

## LEICESTER PLANNING BOARD 10/5/2021

**Members Present:** Jason Grimshaw (Chair), Jim Reinke (Vice Chair), Sharon Nist, Jaymi-Lyn Souza, Josh Campbell, Debra Friedman (Associate Member)

**Staff Present:** Brooke Hultgren, Department Assistant

### ORDER OF BUSINESS\*

- 7:00 PM      **Discussion, Site Plan Review**  
SPR2021-03, Central Mass Crane, Parking lot expansion and stormwater system modifications. Applicant: Central Mass Crane.
- 7:15 PM      **Public Hearing, Special Permit, Continued**  
SP2021-07, 1439 Main, Earth Filling, Applicant: Central Land Development Corp.
- 7:30 PM      **Public Hearing, Special Permit Amendment, Continued**  
SP2019-02, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots), Applicant: Central Land Development Corp.
- 7:45 PM      **General Discussion:**  
Oak Bluff Lane Subdivision
- 8:00 PM      **Discussion, Extension Requests**  
A.     SPR2018-03, 101 Huntoon  
B.     SPR2018-04, 88 Huntoon/Gold Thumb (formerly Ecofarm)  
C.     SPR2018-05, 88 Huntoon/CannAssist  
D.     SP2012-01, Double-Play Fitness (extension of temporary outdoor classes)
- 8:30PM      **Approval of Minutes**  
•     7/20/2021  
•     8/17/2021
- 8:45PM      **General Discussion:**  
A.     Miscellaneous Project Updates  
B.     Board Member Committee Updates  
C.     Upcoming Meeting Dates

### Adjourn

Mr. Grimshaw opened the meeting at 7:03 pm.

### Discussion, Site Plan Review

SPR2021-03, Central Mass Crane, Parking lot expansion and stormwater system modifications.  
Applicant: Central Mass Crane.

The property owner is looking to expand the dense-grade gravel parking area. Some associated tree clearing will be required. Stormwater will be modified to handle extra volume and outlet control structures will be added to the rain gardens. No additional lighting or utilities required. There are no outstanding comments from Quinn Engineering.

**Motion:** Ms. Nist moves to approve the site plan and stormwater system modifications.

**Second:** Ms. Souza

**Discussion:** None

**Vote:** (5-0-0)

Approval of Minutes

**Motion:** Ms. Nist moves to approve the July 20, 2021 minutes.

**Second:** Mr. Reinke

**Discussion:** Ms. Souza was not present for the discussion or vote for Request for Extension of Deadline to Complete Work, SP2003-01, Briarcliff Estates.

**Vote:** (5-0-0)

**Motion:** Mr. Reinke moves to approve the August 17, 2021 minutes.

**Second:** Ms. Souza

**Discussion:** None

**Vote:** (3-0-2)

*[Ms. Nist and Mr. Campbell were not present at the August 17, 2021 meeting.]*

### **Public Hearing, Special Permit, Continued**

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

Mr. Grimshaw recommends the Board continue this hearing based on an opinion received from Town Counsel.

Motion: Ms. Nist moves to continue the hearing to October 19, 2021 at 7:15 pm.

Second: Ms. Souza

Discussion: None

Vote: (5-0-0)

### **Public Hearing, Special Permit Amendment, Continued**

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

Mr. Grimshaw recommends the Board continue this hearing based on an opinion received from Town Counsel.

**Motion:** Ms. Nist

**Second:** Ms. Souza

**Discussion:** None

**Vote:** (5-0-0)

### **General Discussion**

Oak Bluff Lane Subdivision

Mr. Schold defers to the memo from the Town Engineer which states that all conditions concerning the drainage and stormwater work have been met.

### **Discussion, Extension Requests**

A. SPR2018-03, 101 Huntoon

**Motion:** Ms. Nist moves to extend the construction deadline to 10/16/2022.

**Second:** Ms. Souza

**Discussion:** None

**Vote:** (5-0-0)

B. SPR2018-04, 88 Huntoon/Gold Thumb (formerly EcoFarm)

**Motion:** Mr. Reinke moves to approve the minor landscape plan changes (revised 10/5/2021) as presented and extend the construction deadline to 10/2/2022.

**Second:** Ms. Souza.

**Discussion:** None

**Vote:** (5-0-0)

C. SPR2018-05, 88 Huntoon/CannAssist

**Motion:** Mr. Reinke moves to approve the minor landscape plan changes (revised 10/5/2021) as presented and extend the construction deadline to 10/2/2022.

**Second:** Ms. Souza

**Discussion:** None

**Vote:** (5-0-0)

D. SP2012-01, Double-Play Fitness (extension of temporary outdoor classes)

*[Ms. Souza recused herself for the discussion on SP2012-01]*

The Board agrees on the following conditions to the Special Permit amendment/extension:

1. Outdoor fitness classes are limited to the following days/hours per week: Monday through Thursday, beginning no earlier than 9:00 am and ending no later than 6:00 pm.
2. Speakers providing music for outdoor classes should be pointed away from abutting residences.
3. The large tire currently being used during fitness classes is to be removed from the property.
4. The dead arborvitaes are to be replaced with those of comparable size to the existing established arborvitaes no later than May 31, 2022.
5. Compliance with conditions 3 and 4 will be enforced by the Zoning Enforcement Officer.

**Motion:** Mr. Reinke moves to approve the outdoor class extension request with the conditions as discussed.

**Second:** Mr. Campbell

**Discussion:** None.

**Vote:** (5-0-0)

**Adjourn**

**Motion:** Ms. Nist

**Second:** Mr. Campbell

**Discussion:** None

**Vote:** (5-0-0)

Respectfully Submitted,

Brooke Hultgren, Department Assistant

Documents included in the meeting packet can be viewed online at:

<https://www.leicesterma.org/planning-board/pages/meeting-packets>