

Leicester Planning Board Meeting Minutes
October 07, 2014

MEMBERS PRESENT: Jason Grimshaw, David Wright, Debra Friedman, Sharon Nist, Adam Menard

ASSOCIATE MEMBERS:

MEMBERS ABSENT: Kathleen Wilson

IN ATTENDANCE: Michelle Buck, Town Planner; Barbara Knox, Board Secretary

MEETING DATE: October 07, 2014

MEETING TIME: 7:00 pm

AGENDA:

7:00PM Open Space & Recreation Plan Update

7:30PM Public Application:

Extension Request, Site Plan Approval & Stormwater Permit, 1603 Main Street
(Leicester Main, LLC)

7:45PM Discussion:

Chapter 61 Request, Route 56 (Route Fifty-Six Trust)

7:50PM Discussion:

Pondview Subdivision Default (Metro West Builders)

8:00PM Discussion:

Worcester Airport Proposed Hanger Development

8:10PM Approval of Minutes:

9/2/2014

8:20PM Town Planner Report/General Board Discussion:

A. Auburn Street Solar

B. Oakridge Estates

C. Miscellaneous Project Updates

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

Open Space & Recreation Plan Update

Ms. Buck reviewed tonight's presentation as a kick-off to the public comment period. The public comment period will be opened for roughly 30 days, which will bring it to the next Board meeting and the Open Space Committee members will specifically be asked for their comment.

In late March (2014), the Conway Students submitted a rough draft Open Space Plan and there were some sections needing a lot more revision work than other sections. Ms. Buck provided a description of the required sections and what was revised in each. The revisions consisted of adding tables and figures, renumbering, relabeling, adding map references, etc. In addition, the plan was updated throughout to ensure conformance to state requirements. There are 11 sections the state requires and Section 3 (Community Setting) was found to be the one that needed the most revision work. All of the demographic information was updated and revised to reflect the most recent data. The climate change information in this section was revised and moved to a later section of the plan related to environmental challenges. She also added information about Asian long-horned beetles to the environmental challenges section.

There is a new section added giving a brief narrative description on each Town Park. The Parks and Recreation Committee will be asked to review this section to make sure the information is accurate.

Additional information was added in the plan regarding what had been accomplished since the last Open Space Plan. Some things were: the establishment of an Agricultural Commission, the adoption of Stormwater Regulations, awarded a CDBG Grants to do an ADA compliance plan for all Town facilities, adopted a Right to Farm Bylaw, Open Space Residential Development Bylaw, established a Leicester's Farmer's Market and adopted a local Wetland Bylaw. The Town has also improved the process on communication between departments.

The revised goals are: 1) protect open space & natural resources, particularly water resources; 2) provide and maintain recreational opportunities; 3) develop and maintain partnerships; 4) expand revenue sources and resources; 5) establish a continuous open space planning process. The Action Plan was made shorter compared to the 2007 Open Space & Recreation Plan, being 5 pages as opposed to 14 pages.

The other Boards that are required to submit comments are: the Board of Selectmen, CMRPC and the Planning Board. After all the comments are incorporated and corrections made, it will get sent to the state [Executive Office of Energy & Environmental Affairs (EOEEA)] and they will make their comments. After comments from EOEEA are incorporated, a final plan can be distributed.

Public Application

Extension Request, Site Plan Approval & Stormwater Permit, 1603 Main Street (Leicester Main LLC)

A letter was sent to the applicant reminding them that their Site Plan Approval deadline was approaching. The applicant submitted a letter of request to extend the deadline on their permit. Mr. David Dunham, Leicester Main, LLC was present and summarized that they were still in the process of negotiating with some commercial retail centers and have now found themselves in the position of coming up on the permit timeline. He would appreciate receiving an extension so they can continue the process and get the project finished.

He said at this point, they still need to get approval through Mass Highway, but decided to wait on that because there may be some minor adjustments needed to the 1605 Main Street lot and on the 1603 side as well, depending on whom the tenant will be.

Ms. Friedman asked how long of an extension they needed. Mr. Dunham asked for an additional year.

MOTION: Ms. Friedman moved to approve an extension of the deadline to commence work for 1603-1605 Main Street, Site Plan Approval & Stormwater Permit to October 2, 2015

SECONDED: Mr. Wright – Discussion: None

VOTE: All in Favor

Discussion:

Chapter 61 Request, Route 56 (Route Fifty-Six Trust)

The landowner, Robert Segal, has requested that a portion of his property be removed from the Chapter 61 Forestry Program. The land is located along Huntoon Memorial Highway and has an area of approximately 21,195 square feet or .49-acres. In accordance with MGL 61 §8, the landowner is required to submit his request to the Planning Board for comment. After a brief discussion; the Board agreed having no objections to this request.

Discussion:

Pondview Subdivision Default (Metro West Builders)

This project is coming up on its deadline to complete work. An email was sent to the developer reminding him about the deadline and to request for an extension; there's been no response. Ms. Buck noted that she will also double-check the deadlines for the project related to the Permit Extension Act. The Board agreed sending a letter by Certified Mail/Return Receipt on the extension request.

Discussion:

Worcester Airport Proposed Hangar Development

MassPort has been discussing adding a new hanger/aircraft maintenance facility at the Airport. It will be located at the north end of existing Taxiway Foxtrot, adjacent to the primary airside access road and is located entirely in Worcester. The public comment period concludes on October 14, 2014. The Board had no concerns but suggested thanking MassPort for inviting Leicester to comment during their review process.

Approval of Minutes

9/2/2014

MOTION: Ms. Friedman moved to approve the minutes of September 2, 2014

SECOND: Ms. Nist – Discussion: None

VOTE: All in Favor

Town Planner Report/General Board Discussion:

Auburn Street Solar

This project is near completion and the developers didn't show any interest on coming back before the Board regarding the Highway Department's drainage proposal. Tom Wood, Highway Superintendent, was still concerned about stormwater issues. He had asked about issuing a Cease and Desist on construction. Ms. Buck informed him that the project was being built according to the approved plan, and that the Town Engineer felt the plans adequately addressed Stormwater. She could not stop the developer from building. Mr. Wood did some work down in the road he felt would help address that project, although there is still some disagreement between Mr. Wood and Town's Engineer, Kevin Quinn on the issue.

Oakridge Estates

Construction of the Phase 3 roadway has started. Phase 1 and 2 roadways have been built. Phase 3 is currently a dirt loop road that is used only for emergency access. The developer would like to start paving it soon. There is no security on Phase 3 yet, so no building permits for this phase can be issued. The developer will probably be before the Board soon to secure Phase 3.

Miscellaneous project updates

- Possible solar application on Nick Casello's property on Boutilier Road.
- Another possible solar site at old Stafford Hill Estates/Twelve Oaks site or there could be a subdivision, or there could possibly be storage units.
- Briarcliff Estates is coming up on deadline to complete work.

Parker Street

Mr. Wright asked for an update regarding the Parker Street Hearing. Ms. Buck noted that there was a hearing coming up soon. Mr. Wright asked if it was a settlement hearing. Ms. Buck said no. Ms. Friedman asked if it was a hearing where one party will be proposing a development change. Ms. Buck said it's a hearing before a judge, but could not recall the particulars. She will request an update from Attorney Cove.

Having no further discussion; Mr. Grimshaw asked for a motion to adjourn.

MOTION: Ms. Nist moved to adjourn

SECONDED: Ms. Friedman – Discussion: None

VOTE: All in Favor

Meeting adjourned at 8pm

Respectfully submitted:

Barbara Knox

Barbara Knox

Documents included in meeting packet:

- Memo to the Board from Michelle Buck
- Agenda
- Letter of Notification and Project Description from the Worcester Airport
- Notice of Intent to Sell for Other Use, Chapter 61 land along Huntoon Highway.
- Planning Board Minutes from September 2, 2014

Documents submitted at meeting:

- None

Approved by the Planning Board on 11/5/2014