

LEICESTER PLANNING BOARD

7/6/2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Sharon Nist, Jaymi-Lyn Souza, Jim Reinke, Joshua Campbell

MEMBERS ABSENT: Deb Friedman (Associate Member)

STAFF PRESENT: Michelle Buck, Town Planner

ORDER OF BUSINESS*

1. 7:00PM **Public Hearing, Special Permit Application, Continued**
SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2),
Applicant: Justin Zuffante
2. 7:30PM **Discussion, Site Plan Review Application**
SPR2021-01, 488 Stafford Street, Marijuana Cultivation/Transportation,
Applicant: Faded LLC dba Dris Production Center
3. 7:45PM **Public Hearing, Subdivision Regulation Amendments**
Roadway access, submittal procedures, updating appendices
4. 8:00PM **Discussion, Request for Extension of Deadline to Complete Work/Review of Performance Guarantee Amount,**
SP2003-01, Briarcliff Estates, Applicant: Matthew Bassick/Briarcliff Estates SV LLC
5. 8:15PM **Parking Waiver Request, 200 Main Street**
Parking for proposed retail space, Applicant: Martin Bitar
6. 8:30PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
 - C. Upcoming Meeting Dates
7. **Adjourn**

Mr. Grimshaw opened the meeting at 7:10 pm.

Public Hearing, Special Permit Application, Continued

SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante

Mr. Dubois of DC Engineering made revisions based on comments from the Board and Quinn Engineering. Revisions to the plan include: a 20' landscape buffer, snow storage, a black chain-link entrance gate with keycard access, and additional stormwater management. EcoTec evaluated the site and found on-site isolated wetland that will require filing with the Conservation Commission under our local Wetland Bylaw. The Board discussed conditions. Per an abutter's request, the applicant will install a 6' tall opaque fence along the rear (east) side of the building. Hours of operation will be 7 AM to 8 PM, 7 days a week. The gate shall be black vinyl-coated chain link and shall conform to Fire Department access requirements. The building will be a neutral color. The applicant must provide paper copies of the final plans.

Motion: Ms. Nist moved to approve the Special Permit for Blueberry Lane Self Storage with conditions as discussed

Second: Mr. Reinke

Discussion: None

Vote: (5-0-0)

Discussion, Site Plan Review Application

SPR2021-01, 488 Stafford Street, Marijuana Cultivation/Transportation, Applicant: Faded LLC dba Dris Production Center

Christopher Fevry, owner of Faded LLC dba Dris Production, plans to renovate 488 Stafford St to become a non-retail marijuana establishment where product(s) will be manufactured, and transported to retailers. The applicant states that there will be no cultivation; the building will be used for product manufacturing (infused baked goods). The applicant also states that they will meet Board of Health requirements, and CCC requirements regarding odor control. The applicant says that the distillate used for infused products is odorless, and that the CCC requires HVAC systems with carbon filters. Mr. Reinke asks for information on before/after particulate matter. There will be 1 to 3 delivery vehicles. Ms. Buck requests that an exterior lighting plan be submitted. Ms. Buck notes if the applicant plans on paving the back parking lot that a stormwater plan must be submitted as well. Tony Capachietti, project engineer from Hayes Engineering, requests comments from the Board in order to revise the plans. A definitive parking plan and responses to Quinn Engineering's comments must be submitted to receive Board approval.

Motion: Ms. Nist moves to continue the hearing with the applicant's permission to August 3, 2021 at 7:00PM or as soon thereafter can be heard.

Second: Mr. Reinke

Discussion: The applicant agrees to continue the hearing past the deadline for decision.

Vote: (5-0-0)

Discussion, Request for Extension of Deadline to Complete Work/Review of Performance Guarantee Amount

SP2003-01, Briarcliff Estates, Applicant: Matthew Bassick/Briarcliff Estates SV LLC

The new recommended surety amount based on Quinn Engineering's estimate plus the legal contingency is \$263,111.

Motion: Ms. Nist moves to accept the \$263,111 amount as the new surety estimate for Briarcliff Estates.

Second: Mr. Reinke

Discussion: None.

Vote: (5-0-0)

Parking Waiver Request, 200 Main Street

Parking for proposed retail space, Applicant: Martin Bitar

The existing site has a gas station, auto sales, vehicle service bays, and a small retail area where customers pay for gas. The Applicant, Martin Bitar, plans to convert part of an existing storage building into retail space. The additional retail space will require at least 3 more parking spaces on site. Mr. Bitar says the sides of the building can be used for additional parking, but Ms. Buck notes there could be emergency access issues. Mike Wilson, Fire Chief, seconds the concern about emergency access.

Motion: Ms. Nist moves to continue the parking waiver request at 200 Main St to August 3, 2021.

Second: Mr. Reinke

Discussion: The applicant should submit plans to scale that include the proposed number and location of parking spots on site.

Vote: (5-0-0)

Public Hearing, Subdivision Regulation Amendments

Roadway access, submittal procedures, updating appendices

Per the recommendation of Town Counsel, Ms. Buck proposes updates to the Town's Subdivision Regulations. The section relating to road access will be amended to allow for improvements to roads adjacent to subdivisions. References to appendices and several appendices to the Subdivision Regulations will be eliminated. The delivery method and number of plan copies required for preliminary and definitive subdivisions were also changed.

Motion: Ms. Nist moves to approve the proposed subdivision regulation amendments as presented by Ms. Buck.

Second: Mr. Reinke

Discussion: None

Vote: (5-0-0)

Town Planner Report/General Discussion

- A. Miscellaneous Project Updates: None.
- B. Board Member Committee Updates
Open Space & Recreation Plan Committee will meet July 13.
The Harvest Fair will be held September 18, 2021.
- C. Upcoming Meeting Dates: July 20, 2021 & August 3, 2021

Adjourn

Motion: Ms. Nist

Second: Mr. Reinke

Discussion: None

Vote: (5-0-0)

The meeting was adjourned at 9:23 pm.

Respectfully submitted,

Brooke Hultgren, Department Assistant

Documents included in meeting packet:

- Agenda
- Town Planner Memo dated July 1, 2021
- Blueberry Lane Self-Storage - Special Permit Application
 - DC Engineering Memo dated 6/28/2021
 - Plans dated 4/12/2021
 - Driveway Permit dated 3/17/2021
 - Building Specs
 - Town Planner comments dated 6/30/2021
 - Town Planner comments dated 5/24/2021
 - Draft decision dated 6/30/2021
- Site Plan Review Application – 488 Stafford St/Dris Production Center

- Application dated 5/20/2021
 - Plans dated 5/21/2021
 - Quinn Engineering comments dated 6/14/2021
 - Police comments dated 5/25/2021
 - Highway comments dated 5/25/2021
 - Hayes Engineering Memo dated July 1, 2021
- Proposed Subdivision Regulation Amendments dated 5/26/2021
- Surety amounts estimate for Briarcliff Estates dated 6/29/2021
- Photo: 200 Main St
- Draft parking plan 200 Main St