

Town of Leicester Planning Board

February 16, 2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Deb Friedman, Jaymi-Lyn Souza, Sharon Nist

MEMBERS ABSENT: Andrew Kularski

ASSOCIATE MEMBERS PRESENT: James Reinke

STAFF: Michelle Buck, Town Planner; Brooke Hammond, Department Assistant

TIME: 7:00 PM

ORDER OF BUSINESS*

1. 7:00PM **Approval of Minutes**
February 2, 2021
2. 7:15PM **Public Hearing, Special Permit/Site Plan Review**
1570 Main, Hank's Marine, boat showroom (Applicant: Matthew Shogren)
3. 7:45PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
4. **Adjourn**

Mr. Grimshaw calls the meeting to order at 7:05 PM.

1. Approval of Minutes

Minutes - February 2, 2021

Motion: Ms. Nist moved to approve the minutes of February 2, 2021

Second: Ms. Friedman

Discussion: Ms. Nist requests the wording on page 8, paragraph 5 be changed.

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

2. Town Planner Report

A. Miscellaneous Project Updates

11 Hankey Street

Ms. Buck says she is expecting a special permit application for the WorcShop at 11 Hankey St.

124 Green Street/Town Meadow Farm

The hearing for the proposed outdoor marijuana cultivation facility at 124 Green Street special permit is scheduled for March 16, 2021.

Zoning Bylaw Amendments

The Zoning Amendment Hearing will be held March 2, 2021. The public hearing notice has been distributed.

15 Water Street

The building owner has not yet met Fire Department and Leicester Water Supply District (LWSD) concerns. Ms. Buck said that after she receives clarification from LWSD district on their concerns, she'll send out a letter.

1323 Main Street

Conservation Commission did a site visit Wednesday February 10, 2021 but were unable to evaluate the wetland issues due to snow. Ms. Buck will work on a letter to the property owner regarding conditions of multiple old decisions such as limitations on hours, lighting, and the LED sign.

B. Board Member Committee Updates

Capital Improvement Committee met on February 3, 2021 to discuss reserve fund transfer requests for a fire sprinkler pump control panel for the High School for \$12,000, which was approved. The Committee also met on February 9, 2021 to discuss requests from the library, highway department, and schools. (IT and Maintenance) Next meeting is scheduled for February 25, 2021 to discuss police, fire, and town administrator requests.

3. Public Hearing, Hanks Marine (1570 Main St.)

[Mr. Grimshaw reads public hearing notice.]

Mr. Shogren, owner of Hanks Marine, explains he is applying for a Special Permit to expand his current shop and add a showroom to accommodate his growing business. Hank's Marine has operated on the same site for 50 years. Mr. Shogren says he would like to continue to grow his business in Leicester.

Mr. Dubois of DC Engineering says the property is located on the north side of Route 9. The property currently has an existing house, two separate driveways, and a garage at the back of the property used for boat repair. A Special Permit was approved in 2019 to utilize the site for boat storage and repair. The site layout includes the proposed 7,200 square foot boat showroom, and office space which will tie the new structures to the existing garage. There will be one paved 2-way driveway on the south side of the property with an adjacent outdoor boat display area. The east side of the property where the second driveway was located will now be a stormwater recharge area. There will be a sidewalk adjacent to the proposed boat showroom, eleven 10 ft by 20 ft parking spaces, including two handicap parking spaces. The existing house is to be demolished, and there will be a fence at the end of the parking lot that opens to lead to the boat storage area.

Ms. Friedman asks what type of lighting they will be using on the exterior and where the sign will be. Mr. Dubois states they plan on using wall pack lighting. He says Quinn Engineering also had comments about the lighting. Lighting and illumination details are included in the plan. The sign will be on the east side of the new entrance/exit.

Ms. Friedman asks about the new hours of operation. Mr. Shogren says he will be open 8 am-6 pm Monday through Friday, and from 8 am-3 pm on Saturdays.

Ms. Friedman asks how wide the new combined entrance/exit will be. Mr. Dubois says it will be 24 feet wide. Ms. Nist asks if there will be a stop sign at the end of the driveway. Mr. Dubois says there will be. Mr. Reinke asks if the driveway will be wide enough to accommodate the

boats coming in and out. Mr. Dubois states there will be 30-foot radiuses on both sides from east and west. Mr. Shogren confirms it is a suitable size for trailers to come in safely. Mr. Reinke asks if the staging area will cause any traffic disruptions on Route 9. Mr. Dubois says vehicles with boats will drive to the back and turn around if their boat is going to be displayed in front. Mr. Shogren says almost all boats will be stored in back. Mr. Reinke asks if this will be indicated with directional signage. Mr. Dubois says he can add directional signage to their plans.

Mr. Reinke asks how the existing garage will be incorporated into the new showroom. Mr. Shogren says the two buildings will only be connected by an overhang. Mr. Reinke asks them to provide elevation drawings. Mr. Shogren says they are working on elevation drawings; the south and west sides of the building will be all glass, on the east side of the building it will just be a solid wall, and the north side is where the existing garage is. Mr. Reinke asks the applicant and engineer to verify that the proposed building complies to the plumbing code.

Ms. Friedman asks if the property is in a water overlay district. Ms. Buck says it is not.

Ms. Buck requests that Mr. Dubois submit revised plans to address Quinn Engineering's comments, wall pack lighting concerns, and elevation plans. Ms. Buck says there have been complaints about wall pack lighting in the past regarding light visible from abutting properties. Ms. Buck also notes the need for additional plants in the buffer area and street trees, all of which must be species that are not susceptible to Asian Longhorn beetles. Ms. Buck states the hearing will need to be continued until revised materials are submitted. Mr. Shogren offers to have his electrician test different exterior lighting styles and get neighbor feedback.

Ms. Nist asks Mr. Shogren if his Cherry Valley location will remain open. Mr. Shogren says the boat sales business will be moving to 1570 Main Street, but that he is planning on keeping the Cherry Valley location to potentially rent out.

Mr. Dubois presents an aerial photo of the property and asks how many more trees need to be added since the buffer area is already wooded.

Ms. Buck says the Board previously granted a reduction to 20 feet of vegetated buffer at the back of the lot in order to accommodate boat storage. The bylaw allows 50 feet to be reduced to 20 feet "where site constraints do not allow for the full required buffer and an opaque fence or comparable method is used to adequately buffer the abutting district." The project will not meet the 50' requirement, so a waiver will be required. Existing vegetation should not be cut, and new vegetation or fencing should be added where the existing trees are sparse. Mr. Dubois says the tree line will stay, only a few trees in the front will be removed. Ms. Friedman and Mr. Grimshaw plan to visit the site to inspect the existing level of vegetation. Ms. Buck says the hearing should be continued to the March 2nd meeting.

Motion: Ms. Friedman moves to continue the hearing to the March 2, 2021 meeting.

Second: Ms. Nist

Discussion: None

Roll-Call Vote: (5-0-0)

Upcoming Meeting Dates:

March 2, 2021, 7 PM

March 16, 2021, 7 PM

Motion: Ms. Nist makes a motion to adjourn the meeting.

Second: Ms. Friedman

Discussion: None

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

Meeting adjourned at 7:47 PM.

Respectfully submitted,
Brooke Hammond, Department Assistant

Documents included in meeting packet:

- Town Planner Memo
- February 2, 2021 Planning Board Minutes
- Hanks Marine Special Permit Application & Plans
- Comments on Hanks Marine Application