

Leicester Planning Board Meeting Minutes
May 7, 2013

MEMBERS PRESENT: Debra Friedman, John McNaboe, Sharon Nist

ASSOCIATE MEMBERS: Kathleen Wilson

MEMBERS ABSENT: Jason Grimshaw, David Wright

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

MEETING DATE: May 7, 2013

MEETING TIME: 6:30 pm

AGENDA:

6:30PM Public Application:
Carey Hill Road Acceptance

6:40PM Discussion:
Letters from Kevin Quinn / GWLT & 803 Main Street (former Abbot Floors)

Ms. Friedman called the meeting to order at 6:30PM

Public Application:

Carey Hill Road Acceptance

Ms. Buck noted that the Selectmen had continued the Road Acceptance Public Hearing for Carey Hill Estates to Monday, May 20th and Town Meeting is being continued to May 29th.

The Highway Superintendent and Town Engineer's reports were just received today and the Selectmen have now asked for the Planning Board's recommendation.

Ms. Buck reviewed that back in November 2012, the Town and the applicant signed an agreement that if the work was not completed, as described in Exhibit A that the road would not be accepted. The Developer has done the work noted on that checklist. Also noted in that agreement, was requiring the developer to submit a \$10,000 surety for any future road damage and maintenance work needed, from the date of that agreement until now (such as the issues that Tom Wood has identified) and street sweeping and cleaning the catch basin.

Mr. McNaboe said he read Kevin Quinn's letter and felt this issue has gone on for too long, for 14 years and a 14-year-old road is going to have problems. Ms. Buck agreed and said Mr. Quinn was concerned on wording his letter because it is a 14-year-old road, but the developer did finish the minimum items required by the legal agreement.

Mr. McNaboe wasn't sure if the Board could get much more out of the developer. Ms. Buck agreed and noted that Joel Blair did call Mr. Quinn today to say that they would do the street sweeping and cleaning the drainage structures in the next few days. Ms. Buck noted that the work should have been done a while ago.

Ms. Friedman asked if the Road Acceptance article will be postponed to the continued Town Meeting on May 29, 2013. Ms. Buck said yes along with the budget articles.

Ms. Buck continued. She suggested the security money could be used for the berm damage, driveway damage and a sinkhole that opened up. She wasn't sure about the concern of a drainpipe draining water into the roadway.

Mr. McNaboe asked if the drainpipe was from one of the residents. Ms. Buck said yes. Mr. McNaboe said then they would have to remove it and he didn't feel the Town could make an argument that was the developers fault. Ms. Friedman agreed and said the Highway Superintendent should send notice to that individual if that drainpipe is illegal.

Ms. Buck said because this meeting is so last minute, she felt it would be reasonable for the Board to make a recommendation to accept the road acceptance on a couple of conditions. One is that the developer actually do the street sweeping; two is the cleaning of the catch basins before the continued layout hearing on May 20, 2013; and three, using the escrow funds for the items identified by Tom Wood after receiving confirmation from Town Counsel that the funds may be used for this purpose.

MOTION: Mr. McNaboe moved to recommend road acceptance for Carey Hill Estates roadways on the condition that the street sweeping and catch basin work is completed by May 20th and using the escrow funds for remaining work subject to review by Town Counsel.

SECONDED: Ms. Nist – Discussion: None

VOTE: All in Favor

Discussion:

Letters from Kevin Quinn disclosing work for GWLT and 803 Main Street (former Abbot floors)

A letter was received from Kevin Quinn notifying the Board of a possible conflict. Prior to becoming appointed as review engineer for the Leicester Planning Board, his firm prepared site plans for 803 Main Street, the former Abbot & Sons Flooring and recently they were requested to assist the new owner in securing a Certificate of Compliance from the Leicester Conservation Commission. Because this request is before another Leicester Board, the Planning Board may be uncomfortable with this and if so, he would decline the assignment before any work takes place.

Ms. Friedman didn't have a problem with it. Mr. McNaboe agreed and felt that the notification to the Board was plenty of notice and that it wasn't a new structure, Mr. Quinn was just assisting the new owners on what was done before.

A second letter was received from Kevin Quinn notifying the Board of another possible conflict. Mr. Quinn recently assisted the Greater Worcester Land Trust in the design of a small-unpaved parking area and driveway to serve walking trails at Southwick Brook. The plan is not subject to review before the Planning Board; however, a Notice of Intent was filed with the Conservation Commission. Although Mr. Quinn felt it did not present a conflict, he wanted to notify the Board of this before any work takes place.

All agreed that this would not create a conflict with the Planning Board.

Town Planner's Quarterly Report

Distributed and reviewed.

Ms. Friedman asked for any further concerns or issues to discuss, hearing none, asked for a motion to adjourn to attend Town Meeting.

MOTION: Mr. McNaboe moved to adjourn meeting
SECONDED: Ms. Nist – Discussion: None
VOTE: All in Favor

Meeting adjourned at 6:45PM

Respectfully submitted:

Barbara Knox

Barbara Knox

Documents submitted at meeting:

- Letter from Kevin Quinn to the Board regarding Greater Worcester Land Trust possible conflict, dated 5/7/2013
- Letter from Kevin Quinn to the Board regarding 803 Main Street possible conflict, dated 5/1/2013
- Town Planner Report 3rd Quarter FY 2013 dated 5/6/2013
- Letter from Kevin Quinn to the Board regarding Carey Hill Estates Road Condition Evaluation dated 5/6/2013
- Letter from Tom Wood to the Board of Selectmen dated 5/6/2013

Approved by the Leicester Planning Board June 4, 2013