

**Town of Leicester Planning Board
Meeting Minutes**

MEMBERS PRESENT: Jason Grimshaw, Chair; Sharon Nist, Alaa AbuSalah, Debra Friedman arriving at 7:06pm, Andrew Kularski

ASSOCIATE MEMBER: Robyn Zwicker

MEMBERS ABSENT:

IN ATTENDANCE: Michelle Buck, Town Planner; Barbara Knox, Board Secretary

MEETING DATE: **June 6, 2017**

MEETING TIME: 7:00PM

AGENDA:

- 7:00PM Public Application:
 ANR Plan, Fairview Drive (Applicant: Corey Lee)
- 7:15PM Public Application:
 Minor Project Change, Curtis Self Storage/1749 Main Street (Applicant: Marc Curtis)
- 7:30PM Public Hearing:
 Special Permit Application: Restaurant (Eastern Pearl) at 1060 Main Street (Applicant: Ren Gua Zhu)
- 8:00PM Approval of Minutes
- 4/18/2017
 - 5/16/2017
- 8:15PM Town Planner Report/General Discussion:
 A. Miscellaneous Project Updates

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

Public Application:

ANR Plan, Fairview Drive, Applicant Corey Lee

Ms. Corey Lee in attendance. This plan is to rectify a line agreement from a prior survey error.

MOTION: Mr. Kularski moved to approve the ANR Plan for 60 Fairview Drive, Leicester, MA

SECONDED: Ms. Nist – Discussion: None – VOTE: All in Favor

Ms. Friedman arrived at this point.

Approval of Minutes

4/18/2017

MOTION: Ms. Nist moved to approve the minutes of April 18, 2017

SECONDED: Ms. AbuSalah – Discussion: None – VOTE: All in Favor

5/16/2017

MOTION: Ms. Nist moved to approve the minutes of May 16, 2017

SECONDED: Mr. Kularski – Discussion: None – VOTE: All in Favor

Town Planner Report/General Discussion:

Regulation Amendments:

public hearing scheduled for June 20, 2017 (amendments to Special Permit & Site Plan Review Regulations and housekeeping changes to the Stormwater Regulations, Landscaping Regulations & Fee Regulations).

New applications (scheduled for July 18th meeting):

1. National Grid Solar Farm at 408 Stafford Street
2. Reuse of 143 Clark Street building for storage / warehouse

Public Application

Minor Project Change, Curtis Self Storage/1749 Main Street (Applicant: Marc Curtis)

Mr. Marc Curtis in attendance.

Ms. Buck reviewed the applicant's request to modify one of the approved structures, making it 10 feet wider, 50 x 60 feet. To accommodate the wider building and maintain the access driveway width, the applicant proposes eliminating seven 10 x 10 foot storage units. The total square footage will be decreased from what was originally approved and will be further away from any property lines.

Mr. Kularski asked if the roof height would remain the same. Mr. Curtis said yes, the roof height will remain the same as the 40x60 at 22-feet.

Hearing no further comments or concern, Mr. Grimshaw asked for a motion.

MOTION: Ms. Friedman moved to approve the Minor Project change, as presented, for Curtis Self Storage, 1749 Main Street, Leicester, MA.

SECONDED: Ms. Nist – Discussion: None – VOTE: All in Favor

General Discussion, Continued

Burncoat St./Route 9 Property

Ms. Friedman asked about the property at the corner of Burncoat Street and Route 9. There was a real estate sign stating an office building to be constructed there. Ms. Buck said she spoke with the property owner and what is being proposed is a structure that will be built in the exact same footprint. The owner submitted a parking and landscaping plan that have met requirements. He will need to have a surveyor confirm setbacks, etc.

Public Hearings 7/18/2017

Three public hearings scheduled for July 18th meeting

1. 143 Clark Street, Storage warehouse—7:00pm
2. National Grid Solar Farm, Stafford Street—7:30pm
3. Eastern Pearl Restaurant continued—7:45pm

Public Hearing

Special Permit Application: Restaurant (Eastern Pearl) at 1060 Main Street (Applicant: Ren Gua Zhu)

Ms. Buck informed the Board the applicant requested a continuance to July 18th, allowing additional time to address the fire department and building inspector's concerns.

Hearing no comments or concerns, Mr. Grimshaw asked for a motion to continue.

MOTION: Ms. Friedman moved to continue the Public Hearing, Special Permit application for 1060 Main Street, Eastern Pearl, to July 18th, 7:45PM or soon thereafter.

SECONDED: Ms. Nist – Discussion: None – VOTE: All in Favor

General Discussion, Continued

Verizon Appeal

Mr. Grimshaw asked if there were any updates. Ms. Buck noted that the case may be moved to Springfield (from Worcester).

Hearing no further discussion, Mr. Grimshaw asked for a motion to adjourn.

MOTION: Ms. Friedman moved to adjourn meeting

SECONDED: Ms. Nist – Discussion: None – VOTE: All in Favor

Meeting adjourned at 7:33PM

Respectfully submitted:

Barbara Knox

Barbara Knox

Documents included in meeting packet:

- Agenda
- Memo to the Planning Board from Michelle Buck, Town Planner regarding June 6th Planning Board Meeting
- Public Hearing Notice for 1060 Main Street, Eastern Pearl
- Special Permit application for Eastern Pearl Restaurant, 1060 Main Street
- Project Narrative for 1060 Main Street, Eastern Pearl Restaurant
- Comments from Quinn Engineering, Leicester Water/Sewer District, Police Department, Fire Department regarding Eastern Pearl Restaurant, 1060 Main Street
- Memorandum to Mark Erlich, Esq. regarding Eastern Pearl Special Permit Application
- Copy of 2015 Special Permit Decision Order of Conditions for Eastern Pearl Restaurant
- Draft copy of 2017 Special Permit Decision Order of Conditions for Eastern Pearl Restaurant
- Planning Board Minutes of April 18th and May 16th, 2017.

Documents submitted at meeting:

- None