

**Town of Leicester Planning Board
Meeting Minutes
February 28, 2020**

MEMBERS PRESENT: Jason Grimshaw chair, Sharon Nist, Jaymi-Lyn Souza

MEMBERS ABSENT: Andrew Kularski, Debra Friedman

STAFF IN ATTENDANCE: Bryan Milward, Economic Development Coordinator

MEETING TIME: 7:00PM

AGENDA:

1. 7:00PM **Special Permit (SP2020-01) Hillcrest Water District 12 Lehigh Rd.**
Parcel is 15,009sf and R1 lot size requirements are 50,000 sf
2. 7:15PM **ANR Plan Hillcrest Water District 12 Lehigh Rd** create a lot for existing water tower
3. 7:25PM **Update, May 2020 Zoning Bylaw Amendments**
 - A. Pleasant Street/Neighborhood Business
 - B. Outside Storage
 - C. Water Resources Protection Overlay District
4. 8:00PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
5. **Adjourn**

Mr. Grimshaw called meeting to order at 7:00PM

Special Permit (SP2020-01) Hillcrest Water District 12 Lehigh Rd.

Mr. Grimshaw reads the hearing notice for Hillcrest Water District to build a water tower on an undersized lot at 12 Lehigh Rd. Mr. Grimshaw asks Joe Wood from Hillcrest Water District to speak on the topic. Mr. Wood states that they ended up getting a licensing agreement with the town back on 2016. USDA is their funding agency and when they were finalizing their loans, they were told that the licensing agreement that they had with the Town was insufficient. They were told that they either needed to own the land or have an easement. He states that since then they have been working with the Town to get this squared away. One of the things that they needed to have was this Special Permit for the water tower because the lot size is under the 50,000 square feet required. He states the sole reason for the Special Permit is the lot size. He states that they received a Special Permit for height before construction. He states that the original lot size was over 50,000 square feet at the time of the original approval, but now that they are breaking it off into a smaller parcel [15,009 square feet] a Special Permit is required.

There are members of the public in the audience and Mr. Grimshaw addresses them and asks them if they wish to speak on the matter. Mr. Jeffrey Smith of 9 Lehigh Road states that he was there to hear what Mr. Wood had to say. Mr. Grimshaw asks if what they heard satisfied any questions that they may have had. Mr. Smith states that there is a half a million-dollar project on a half an acre of land and all that land is sitting right beside it and he doesn't see a lease to the Town. Mr. Wood responds by stating that the districts never owned the piece land that the tank was on and that it wasn't until after they started the process that they realized. Mr. Wood states

that they know there are plans but they were never recorded with the registry so all the plans they have at the office are invalid because they were never recorded at the registry.

Mr. Smith questions if his house is sitting on no man's land. Mr. Wood responds that they own their parcels that their homes are on but the parcel that was supposed to be carved out for the tank was never recorded at the registry, so it is an invalid plan. He states that once they get their Special Permit and all the deeds have been signed over that they will own the small parcel of land that two tanks are on.

Mr. Wood states that the Town gave them the licensing agreement originally but then found out that the license was not good enough, that they needed to own the land. He states that they asked for 15,000 sf and not 50,000 sf because that is all they needed for where they needed to put the tank. Mr. Grimshaw adds that it is a matter of convenience because of the Memorial School and that giving the water district this piece of land satisfies what they need for the tanks. They will get the Special Permit and the smaller lot which will suffice for what they need it for without having to take more land from the larger parcel that the school is on.

Ms. Nist asks Mr. Wood what is going to happen to the old tower. Mr. Wood responds by saying that the old tower is going to be demolished once the cure time has been met on the new tower.

Ms. Souza asks why it is not enough for them to lease the land, why do they have to own it. Mr. Wood states that USDA which is federal loan agency require them to own the land or have a permit of easement.

MOTION: Ms. Nist moved to approve the Special Permit for the Hillcrest Water Tank

SECOND: Ms. Souza

DISCUSSION: None

VOTE: All in Favor

ANR Plan Hillcrest Water District 12 Lehigh Rd

Board reviews ANR plan.

MOTION: Ms. Nist moved to approve the ANR Plan for the Hillcrest Water District at 12 Lehigh Road

SECOND: Ms. Souza

DISCUSSION: None

VOTE: All in Favor

Update, May 2020 Zoning Bylaw Amendments

[Note: Although discussion of Pleasant Street/Neighborhood Business, Outside Storage, and Water Resource Protection Overlay District were listed on the agenda, these amendments were postponed to a Fall 2020 Town Meeting based on discussion at the January 22, 2020 Planning Board Meeting. The Board is moving forward only with amendments to the Adaptive Reuse Bylaw for the May 5, 2020 Annual Town Meeting.]

The Board discussed Adaptive Reuse Bylaw amendments, specifically language related to makerspaces, including possibly changing of wording in the amendment in order to provide the makerspace with a larger umbrella to work with. Mr. Grimshaw advises Mr. Milward to suggest

the wording change to the applicant. They review bylaw amendments further; Ms. Souza points out some formatting inconsistencies. Sandy Wilson asks to speak through the Chair. Ms. Wilson asks if Adaptive Reuse will affect the Memorial School if it is sold because it is a municipal building. Mr. Grimshaw stated that he believed it would. Ms. Wilson states further that these changes will allow additional uses that may not currently be considered. Mr. Grimshaw once again confirmed that he believed this is correct. [The public hearing on these amendments is scheduled for March 10, 2020.]

Town Planner Report

Mr. Milward reports that Mulberry Solar has agreed to pay for the cost of a survey hired by the town to determine the extent of the unauthorized cutting of trees. Brian states that Mulberry Solar has met with the surveyor and that he has also been in contact with them in addition to Kevin Quinn of Quinn Engineering to ensure his availability for site monitoring. Mr. Milward states that on Thursday he sent them an email giving them the authority to proceed with site stabilization to prevent additional erosion on the site. Mulberry Solar is set to be on the Planning Board agenda for March 10th regarding their restoration plan which is being reviewed by Quinn Engineering at this time.

Board Updates:

Ms. Nist states that the Capital Improvement Committee met and rated the wish list. They will meet again on March 4th and re-evaluate

Mr. Grimshaw states that the Economic Development Committee met, their focus was preparing for the Open for Business event at Becker College which is scheduled to take place on March 12th at 6:00pm. He states that a group of students working on a call list in order to increase participation in the event.

MOTION: Ms. Nist moved to adjourn

SECOND: Ms. Souza

DISCUSSION: None

VOTE: All in favor

Meeting adjourned at 7:35PM

Respectfully Submitted,
Tiffany Peters, Department Assistant

Documents included in meeting packet:

- Agenda
- Hearing Notice for Hillcrest District Water Storage Tank Project Special Permit
- Special Permit Application for Hillcrest District Water Storage Tank Project
- Letter from Hillcrest Water District dated January 16, 2020
- Site Plan for Hillcrest District Water Storage Tank Project
- Special Permit Decision Approval dated February 18, 2020
- Hearing Notice for Zoning Bylaw Amendments
- Zoning Bylaw Amendments Adaptive Reuse Overlay District Improvements dated January 27, 2020

Documents submitted at meeting: N/A