in with regulations but that the Town can’t prohibit battery energy storage. Ms. Jacobsen said that these companies can come in with proposals and try to do it their way or the Town can set protections that we see necessary for the Town of Leicester.

Mr. Dykas asked what there is to protect residents from. Ms. Jacobsen said the leaching into the groundwater, serious concerns about the systems if they are abandoned and polluting our environment. Ms. Westwell said it allows bonds and decommissioning for the end game and Ms. Jacobsen said the Town can decommission if that happens. Mr. Reinke said they can pull the bond to decommission or fix the things that are important in these systems so the Town doesn’t have to pay for it. Ms. Jacobsen said Leicester already has the Water Resource Protection District and Leicester has been concerned about their ground water and these systems can cause a lot of damage and we should not be letting these facilities go in anywhere. Mr. Reinke and Ms. Jacobsen said there are already issues with residential solar with companies going out of business and these energy storage batteries are much bigger. Ms. Westwell said these companies are looking for towns that have no bylaws and trying to do overlays. She also suggested keeping in mind that the whole idea of the Master Plan and Open Space and Rec Plan, and that it’s not about one renewable energy source, or one subdivision, or one commercial entity. It’s about balance throughout the Town and discussing the advantages and disadvantages of these components. Ms. Westwell said that that BESS bylaw would be another tool in the toolbox and lets the Town regulate them and decide where they want them sited.

Mr. Dykas said that Ms. Jacobsen had mentioned having someone to come in and speak with the Board about these systems. He said that he doesn’t see anything wrong with these systems and they are regulated by the state, MassDEP, MGL, and the building code. He asked what the real dangers are and wants more discussion and information before putting through a bylaw. Mr. Dykas said this bylaw will place a limit on energy and he doesn’t agree with that. Ms. Jacobsen said the bylaw does not limit energy, but it would provide rules about how and where they can come to Town. Ms. Westwell said the state doesn’t regulate zones and that’s our job as Planning to regulate what zones they can be placed in. Mr. Dykas said they wouldn’t place one near homes. Ms.

Westwell said residential areas are exactly where ESA's overlay proposes siting these systems in Charlton and she offered to send the Board the link to that overlay proposal. Mr. Dykas just wants to educate himself more. Mr. Campbell said we can always put this in place to protect the residents and then amend it in the future.

Mr. Reinke is concerned about the chemicals in these systems that can do a lot of damage to the water. Ms. Jacobsen said that groundwater contamination could result in the loss of drinking water and that these things are possible. Ms. Nist agreed. Mr. Dykas said he is opposing this bylaw until he knows more and that it makes the systems look like the boogeyman and we are all going to die. Mr. Campbell said he thinks the regulations should be in place while they are learning. Ms. Jacobsen said they don't have to vote tonight but after the public hearing they (the Planning Board) will have to vote on whether or not to support this bylaw at Town meeting. Ms. Westwell said there are many things that were new that we didn't know were going to cause problems, like PFAS, gasoline spills, and road salt and we didn't think were a threat to public health, but then years later they are major issues.

Mr. Reinke's notes on the BESS bylaw:

- Is this bylaw consistent with the solar bylaw. Ms. Jacobsen said yes.
- Question on Tiers 3 and 4, definitions, and what is allowed/prohibited. Ms. Jacobsen said those have been added and the most current is on the website.
- Sites not allowed in water resources district.
- Distance to wells is 100' and is this standard. Ms. Jacobsen said 100' is standard and Mr. Reinke asked if that was far enough away. Ms. Jacobsen said setback from residences was big concern and some towns have 200' setback while others have 50' setback from residential. Mr. Reinke asked for the 100' setback to wells be qualified as to how that number was reached.
- Liability insurance – The Town will have to keep track of Certificates of Insurance annually and we'll need to know who is keeping track of them. Ms. Jacobsen said it would probably be worked about among the town departments. Mr. Reinke asked if an annual permitting fee should be charged to offset cost of staff services. Ms. Jacobsen agreed.
- Consider fencing around the systems and whether or not we need them for safety purposes. Ms. Jacobsen said the units are self-contained and they want to be able to get fire trucks and services trucks in and out quickly so fencing probably not needed.

Mr. Dykas asked about decibel noise. Ms. Jacobsen said they have been known to be noisy and there is a decibel limit.

Vangarden – Ms. Jacobsen said they are meeting next week to discuss noise mitigation for the chillers.

Tarantino Memorial Park – Ms. Jacobsen said she and Paul Fontaine have been working on parks grant to put a playground at this park. Mr. Reinke said it should be ADA compliant and Ms. Jacobsen said there will be ADA compliant playground equipment.

Mr. Campbell asked if there were any more updates. Mr. Reinke asked if Mr. Yatem had met with her and Ms. Jacobsen said they had not met yet.

Motion by Ms. Nist to adjourn.

Second: Mr. Reinke

Discussion: None

Record of Vote:

Joshua Campbell	Aye
James Reinke	Aye
Sharon Nist	Aye
Anthony Escobar	Absent
Lee Dykas	Aye
Four (4) in Favor. None (0) Opposed. One (1) Absent Approved 4 to 0	

Meeting adjourned at 8:22 p.m.

Respectfully Submitted by:
Lisa Westwell, Administrative Assistant
to the Planning Department

Date Approved: _____

Planning Board Signatures

Joshua Campbell, Chair

Anthony Escobar

James Reinke, Vice Chair

Lee Dykas

Sharon Nist, Clerk

Chris Clark, Alternate Member