

**TOWN OF LEICESTER**

PLANNING BOARD  
3 Washburn Street  
Leicester, MA 01524  
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www.leicesterma.org/PB



**Planning Board Members**  
Jason Grimshaw, Chair  
James Reinke, Vice-Chair  
Joshua Campbell, Member  
Sharon Nist, Member  
Anthony Escobar, Member  
Rigoberto Alfonso, Associate

**Planning Board Meeting Minutes**

**Date:** Tuesday, February 21, 2023

**Time:** 7:00 PM

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

**Members Present:** Jason Grimshaw, James Reinke, Joshua Campbell, Sharon Nist

**Absent:** Anthony Escobar, Rigoberto Alfonso

**Staff:** Alaa Abusalah, Town Planner

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2024 JAN -4 PM 12:33  
TOWN CLERK'S OFFICE  
LEICESTER, MASS.

**Order of Business:**

**1. Public Hearing, Special Permit Amendment**

Hankey Street, request to amend special permit (SP2021-03) for makerspace, Applicant: The WorcShop

**2. Site Plan Review**

803 Main Street (SPR2023-01), childcare center and associated site improvements, Applicant: Spencer Childcare Center, Inc.

**3. Site Plan Review**

16 Pleasant Street (SPR2022-06), change of use from a former lighting store to a church, Applicant: Refuge Christian Center

**4. Public Hearing, Definitive Subdivision**

Paxton Street (DSUB2022-01) Smugglers Cove 10 single-family lots, Applicant: Central Land Development Corp.

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

778 Main Street (SP2022-07), 25-unit multi-family residential development, Applicant: Charlton Road Realty, LLC

**6. Discussion, Site Plan Review & Storm Water Permit**

760 Pleasant Street (SPR2022-07), re-pavement of existing parking area and installation of stormwater management system, Applicant: 760 Pleasant Street Limited Partnership

**7. Town Planner Report/ General Discussion:**

A. Miscellaneous Project Updates

B. Board Member Committee Updates

**Adjourn**

## **1. Public Hearing, Special Permit Amendment**

11 Hankey Street, request to amend special permit (SP2021-03) for makerspace, Applicant: The WorcShop

Applicant requested a continuance. Board voted to approve continuance, prior to recording starting, to March 21, 2023

## **2. Site Plan Review**

803 Main Street (SPR2023-01), childcare center and associated site improvements, Applicant: Spencer Childcare Center, Inc.

Ms. Shevory has been operating a daycare at the St Joseph's church on Main Street for 18 years, she would like to expand because she sees a need for it but, the church may be selling, and she may not have a space there at the end of that lease.

She is looking to move to the building located at 803 Main Street. She will occupy most of the building, there is a small tech/cable company at the other end and "some other business on the other side". With the state requirements of having 35sq ft per child she could have up to 58 children at the center but, for now is planning on keeping the number do to between 30 to 39 children. She is required 9 staff parking spots, that are going to be out back and drop off and pick up will be "staggered" and at scheduled times so there is not a need for a lot of parking out front. They will have five parking spaces available.

There is an egress that needs to be redone, it does not have a proper landing, so their plan is to close that off and make a new second egress way with a stairway directly into the school yard. The school yard will be off the right front of the building where the current blacktop is with a 6-foot vinyl privacy fence. There will be jersey barriers around the outside of the fence to protect it from the parking area. There are currently two bathroom/toilets, if the capacity does go up to 58, they will have to add a third. There are some smaller rooms with temporary walls that she plans to take down to keep the space as open as possible with low dividers such as bookcases etc.

Jay Gallant, Architect. They have plans to have traffic circulated as requested by Leicester Police.

S. Nist: Asks who is responsible for and if they have a trash removal/dumpster emptying plan and if the dumpster will be enclosed to protect from vermin. Who is responsible for snow removal and if they plan on putting up stop signs out on to Rt. 9?

P. Shevory: She is responsible for the trash but has no plans to fence or enclose the dumpster as she has never had any issues. The landlord is responsible for snow removal.

Mr. Grimshaw: Agrees that stop signs should be there because of the amount of traffic but questions if it is the responsibility of the property owner.

Ms. Nist: Will there be designated parking entrances for employees and clients?

MS. Shevory: There will be signage for parent to follow as they drop off and pick up. The specific parking instructions given to parents that they must abide by.

Mr. Reinke: Is questioning where snow would be moved to?

Ms. Shevory: She is not sure but possible over on the grass to the left of the building, but she will have that specified.

Mr. Reinke: Makes the point that he had thought that the used car business mentioned that they had access to restrooms in the building.

Ms. Shevory: Assured that it would NOT be her restrooms because of the children. It is completely out of the question that they will be using her facilities. She thinks they may have an agreement with the tech/cable company?

Mr. Grimshaw: Asked for something in writing regarding the restroom facilities.

Mr. Reinke: Asked about the fencing, what type and if it follows by-laws?

Ms. Shevory: 6 ft privacy, vinyl

Mr. Reinke: Suggests some large landscaping rocks as an additional barrier to the traffic and the jersey barriers should be pinned.

Mr. Powell: Agrees that more than rocks and jersey barriers would be needed to stop an oncoming vehicle.

Prior to the motion and vote Mr. Grimshaw gave Ms. Shevory a list of items to be completed and submitted prior to the next Planning Board Meeting on March 7, 2023

**Motion:** Ms. Nist to continue to March 7, 2023, at 7:45 PM

**Second:** Mr. Reinke

**Discussion:** Mr. Reinke would like to know what the by-laws say regarding the fence

**Vote:** (4-0-0)

### 3. Site Plan Review

16 Pleasant Street (SPR2022-06), change of use from a former lighting store to a church,

Applicant: Refuge Christian Center

Applicant requested a continuance.

**Motion:** Ms. Nist to continue to the site plan review for 16 Pleasant Street, SPR 2022-06 to March 21, 2023, at 7:15 PM.

**Second:** Mr. Reinke

**Discussion:** None

**Vote:** (4-0-0)

#### **4. Public Hearing, Definitive Subdivision**

Paxton Street (DSUB2022-01) Smugglers Cove 10 single-family lots, Applicant: Central Land Development Corp.

Applicant requested a continuance.

**Motion:** Ms. Nist, to continue the Public Hearing for the Definitive Subdivision, Smugglers Cove, DSUB2022-01 to March 21, 2023, at 7:30 PM.

**Second:** Mr. Campbell

**Discussion:** None

**Vote:** (3-1-0) Mr. Reinke abstained

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

778 Main Street (SP2022-07), 25-unit multi-family residential development, Applicant: Charlton Road Realty, LLC

Jim Bernadino, CMG Engineering:

At the last ZBA meeting their special permit for working in the Water Resource Protection Overlay District (WRPOD), was denied due to concerns over the type of material used in the area for parking. They proposed a porous pavement, and they are in the process of modifying the site plan.

They have scaled the project back, from 3 to 2 buildings, they are keeping the two larger buildings. One will have 8 units, the other will have 10, reducing the number of units from 24 to 18. This also reduces the parking requirements, they have gone from 64 to 44 parking spaces, that is a little more than required, reducing the impact on everything, including traffic. All parking is moved out of the WRPOD, and the impervious area has been reduced to 29%. Storm water improvement will be made to the south side incorporating as much infiltration in to the ground water as possible as well on the north side they are minimizing the impervious area as much as possible. They will also be implementing stormwater collection and treatment area as well. There is a relatively significant reduction in land alteration, buffer zone etc.

Ms. Nist: asked if there were any plans for affordable housing in this plan?

Mr. Bernadino: not at this time.

Ms. Nist, asked about the possibility of salt getting into Waite Pond with the melting of snow

Mr. Bernadino: that will all go through the drainage system, collected, and infiltrated into the ground water.

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

**Second:** (?)

**Discussion:** None

**Vote:** (4-0-0)

#### **6. Discussion, Site Plan Review & Storm Water Permit**

760 Pleasant Street (SPR2022-07), re-pavement of existing parking area and installation of stormwater management system, Applicant: 760 Pleasant Street Limited Partnership

Mr. Carroll there no plans of a repair shop, like a jiffy lube or anything at this location. The tenant there now has an A/C business and won't be stopped from doing minor repairs on his van but no automotive repair business. They have a long-term operations and maintenance plan in their stormwater management plan to keep the water quality protected incase there happens to be any accidental leaks from equipment. The land is already contaminated due to the prior business there but the system they have in place is meant to mitigate these issues.

They are just repaving the existing, no increase to the impervious area.

7. **Motion:** Mr. Reinke, moves to Site Plan Review & Storm Water Permit  
760 Pleasant Street (SPR2022-07), re-pavement of existing parking area and installation of stormwater management system

**Second:** Ms. Nist

**Discussion:** None

**Vote:** (4-0-0)

#### **8. Town Planner Report/General Discussion**

##### **a. Miscellaneous Project Updates**

- i. Ms. Abusalah has updates on zoning by laws that will be presented at the next meeting for the board.
- ii. Ms. Nist mentioned that the fencing at the construction company near ST Joseph's has not been done yet, the deadline was in February

##### **b. Board Member Committee Updates**

- i. No updates

#### **9. Adjournment**

**Motion:** Ms. Nist to adjourn

**Second:** Mr. Reinke

**Discussion:** None

**Vote:** (4-0-0)

**Meeting Minutes Respectfully Submitted by:**  
**Donna K. Main, DIS Assistant**  
Date Approved: April 18, 2023