

LEICESTER PLANNING BOARD

8/17/2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Jim Reinke (Vice-Chair), Jaymi-Lyn Souza

MEMBERS ABSENT: Sharon Nist, Joshua Campbell, Deb Friedman (Associate)

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

ORDER OF BUSINESS*

1. 7:00PM **Discussion, Site Plan Review Application, Continued**
SPR2021-01, 488 Stafford Street, marijuana cultivation, manufacturing & transportation, Applicant: Faded LLC dba Dris Production Center
2. 7:10PM **Parking Waiver Request, 200 Main Street**
Parking for proposed retail space, Applicant: Marin Bitar.
3. 7:15PM **Public Hearing, Definitive Subdivision Plan**
DSUB2021-01, Parker Street North, 3 lot subdivision, Applicant: Schold Development, LLC.
4. 7:30PM **Public Hearing, Special Permit**
SP2021-07, 1439 Main, Earth Filling, Applicant: Central Land Development Corp.
5. 7:45PM **Public Hearing, Special Permit Amendment**
SP2019-02, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots), Applicant: Central Land Development Corp.
6. 8:15 PM **Discussion, Request for Extension of Deadline to Complete Work**
SP2003-02, Oakridge Estates, Applicant: Kevin Maher
7. 8:30PM General Discussion:
 - A. Oak Bluff Lane Subdivision
 - B. Zoning Bylaw Amendments
8. 9:00PM **Approval of Minutes**
 - 6/15/2021
 - 7/6/2021
 - 8/3/2021
9. 9:15PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
 - C. Upcoming Meeting Dates
10. **Adjourn**

Mr. Grimshaw opened the meeting at 7:03 PM

1. Discussion, Site Plan Review Application, Continued

SPR2021-01, 488 Stafford Street, marijuana cultivation, manufacturing & transportation, Applicant: Faded LLC dba Dris Production Center

Motion: Ms. Souza moved to continue the hearing to August 31, 2021 and to extend the decision deadline to September 9, 2021.

Second: Mr. Grimshaw

Discussion: None

Vote: (3-0-0)

2. Parking Waiver Request, 200 Main St

Jean Truthway states that they are expanding the retail section into one of the garage bays, and need more parking to accommodate the new retail space. Ms. Buck says the permitted number of used car spots and repair spots will have to be reduced in order to allow for increased retail parking. Mr. Reinke notes there should be one ADA-complaint spot in front of the store.

Motion: Ms. Souza moves to approve the revised parking plan, with the condition that the third space be a handicap parking space.

Second: Mr. Grimshaw

Amended Motion: Mr. Reinke moves to approve the revised parking plan, with the condition that the third space be a handicap parking space with adequate space adjacent to the handicap spot for wheelchair egress.

Second: Mr. Grimshaw

Discussion: None

Vote: (3-0-0)

3. Public Hearing, Definitive Subdivision Plan

DSUB2021-01, Parker Street North, 3 lot subdivision, Applicant: Schold Development, LLC.

Motion: Ms. Souza moved to continue the hearing to August 31, 2021 and to extend the decision deadline to September 9, 2021.

Second: Mr. Grimshaw.

Discussion: None

Vote: (3-0-0)

Amended Motion: Ms. Souza moves to continue the Parker St Definitive Subdivision hearing to August 31 at 7:15 pm or as soon thereafter as can be heard.

Second: Mr. Grimshaw

Discussion: None

Vote: 3-0-0

4. Public Hearing, Special Permit

SP2021-07, 1439 Main, Earth Filling, Applicant: Central Land Development Corp.

Motion: Ms. Souza moved to continue the hearing to September 7, 2021 at 7 pm or as soon thereafter as can be heard.

Second: Mr. Grimshaw

Discussion: None

Vote: (3-0-0)

5. Discussion, Request for Extension of Deadline to Complete Work

SP2003-02, Oakridge Estates, Applicant: Kevin Maher

Ms. Buck notes that the work is nearly complete, and a road acceptance request has been submitted by the applicant as well.

Motion: Ms. Souza moves to extend the deadline to complete work to August 18, 2023.

Second: Mr. Grimshaw

Discussion: None

Vote: (3-0-0)

6. General Discussion

Oak Bluff Lane

The property owner put a berm in place which is intended to accommodate heavy rain. A follow-up discussion is scheduled for the next meeting.

Zoning Bylaw Amendments

Public hearings will be on September 6, 2021.

- A) Amendment allowing for marijuana delivery services in town. Ms. Buck notes that it's the same proposal as last Spring, except that it doesn't include increasing the cap on retail.
- B) A request was received to rezone 18 and 18A Sargent St from Residential 2 to Business (Map 23B, parcels B6 & B7) The business at 18 Sargent is grandfathered, but the R2 zoning is limiting the property owner's ability to sell the property. Sargent St is adjacent to Main St, which is Business zoned. Ms. Buck asks the Board if other nearby parcels should be included in this zoning change. After discussion, Mr. Reinke says parcels 6, 7, 9, and 10 [Map 23B, parcels B6, B7, A9, & A10] should be included. The rest of the Board agrees. Ms. Buck also notes that she'll check on the 146 Main parcel [Map 23B, Parcel J2] which appears to be split between the B and R2 zoning districts.

7. Public Hearing, Special Permit Amendment

SP2019-02, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots), Applicant: Central Land Development Corp.

Motion: Ms. Souza moves to continue the hearing to September 7, 2021 at 7:15 pm or as soon thereafter as can be heard.

Second: Mr. Grimshaw

Discussion: None

Vote: (3-0-0)

8. Approval of Minutes

Approval of minutes will be moved to the next meeting.

9. Miscellaneous Project Updates

The Skyview Estates Definitive Subdivision hearing will be held September 7 at 7:30 pm.

The second September Planning Board meeting will need to be rescheduled because there is a Special Town Election on September 21.

Adjourn

Motion: Ms. Souza

Second: Mr. Grimshaw

Discussion: None

Vote: (3-0-0)

The meeting ended at 8:00 PM.

Respectfully submitted,

Brooke Hultgren, Department Assistant

Documents included in meeting packet:

- Executive Session Agenda
- Agenda
- Town Planner Memo dated 8/17/2021
- M. Buck email dated 7/22/2021
- Parking waiver request plan
- 1439 Main St – Special Permit
 - Public Hearing Notice
 - Application Form
 - Summit Engineering & Survey Inc. Memo dated 7/29/2021
 - Plans dated 6/21/21
 - Police Dept. comments dated 7/8/2021
 - Quinn Engineering comments dated 7/14/2021
 - Town Planner comments dated 7/29/2021
 - Sections §5.13.I.1 and §5.5.03.2 of Leicester Zoning Bylaw
- Smuggler's Cove – Special Permit Amendment
 - Special Permit decision SP2019-02 dated 1/7/2020
 - Quinn Engineering comments dated 7/21/2021
- Oakridge Estates Extension Request and Current Plan dated 7/21/2021
- Draft Extension of Approval Deadlines – Oakridge Estates
- Quinn Engineering Memo dated 7/22/2021: Oak Bluff Ln
- Sargent St Zoning Maps (3)
- 18 Sargent St Photos
- Zoning Bylaw Amendments: Marijuana Establishments dated 7/29/2021
- DHCD Memo “PRELIMINARY GUIDANCE FOR MBTA COMMUNITIES REGARDING COMPLIANCE WITH SECTION 3A OF CHAPTER 40A (BY RIGHT MULTIFAMILY ZONING)” dated 1/29/2021
- 6/15/2021 Planning Board minutes
- 7/6/2021 Planning Board minutes
- 8/3/2021 Planning Board minutes