

LEICESTER PLANNING BOARD

MEETING MINUTES 5/18/2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Deb Friedman (Vice-Chair), Sharon Nist, Jaymi-Lyn Souza, James Reinke (Associate Member)

STAFF PRESENT: Michelle Buck, Town Planner; Brooke Hultgren, Department Assistant

TIME: 7:00 PM

7:00PM **Parking Waiver Request**

207 Main Street, Sweet Annie's Primitive Designs (Applicant: Justin Hayes)

7:05PM **Discussion, Preliminary Subdivision Plan**

Skyview Estates (PSUB2021-01), 651 Main Street, 35 Lot Residential Subdivision (Applicant: Mark Klinger/MKEP770 LLC)

7:45PM ***Discussion, Request to Allow Temporary Operation Pending Site Plan Approval***

1535 Main Street, Black Sheep Bah-Bah-Q & Kitchen LLC (Applicants: Patrick Flynn & Jennifer Wright)

8:00PM **Approval of Minutes**

- April 20, 2021

8:30PM **Town Planner Report/General Discussion:**

- A. Miscellaneous Project Updates
- B. Board Member Committee Updates
- C. Upcoming Meeting Dates

Adjourn

Mr. Grimshaw opened the meeting at 7:00 PM

Students from Leicester Middle School present an idea for their civic engagement project which involves putting 5 trash cans per acre at Leicester's public parks to reduce litter. Ms. Friedman tells the students to contact the Parks & Recreation Committee and the Highway Department for projects involving local parks. Ms. Nist asks students to consider who will maintain the trash cans.

1. Parking Waiver Request, 207 Main Street/Sweet Annie's Primitive Designs

The uses at 207 Main St require 8 parking spaces, the current site has 7 spots. Ms. Buck recommends the Board grant a parking waiver for the new use.

Motion: Ms. Friedman moves to approve the parking waiver for 207 Main St.

Second: Ms. Nist

Amended Motion: Ms. Friedman moves to approve the parking waiver with one designated handicap space.

Second: Ms. Nist

Roll-Call Vote: (4-0-0)

2. Skyview Estates (PSUB2021-01) 651 Main St.

[Note: Ms. Nist recused herself from the following hearing]

David King says his team is looking to develop 651 Main St. The development would be 29-30 acres consisting of 36 duplexes, with variable sized units and each unit having their own 0.5 to 1-acre yard. Mr. King met with the water and sewer district to make sure the development wouldn't raise water/sewer prices for neighbors.

Ms. Buck requests granite headers be added to the plan per the Highway Departments request and advises against only having one entrance. Ms. Buck asks if the proposed roadway will affect the existing home's driveway. Mr. Malynowski, the project engineer, says there is an easement plan for the driveway and provisions will be made to accommodate the driveway. Ms. Buck asks if the applicants have contacted National Grid about the proposed work under the power lines on site. Mr. Malynowski plans to minimize impacts under the power lines.

Mr. Reinke asks why only one entrance is proposed. Mr. Malynowski explains that this proposed point for the one driveway is because it utilizes the highest point on Route 9 while maintaining the maximum 10% slope for a municipal road. The other possible location for a driveway, which would front on Colonial Drive, would result in a roadway exceeding 10% slope because of the topography of the site. The road to Colonial Dr would be an emergency access road if added to the plan; The applicant would need to request a waiver from the Board to allow for a slope greater than 10% as well as a permit from the Conservation Commission to work near the existing wetland that is on Colonial Dr.

Mr. Reinke asks why a waiver is requested to allow high density polypropylene (HDPE) drainage lines versus RCP lines. Mr. Malynowski says one reason for the waiver is the lesser cost of HDPE, the other is that HDPE lines are lighter and smaller equipment is required to install it while maintaining the same functional capacity as RCP pipes.

Mr. Reinke asks what the reason for not using granite headers is. Mr. Malynowski explains that a material like precast or slipform concrete is more cost effective and easier to install. Mr. Reinke also expresses concern over the reduction in the size of the sidewalks. Mr. Malynowski says it is unlikely residents will be walking on both sides of the road, much less walking up to Rt. 9. Ms. Friedman asks if the applicants have been in touch with the School to address bus access into the subdivision for any potential school-age residents; she notes normally in neighborhoods similar to this that children do walk to the main road to get on the bus. Mr. King says he can reach out to the school regarding this concern.

Ms. Friedman notes that with the number of proposed homes, there is going to be an increase in car volume onto Route 9. She says the church down the street, St. Josephs, used to have one-way traffic in from Route 9 with an exit elsewhere because of the traffic on Route 9. Mr. Malynowski says a test of the site line from the future driveway can be done to determine any potential traffic or safety hazards. Mr. King plans to meet with the Fire and Police departments.

Resident Comments

Richard Jubinville asks what type of units are going to be on Lots 7 and 8. Mr. King says lots 7 and 8 could potentially be townhomes. Mr. Jubinville does not approve of townhomes abutting his property. Additionally, Mr. Jubinville says there are too many accidents on Route 9 already to be adding 36 duplexes worth of cars exiting onto that road. Mr. King is open to signage indicating reduced hours for left turns.

Kurt Parliment raises concerns about the transportation of water and water to/from the homes. The water district assured that there is sufficient water pressure to reach all the homes. Allen & Major designed the sewer lines so they will all be at the same grade.

Jan Parke says the proposed subdivision will negatively affect the skyline views in town.

Ms. Friedman notes that a right-turn only sign would need to be approved by Mass Highway before the Planning Board could approve it.

John Dolan says the property abutting Colonial Drive has a stream running through it, but Mr. King says they will not be developing within any wetland buffer.

Motion: Ms. Friedman moves to approve the Preliminary Subdivision Plan at 651 Main St.

Second: Ms. Souza

Discussion: The Board agrees that a second point of access, granite headers, and a sidewalk on both sides of the street will be necessary. Sidewalks should be reviewed by both Police and Fire departments before the definitive plan stage. Mr. King asks the Board to consider one sidewalk on the condition of approval by the School Committee to allow bus pick-up in the subdivision as opposed to the end of the road.

The Board is willing to approve a waiver for increased roadway slope at an alternate entrance location.

Roll-Call Vote: (3-0-0)

3. Temporary Site Plan Approval, 1535 Main Street, Black Sheep Bah-Bah-Q & Kitchen LLC

[Note: Ms. Nist rejoined the meeting]

Jennifer Wright, owner of the food truck says the truck will be open seasonally pending approval from the Planning Board. Only the front half of the site would be used per the property owner. Ms. Buck says the unpaved lot is specifically what requires site plan review; other food trucks in town have been either accessory uses or been put in existing parking lots. The applicant would submit their official site plan application to be reviewed at the June 1st Planning Board meeting but wants comments from the Board as well as conditional approval to open pending site plan approval. Ms. Friedman asks what they plan on doing with the abandoned building on site. Mr. Flynn, Ms. Wright's partner, says the property owner plans to board up the building.

Ms. Wright plans on having nighttime solar lighting on the picnic tables, supply water from greywater and blackwater tanks, with a back valve on the blackwater side. There will be companies that take the used water, waste, and trash off-site, so no plumbing connection will be necessary. Mr. Reinke asks about ADA accessibility on site. Ms. Wright says there will be a

small ramp but having ADA accessibility for a food truck is difficult. The Board agrees one egress/ingress on the east side of the property across from the existing Cumberland Farms driveway will better suit the expected traffic to this site. Until the official site plan review application is heard, the applicant just needs entrance/exit signage, a minimum of 25' for said egress/ingress, and a barrier blocking the unstable west side of the property to operate temporarily.

Motion: Ms. Friedman moves to approve the temporary operation of the food truck pending site plan review.

Second: Ms. Nist

Discussion: The Board agrees it won't be necessary to send this application to Kevin Quinn for review due to the nature of the project.

Roll-Call Vote: (4-0-0)

4. Minutes Approval

Motion: Ms. Nist moves to approve the minutes from April 20, 2021.

Second: Ms. Friedman

Discussion: None

Roll-Call Vote: (3-0-0)

5. Town Planner Report/General Discussion

Ms. Buck says the special permit hearing for Blueberry Lane Self-Storage scheduled for June 1 will most likely be continued and the extension request for Briarcliff Estates is pending.

Economic Development Committee met last week to discuss the annual business event.

Open Space and Recreation Plan Committee meets next week to analyze survey results. Mr. Grimshaw notes that as a part of their civil engagement projects, some high school students took the Open Space survey.

Future Meeting Dates

June 1, 2021

June 15, 2021

Miscellaneous

Patrick Carroll asks a question about the zoning amendments presented at Town Meeting, specifically amendments regarding rental self-storage. Ms. Buck says rental self-storage is allowed by special permit in commercial structures in existence prior to the creation of the NB district (ATM 5/6/2002, Article 34), elsewhere in the NB district, that use is prohibited.

Motion: Ms. Nist moves to adjourn the meeting. to adjourn: SN

Second: Ms. Friedman

Discussion: None

Roll-Call Vote: (4-0-0)

The meeting was adjourned at 9:48 PM.

Respectfully Submitted,

Brooke Hultgren, Department Assistant

Documents included in the meeting packet:

- Town Planner Memo dated 5/10/2021
- Parking Waiver Request, 207 Main Street, Sweet Annie's Primitive Designs
- 651 Main St/Skyview Estates
 - Preliminary Subdivision Application dated 4/20/2021
 - LWSD memo
 - CVRSD memo dated 3/9/2021
 - Email from Allen & Major Associates to Ms. Buck dated 3/5/2021
 - Site plans dated 4/20/2021
 - Quinn Engineering comments dated 5/6/2021
 - Highway Department comments dated 4/23/2021
 - Historical Commission comments dated 4/22/2021
 - Police Department comments dated 4/27/2021
 - CVRSD comments dated 4/26/2021
 - SAMPLE Preliminary Subdivision Decision
- Black Sheep Bah-Bah-Q - *Request to Allow Temporary Operation Pending Site Plan Approval*
 - Project Narrative
 - Aerial site photo
- Meeting minutes 4/20/2021