



Town of Leicester PLANNING BOARD

3 Washburn Square
Leicester, Massachusetts, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

PLANNING BOARD AGENDA Tuesday, January 4, 2022 @ 7PM

<i>In-Person</i>
Meeting Room 3 Leicester Town Hall, Lower Level

ORDER OF BUSINESS*

1. 7:00 PM **Extension Request, Special Permit**
Eastern Pearl (SP2-017-02), Applicant Ren Gua Zhu.
2. 7:15 PM **Approval of Minutes**
August 31, 2021
3. 7:20 PM **Miscellaneous**
4. Adjourn

***Note:** *Agenda times for items that are not public hearings may be taken out of order.*

“The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law”

Brooke Hultgren

From: Alaa Abusalah
Sent: Wednesday, December 29, 2021 4:33 PM
To: Genereux, David
Cc: Brooke Hultgren
Subject: RE: Eastern pearl

Received, thank you!

-----Original Message-----

From: Genereux, David <genereuxd@leicesterma.org>
Sent: Wednesday, December 29, 2021 4:27 PM
To: Alaa Abusalah <AbusalahA@leicesterma.org>
Subject: FW: Eastern pearl

Alaa,

See below. Sam has sent his email.

David A. Genereux

David A. Genereux
Town Administrator
Town of Leicester
3 Washburn Square
Leicester, MA 01524
Telephone: (508) 892-7000
Fax: (508) 892-7070
Email: genereuxd@leicesterma.org

“Please remember that the Secretary of State has determined that email is a public record”

-----Original Message-----

From: SAM <samz3645@yahoo.com>
Sent: Wednesday, December 29, 2021 4:02 PM
To: Genereux, David <genereuxd@leicesterma.org>
Subject: Eastern pearl

To planning board,I will like to extended my special permit please .eastern pearl the address 1060 Main Street Leicester Ma . Thank you very much

Sent from my iPhone

Leicester Planning Board

Members Present: Jason Grimshaw (Chair), Jim Reinke (Vice-Chair), Sharon Nist, Joshua Campbell, Jaymi-Lyn Souza

Members Absent: Deb Friedman (Associate Member)

Staff Present: Michelle Buck, Town Planner; Brooke Hultgren, Department Assistant

ORDER OF BUSINESS*

- 7:00PM **Discussion, Site Plan Review Application, Continued**
SPR2021-01, 488 Stafford Street, marijuana cultivation, manufacturing & transportation, Applicant: Faded LLC dba Dris Production Center
- 7:15PM **Public Hearing, Definitive Subdivision Plan, Continued**
DSUB2021-01, Parker Street North, 3 lot subdivision, Applicant: Schold Development, LLC.
- 8:00PM **General Discussion:**
Oak Bluff Lane Subdivision
- 8:15PM **Approval of Minutes**
- 6/15/2021
 - 7/6/2021
 - 8/3/2021
- 8:30PM **Town Planner Report/General Discussion:**
- A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
 - C. Upcoming Meeting Dates

Adjourn

Mr. Grimshaw opened the meeting at 7:12 pm.

Discussion, Site Plan Review Application, Continued

SPR2021-01, 488 Stafford Street, marijuana cultivation, manufacturing & transportation, Applicant: Faded LLC dba Dris Production Center

Mr. Fevry, project applicant, requests a continuance.

Motion: Ms. Souza moves to continue the discussion to September 7, 2021.

Second: Ms. Nist

Discussion: None

Vote: 5-0-0

Public Hearing, Definitive Subdivision Plan, Continued

DSUB2021-01, Parker Street North, 3 lot subdivision, Applicant: Schold Development, LLC.

Applicant Matt Schold submitted a revised hydrology plan to Quinn Engineering, comments from Quinn Engineering have not yet been received. Brian MacEwan from Graz Engineering is present to address Quinn Engineering's comments; the improved portion of the roadway will have underground utilities, so the waiver is being withdrawn. Street trees will be added to the two lots that are to be developed first. A

planting schedule will be submitted during the road acceptance process. The stormwater velocity waiver is being withdrawn. There will be no streetlights, but rather light posts at the end of each driveway. No reserved open space is being proposed. Given the grading, there are no MA DOT requirements for guardrails along the road.

Because the development could equal or exceed 5 lots when finished, Mr. Schold was in contact with the fire department about installing a dry hydrant in lieu of a fire cistern but confirms that fire protection will be met if a fifth house is built. The Post Office indicated that after the road is constructed, they will let the applicant know if they will require individual home mailboxes or a centralized mailbox at the end of the road.

Jay Lussier, Stiles Watershed District Commissioner, is supportive of the use of a dry hydrant for fire protection versus a cistern.

Motion: Ms. Nist moves to continue the hearing to September 7, 2021.

Second: Ms. Souza

Discussion: The hearing will be scheduled for 7:45 pm on September 7.

Vote: 5-0-0

Approval of Minutes

Motion to approve the June 15, 2021 minutes made by Ms. Nist, seconded by Mr. Reinke. No discussion.
Vote: 5-0-0.

Motion to approve the July 6, 2021 minutes made by Ms. Nist, seconded by Mr. Reinke. No discussion.
Vote: 5-0-0.

Motion to approve the August 3, 2021 minutes made by Ms. Nist, seconded by Mr. Reinke. The spelling of Jim Reinke's last name will be fixed on page 1. Vote: 4-0-1. (Mr. Grimshaw abstained from voting as he was not present at the August 3, 2021 meeting)

Oak Bluff Subdivision – General Discussion

Ms. Buck explains there have been flooding issues on abutter's properties due to the complete stormwater management system not being installed. Quinn Engineering requests that interim measures be installed until the full system goes in; Quinn Engineering indicates that the full system should be installed immediately.

Abutter John Pajer says his property has suffered major property damage. Mr. Schold states that the temporary berm on site was intended to defer water to the detention basin in the interim, but it was not capable of handling a major weather event.

Motion: Mr. Reinke moves to set a deadline of September 30, 2021 for the installation of the stormwater system with a \$300/day fine for every day after September 30th that the system is not installed.

Second: Ms. Nist

Discussion: The applicant should come before the board for a deadline extension, but only in the case of extenuating circumstances.

Vote: (5-0-0)

Town Planner Report

1439 Main Street: Matt Schold (property owner) explains that the cut & fill work being done is within the scope of work of the approved site plan. (SPR2009-01) This work is not associated with the pending special permit at the same address.

The newly amended Subdivision Rules & Regulations were posted on the Planning Board website.

The Planning Office received a Site Plan Review application for Central Mass Crane.

A special Town Meeting will be held to discuss the potential purchase of the Becker College campus on 9/14/21, a town vote on the potential purchase will be held 9/21/2021.

The surety funds for both CubeSmart and Cultivate were released to the owners of each property.

11 Hankey St submitted a request to change the exterior lighting plan. This will need to be approved by the Board.

Board Member Committee Updates

Capital Improvement Planning Committee met to discuss the potential purchase of Becker College.

CMRPC meets 9/9/2021.

Upcoming Meeting Dates

9/7/2021

9/22/2021

10/5/2021

Adjourn

Motion: Ms. Souza

Second: Mr. Campbell

Discussion: None.

Vote: (5-0-0)

Respectfully submitted,

Brooke Hultgren, Department Assistant

To view the meeting packet, please visit:

https://www.leicesterma.org/sites/g/files/vyhlf781/f/uploads/08-31-2021_mtg_pkt.pdf