

**TOWN OF LEICESTER**

PLANNING BOARD  
3 Washburn Square  
Leicester, MA. 01524  
(508) 892-7007  
www.leicesterma.org



**Planning Board Members**

Jason Grimshaw, Chair  
James Reinke, Vice-Chair  
Joshua Campbell, Member  
Sharon Nist, Member  
Anthony Escobar, Member  
Rigoberto Alfonso, Associate Mem.

**Planning Board Meeting Minutes**

**Date:** February 7, 2023

**Time:** 7:00 PM

**Location:** Leicester Town Hall, Meeting Room 3

**Commissioners Present:** Jason Grimshaw, Sharon Nist, James Reinke, Joshua Campbell, Anthony Escobar

**Commissioners Absent:** Rigoberto Alfonso

**Others Present:** Alaa Abusalah, Director of Inspectional Services/Town Planner

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TOWN CLERK'S OFFICE  
LEICESTER, MASS.

**Order of Business:**

1. **Approval Not Required (ANR) Plan,**  
11 Memorial Drive, Applicant: Town of Leicester
2. **Public Hearing, Special Permit, Site Plan Review & Stormwater Permit (cont.)**  
778 Main Street, (SP2022-07), 25-unit multi-family residential development. Applicant: Charlton Road Reality, LLC.
3. **Public Hearing, Special Permit, Site Plan Review & Stormwater Permit (cont.)**  
69 Main Street, (SP2022-08) Rental Self-storage Facility. Applicant: SNL MA II, LLC
4. **Public Hearing, Special Permit, Site Plan Review & Stormwater Permit (cont.)**  
147 Main Street, (SP2022-09), Rental Self-storage Facility. Applicant: SNL MA II, LLC
5. **Public Hearing, Definitive Subdivision (cont.)**  
1355 Main Street (DSUB2022-01), single roadway subdivision to provide access to two new lots. Applicant: ZP Battery DevCo, LLC
6. **Request for Extension, Special Permit**  
1355 Main Street (SP2022-01), request to extend deadlines to commence and complete construction. Applicant: ZP Battery DevCo, LLC
7. **Town Planner Report/General Discussion:**
  - A. Potential Zoning Bylaw Amendments
  - B. Potential Stormwater Regulation Amendments
  - C. Miscellaneous Project Updates
  - D. Board Member Committee Updates
8. **Adjourn**

**1. Public Hearing, Special Permit, Site Plan Review & Stormwater Permit**

778 Main Street (SP 2022-07)

**Motion:** Ms. Nist, Motion to continue Public Hearing, Special Permit, Site Plan Review & Storm Water Permit (SP2022-07) 778 Main Street to February 21, 2023, at 7:45PM

**Second:** Mr. Reinke

**Discussion:** None

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

**2. Public Hearing, Special Permit, Site Plan Review & Stormwater Permit**

69 Main Street (SP2022-08) Rental Self Storage Facility. Applicant: SNL MA II, LLC

Kristen Labree- Representing SNL Self Storage

The storage facility would be located in the old existing mill, there will be interior renovations to facilitate storage, as well as some external storage units outside that will be behind a fence with security cameras and a lock box for emergency entrance. Space has been given for fire trucks to be able to enter and turn around in case of emergencies as suggested by LFD at the Technical Review. There will be 25 parking spaces. Inside there will be 597 units of various sizes and 90 outside, they will be a mix of 8x20 and 8x10 units with access either on the ends or side depending on how the storage containers are configured. For storm water they are a redevelopment, so they are reducing the impervious area by about 12,500 Sq. Ft. Some of the roof drains need to be replaced and they will be redirected underground draining into the brook. The pavement will go to an AFC turret where again the water will be treated and will flow down to the brook reducing the overall amount of stormwater. They have proposed to cut the water from Worcester and switch to Leicester Water.

**Motion:** S. Nist, Motion to continue Public Hearing, Special Permit, Site Plan Review & Stormwater Permit 69 Main Street (SP2022-08) to March 7, 2023, at 7PM

**Second:** Mr. Reinke

**Discussion:** None

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

**3. Public Hearing, Special Permit, Site Plan Review & Stormwater Permit**

147 Main Street, (SP2022-09), Rental Self-storage Facility. Applicant: SNL MA II, LLC

Kristen Labree- Representing SNL Self Storage

This is a paved lot on Main Street across from Giguere Gymnastics. This is currently a paved lot, you can see some of the foundation from the building that was torn down in and around some over growth. This location would be a satellite location to the other one at 69 Main Street that will consist of semi-portable storage units on level concrete. There is one curb cut to the right. Proposed access for customers will be to the left, the right curb cut is for fire and emergency services with space for

the trucks to get in and turn around. There will be 118 outside units, 8x10 and 8x10, there are 5 marked parking spots, as required, at the bottom left of the plans and there are 25' isles so customers can park right outside their individual units while they load and unload. There will be foliage along the street and security fences and cameras for security. Proper buffers are in place for the R2 zoned portion of the property to comply with town by-laws, 2.3.04 allows this. Again this is a redevelopment, so they are reducing the impervious area by 2,650 Sq. Ft. The flow will be reduced in the 2, 10, 25 and 100 by using catch basins and CDS treatment reducing the TSS by the minimum 80% the storm water to Main Street will be reduced as well.

S. Nist: Asks about snow removal and trash.

K. LaBree: The snow will be trucked off the property and there are two dumpsters that will be provided with private pick up.

S. Nist: What about stop signs?

K. Labree: There are proposed stop signs and stop bars.

S. Nist: What will prevent people from using the Emergency drive?

K. LaBree: This gate will be locked accessed only by lock box and there is a proposed sign saying it is for emergency vehicles only.

A. Escobar: Suggest moving the parking entrance from the crosswalks

K. LaBree: Because of the 10% grade they didn't want customers using the entrance on the other end and there is a "Ped" light there by the crosswalk.

J. Reinke: Asked if it was an official crosswalk

K. LaBree: It is a painted crosswalk but traffic volume at a storage facility is not too high, the cross walk currently goes right into the curb cut across the street.

The space was being used by the business across the street as overflow parking, but they don't own that land.

Resident: JanPark Asked about vegetation

K. LaBree: The vegetation on the side will be trimmed back to be within the buffer zone as well as on the back to keep within the 25' buffer zone from the water. The actual storage units will be 25' from Main Street and they are proposing to remove some concrete and add some grass and other vegetation.

J. Reinke asked about the dash marks on the plans where the units are.

K. LaBree: That is more for construction elevations. The units will be stepped down to follow the elevations on the plan. Each unit is an individual unit essentially making it double walled.

J. Reinke: is concerned about traffic back up onto Main Street, especially with larger trucks.

K. LaBree: They can move the gate back to accommodate the traffic pulling in if that is what the board would like. Right now it is about a 20' entrance. They will also be using this location for smaller storage. If people need a space that will accommodate more items like that they would be assigned to a unit inside the old mill building. They have 30' to the curb line so even a 28' truck should not be out on the street.

Resident, Paul McCarthy asked where the leasing office will be and if this project is independent from the other or do they "piggyback"?

K. LaBree: They are two separate properties, two separate plans and permits but if for some reason the 69 Main doesn't happen this one would not exist.

**Motion:** S. Nist to continue the Public Hearing, Special Permit, Site Plan Review & Stormwater Permit for 147 Main Street, (SP2022-09), to March 7, 2023 at 7:15PM

**Second:** J. Reinke

**Discussion:** None

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

**4. Public Hearing, Definitive Subdivision**

1355 Main Street, (DSUB2022-01) Applicant: ZP Battery DevCo, LLC

Applicant Requested a continuance

**Motion:** S. Nist to continue DSUB2022-01 1355 Main Street to March 7, 2023 at 7:30PM

**Second:** J. Reinke

**Discussion:** None

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

**5. Request for Extension, Special Permit**

1355 Main Street (SP2022-01) Applicant: ZP Battery DevCo, LLC

Tom Corbett

They have a permitted energy storage system at 1355 Main Street. He has continued the Site Plan and Stormwater action dates, 11/16/24 and 11/16/25 respectively, they would like to extend their earth filling permit to match those dates so they coincide for ease for every one.

**Motion:** J. Reinke moves to extend the deadlines to commence and complete Starting no later than 11/16/2024 and completion no later than 11/16/2025

**Second:** S. Nist

**Discussion:**

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

**6. Town Planner Report/General Discussion**

A Abusalah- There are some zoning by-law amendments that will be coming up soon. One is the Flood Plain By-Law, that is not complete yet, but she is working with some other agencies to complete. Storm water regulation amendment drafts were distributed to the board, and it should be posted, hopefully by the next week.

**7. Approval Not Required (ANR) Plan,**

11 Memorial Drive, Applicant: Town of Leicester

David Generaux, Town Administrator

Mr. Generaux and R. Antanavica from the select board have been working on a plan for the property of the Memorial school to create a "border" of 25' around the building that drops down to the street in order to sell just the building, not the fields surrounding it. They would go to an RFP to repurpose the building in a positive way for the community.

S. Nist asked about the fact that the building would then be land locked.

D. Generaux stated that an easement would be created for the parking area for the building.

**Motion:** J. Reinke moves to approve the ANR

**Second:** S. Nist

**Discussion:** If there is a legal issue it is not under the purview of the Planning Board

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

**Motion to Adjourn:** S Nist

**Second:** J Reinke

**Discussion:** None

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

**Meeting Minutes Respectfully Submitted by:**

**Donna K. Main, DIS Assistant**

Date Approved: April 18, 2023