



# Town of Leicester PLANNING BOARD

3 Washburn Square  
Leicester, Massachusetts, 01524-1333  
Phone: 508-892-7007 Fax: 508-892-7070  
[www.leicesterma.org](http://www.leicesterma.org)

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## PLANNING BOARD AGENDA Tuesday June 1, 2021 @ 7:00PM *ONLINE ONLY*

<https://global.gotomeeting.com/join/218769869>  
United States (Toll Free): [1 866 899 4679](tel:18668994679)  
Access Code: 218-769-869

### ORDER OF BUSINESS\*

1. 7:00PM **ANR Plan**  
Mayflower Circle & Sterling Street (Assessors Map 30A-Parcel A19.1),  
Applicant: Ronald Jr. & Christine Davis
2. 7:05PM **Public Hearing, Special Permit Application**  
SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante
3. 7:30PM **Discussion, Site Plan Review Application**  
SPR2021-01: Black Sheep Bah-Bah-Q Food Truck, 1535 Main Street,  
Applicant: Jennifer Wright
4. 7:45PM **Discussion, Request for Zoning Map Amendment**  
18 & 18A Sargent Street, Applicant: Nancy Ford
5. 8:00PM **Appointment of Associate Planning Board Member**
6. 8:05PM **Approval of Minutes**
  - May 4, 2021
7. 8:15PM **Town Planner Report/General Discussion:**
  - A. Miscellaneous Project Updates
  - B. Board Member Committee Updates
  - C. Upcoming Meeting Dates
8. **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”



# Town of Leicester PLANNING BOARD

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3 Washburn Square  
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## Memorandum

**TO:** Planning Board Members  
**FROM:** Michelle R. Buck, AICP  
Town Planner/Director of Inspectional Services  
**DATE:** May 27, 2021  
**RE:** **June 1, 2021 Planning Board Meeting**

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Information to log in to the meeting is on the agenda, and a direct link is also available on the Planning Board web page where applications are posted. All votes must be **Roll Call** votes.

All application materials are also online (on Planning Board Page under Current Applications/Plans), and some plans may be easier to view directly online versus the version contained in your meeting packets.

### **Remote Meeting – Suggested Instructions:**

1. Ask the public participating to silence cell phones and mute their device during the meeting until called upon to speak
  2. Ask all members of the Board to identify themselves by name for the public at the start of the meeting
  3. When time for public comment, ask everyone to identify themselves before speaking.
- 

### **1. ANR Plan, Mayflower Circle**

The plan shows modification of lot lines to transfer parcels to abutting landowners (no new building lots are created). I recommend endorsement.

### **2. Public Hearing, Special Permit, Blueberry Lane Self-Storage (SP2021-06)**

This project consists of new construction of a 6,600 s.f. self-storage facility. As noted in my enclosed comments, the applicant has to modify the plans to meet the requirement for a 20' buffer from all property lines. I anticipate comments from Quinn Engineering by the meeting date (comments are delayed because the applicant initially asked us not to forward plans to Quinn until they were revised). The 6/1/2021 hearing will primarily be to hear comments from the Board and the public.

### **3. Discussion, Site Plan Review Application, Black Sheep Bah-Bah-Q Food Truck (SPR2021-01) 1535 Main St**

Revised narrative and plans, and a draft decision are enclosed. Although the revised narrative (5/25/2021) mentions high-top tables, in a separate email the Applicant stated that there will not be tables at this time.

### **4. Discussion, Request for Zoning Map Amendment, 18-18A Sargent Street**

The property owner is requesting rezoning of these properties from Residential 2 (R2) to Business (B). The site is currently used for a retail furniture store and related warehouse. I put this on the agenda for an initial discussion and have enclosed maps of the area.



## Leicester Planning Board ANR Plan Application

**FORM A. APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL**

**Date:** 05/12/2021

<b>Property Address:</b>	Mayflower Circle & Sterling Street		
<b>Assessors Map/Parcel:</b>	30A-A19.1	<b>Zoning District:</b>	SA & R1
<b>Deed Reference (Book/Page):</b>	61793/315		
<b>Plan Purpose:</b>	SEE ATTACHED PLAN PURPOSE.		

To the Planning Board of the Town of Leicester:



The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

(Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.)

- ☐ 1. The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☐ 2. The division of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as required by the Leicester Zoning By-Law, which requires \_\_\_\_\_ feet for erection of a building on such lot; and every lot shown on the plan has frontage on:
- a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
  - b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely \_\_\_\_\_, or
  - c. a private way in existence prior to the date the Subdivision Control Law became effective in the Town of Leicester, having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon and the buildings erected or to be erected thereon, namely \_\_\_\_\_.
- ☒ 3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely Outlots "1", "2", & "3" which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Leicester Zoning Bylaw.

- ☐ 4. The division of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the land prior to the date the subdivision control law went into effect in the Town of Leicester, and one of such buildings remains standing on each of the proposed lots shown on said plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: 4

- ☐ 5. Other reasons or comment (See M.G.L., Chapter 41, Section 81-L)

Applicant Information		Owner Information* (if not the Applicant)	
Name:	Ronald Jr. & Christina Davis	Name:	
Signature:		Signature:	
Address:	41 Mayflower Circle Leicester, MA 01524	Address:	
Phone #:	(505) 414-5164	Phone #:	
Email:	HomeSweetHome41@charter.net	Email:	

\*If there is more than one owner, all must sign.

Surveyor/ Plan Preparer Contact Information:			
Name:	Brian MacEwen	Company Name:	GRAZ Engineering, LLC
Phone:	(508) 769-9084	Email:	Brian@GrazEngineering.com

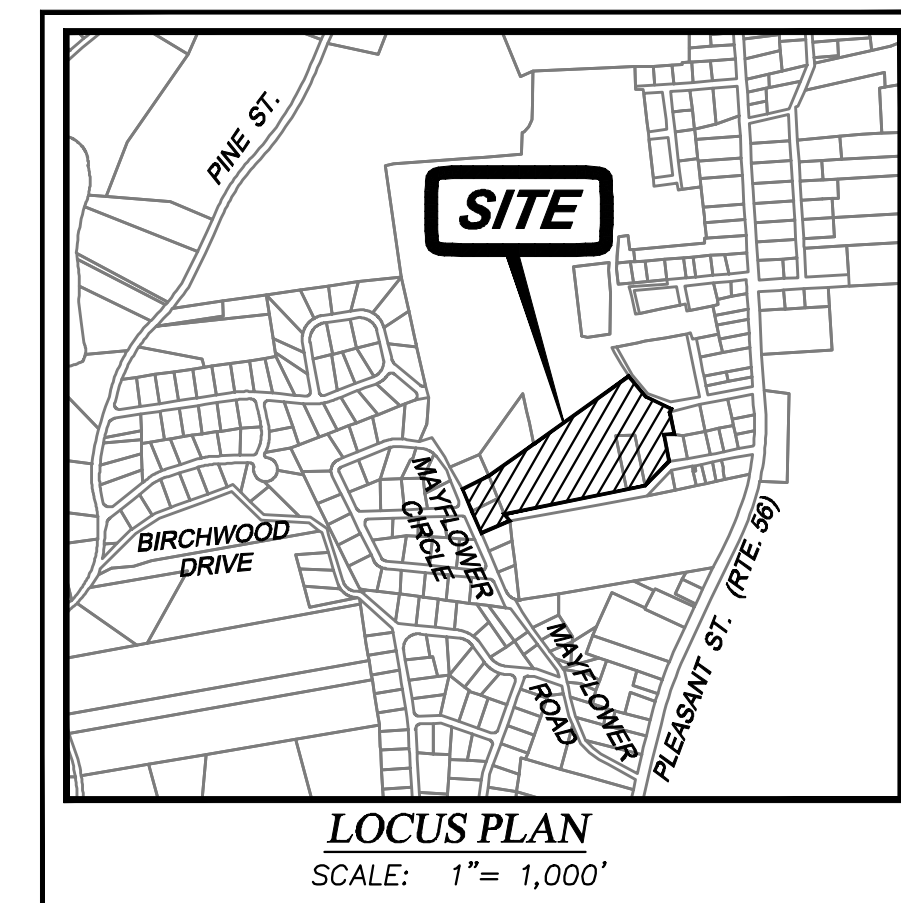
g:\town planners\office forms & procedures\application forms\application - set plan 7-2015.docx



Plan Purpose:

To subdivide parcel 30A-A19.1 into three (3) non-buildable lots, two (2) of which shall be annexed/merged to the existing frontage lots of 39 (30A-A20.1) & 41 (30A-A20.2) Mayflower Circle respectively to form undivided building lots and the remaining third lot shall be annexed/merged to existing assessor's parcel 30A-A18.0 located on the northerly side of Sterling Street, to form a single undivided non-buildable lot.

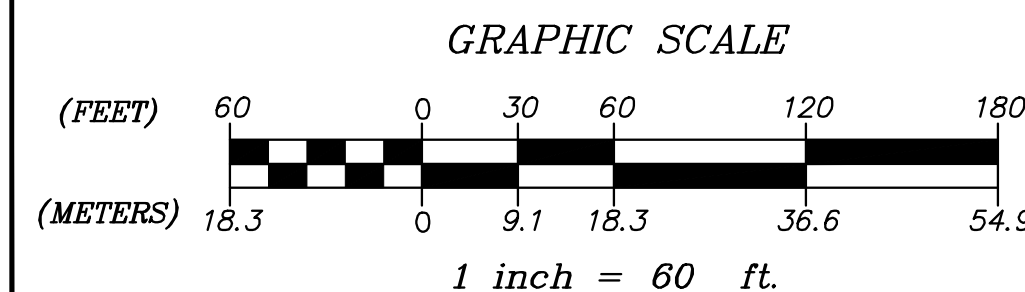




ASSESSORS NO.: MAP 30A, PARCEL A19.1  
LOT ADDRESSES: MAYFLOWER CIRCLE & STERLING STREET  
OWNER OF RECORD: RONALD JR. & CHRISTINE DAVIS  
LOCUS DEED: W.D.R.D. BOOK 61793, PAGE 315  
LOCUS PLANS: PLAN BOOK 947, PLAN 86 - OUTLOT "B"  
SEE ALSO: PLAN BOOK 48, PLAN 13  
PLAN BOOK 51, PLAN 11  
ZONING DISTRICTS: SUBURBAN/AGRICULTURAL (SA)  
RESIDENTIAL, (R1)

■ WCHBF	WORCESTER COUNTY HIGHWAY BOUND FOUND
● RBF	REBAR FOUND
● IPF	IRON PIPE FOUND
⊙ DHF	DRILL HOLE FOUND
○ PTBS	POINT TO BE SET
201/65	ASSESSORS PARCEL NUMBER

*DRAFT PLAN  
FOR REVIEW ONLY  
MAY 17, 2021*



- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.
- 2) THIS PLAN WAS PREPARED FROM THE DEEDS AND PLANS OF RECORD CITED HEREON AND IS ACTUAL ON THE GROUND. SURVEY PERFORMED BY GRAZ ENGINEERING, LLC IN NOVEMBER-DECEMBER 2019 AND MAY 2021.
- 3) THE BEARING BASIS OF THIS SURVEY IS MASSACHUSETTS MAINLAND GRID (NAD83) AS ESTABLISHED BY RTK-GNSS GPS SURVEY PERFORMED AT THE SITE.
- 4) THE WETLAND LINES DEPICTED HEREON ARE BASED ON THE DELINEATION & FIELD SURVEY PERFORMED BY ALLEN ENGINEERING ASSOCIATES AND A COMPILATION OF THE WETLANDS AS DEPICTED ON A PLAN PREPARED BY GUERRIERE & HALNON, INC., DATED JUNE 17, 2004.
- 5) THE SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SET FORTH ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) 25027C0781E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

OUTLOT "1" & 30A/A20.2 (#41 MAYFLOWER CIRCLE\*) = ±77,638 SQ.FT., ±1.78232 ACRES  
OUTLOT "2" & 30A/A20.1 (#39 MAYFLOWER CIRCLE\*) = ±78,340 SQ.FT., ±1.79844 ACRES  
OUTLOT "3" & 30A/A18.0 (STERLING STREET) = ±261,799 SQ.FT., ±6.01008 ACRES

\*EXISTING NON-CONFORMING LOTS

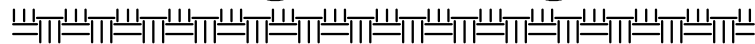
- 1) THIS PLAN CREATES THREE (3) OUTLOTS, "1", "2", & "3" THAT ARE NOT TO BE DEEMED SEPARATE BUILDING LOTS.
- 2) OUTLOT "1" SHALL BE ANNEXED & MERGED WITH THE ADJOINING LAND OF RONALD JR. & CHRISTINE DAVIS LOCATED AT 41 MAYFLOWER CIRCLE AND BEING DEPICTED AS ASSESSOR'S MAP 30A, PARCEL A20.2 TO FORM ONE UNDIVIDED BUILDING LOT.
- 3) OUTLOT "2" SHALL BE TRANSFERRED, ANNEXED, & MERGED WITH THE ADJOINING LAND OF LASSEY LOCATED AT 39 MAYFLOWER CIRCLE AND BEING DEPICTED AS ASSESSOR'S MAP 30A, PARCEL A20.1 TO FORM ONE UNDIVIDED BUILDING LOT.
- 4) OUTLOT "3" SHALL BE ANNEXED & MERGED WITH THE ADJOINING LAND OF RONALD JR. & CHRISTINE DAVIS LOCATED ON STERLING STREET AND BEING DEPICTED AS ASSESSOR'S MAP 30A, PARCEL A18.0 TO FORM A SINGLE UNDIVIDED NON-BUILDABLE LOT. THIS LOT ADJOINS THE PORTION OF STERLING STREET THAT HAS NOT BEEN CONSTRUCTED OR ACCEPTED AS A PUBLIC WAY AND THEREBY THIS LOT SHALL NOT BE DEEMED A BUILDABLE LOT WITHOUT FURTHER APPROVAL OF THE LEICESTER PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL LAWS.

BRIAN C. MACEWEN  
P.L.S. NO.: 37736

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED  
PLANNING BOARD OF  
LEICESTER, MA

DATE: \_\_\_\_\_

"NO DETERMINATION OF COMPLIANCE WITH ZONING OR LAND USE REGULATIONS IS HEREBY MADE OR INTENDED"

REV.	DATE	DESCRIPTION		BY
JOB NUMBER:		SURVEY DATE: MAY 1, 2021	FIELD BOOK NO. PAGES	
COMPUTED: BCM		CHECKED: PFG & BCM	DRAFTED: BCM	
SCALE: 1" = 60'		PLAN DATE: MAY 17, 2021	SHEET 1 OF 1	
<p align="center"><b>PLAN OF LAND OFF</b>  <b>MAYFLOWER CIRCLE &amp; STERLING STREET</b>  <b>LEICESTER, MASSACHUSETTS</b></p> <p align="center"><b>PROPERTY OWNER</b>  <b>RONALD JR. &amp; CHRISTINE DAVIS</b></p> <p align="center"><b>PREPARED FOR</b>  <b>RONALD JR. &amp; CHRISTINE DAVIS</b>  <b>41 MAYFLOWER CIRCLE</b>  <b>LEICESTER, MA 01524</b></p>				
<p align="center"><b><i>GRAZ Engineering, L.L.C.</i></b></p> <p align="center">  </p> <p align="center"><b>323 West Lake Road, Fitzwilliam, NH 03447 (603)585-6959</b></p>				





## **Town of Leicester PLANNING BOARD**

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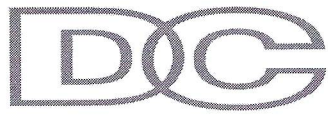
**Project Name: Blueberry Lane Self-Storage**

### **LEICESTER PLANNING BOARD PUBLIC HEARING NOTICE**

In accordance with MGL Ch. 40A, Sec. 9, the Leicester Planning Board will hold a public hearing regarding an application by Justin Zuffante for a special permit to construct a single building self-storage facility on Blueberry Lane, Leicester, MA (Assessors Map 26A, Parcel B2). The hearing will be held virtually using GoToMeeting on Tuesday, June 1, 2021 at 7:00 PM or as soon thereafter can be heard. Members of the public can attend virtually by visiting <https://global.gotomeeting.com/join/218769869> or by phone at +1 (866) 899 4679 by using access code 218-769-869. Copies of the plan and application may be inspected on the Planning Board's web page at [www.leicesterma.org](http://www.leicesterma.org). Any person interested or wishing to be heard on this application should appear at the time and place designated.

Jason Grimshaw, Chair  
Leicester Planning Board

To be published in the Worcester Telegram & Gazette on: Tuesday, May 18, 2021 and Tuesday, May 25, 2021



April 13, 2021

Town of Leicester  
Planning Board  
3 Washburn Square  
Leicester, MA 01524

RE: Justin Zuffante  
Blueberry Lane  
Self Storage

Dear Board Members,

Please find the attached plans & application for a Site Plan for property located at Blueberry Lane owned by Justin Zuffante.

Site Location: Blueberry Lane – Assessors Map 26A, Block B, Lot 2  
Total Lot Area: 0.70 Ac.

Zoning: BR-1/ Business Residential

Present Uses: Vacant

Proposed Use: The proposed use entails a single building self-storage facility. The total building footprint is 6,600 S.F. and contains 22 10'x20' and 2 20'x50' units. Access to the site will be from Blueberry Lane, there will be a 25' access driveway surrounding the building with two-way traffic throughout the site. The abutting lot to the south is a vacant wooded lot. To the east is a residential house with approximately 50' of wooded buffer and to the north of the site are business uses. The site will be accessible at all times and will be self-service with locking bays and no employees will be needed on-site. Total lot area of the site is 30,580 S.F.

Lot Coverage: Total building coverage will be 6,600 S.F. Total site building coverage is 21.5%. Total impervious area of the site is 6,600 S.F. or 21.5% of the site.

Traffic Impact: The proposed site use will not have an impact to traffic. There is adequate site distance in both directions leaving and entering the site and is located on a dead end street only serving three residential properties beyond the site. There will be three 10'x20' parking spaces and one handicapped accessible space.

Water: No water service is proposed.

- Sewer: No sewer service is proposed.
- Drainage: The site drainage patterns flow towards the southeastern property line. The post developed site will follow the same drainage patterns with the addition of a detention basin prior to final discharge. A detailed stormwater analysis has been submitted with this application.
- Fire and Police: The proposed site will have fire truck access and will have building lights to light the parking and drive areas of the site. Site cameras will be installed on the buildings. There should be minimal impacts on fire and police.
- Permits Required: Site Plan Review & Special Permit (Planning Board)

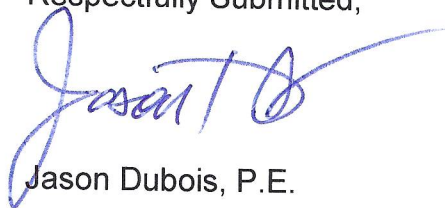
The site construction is anticipated to begin in the spring of 2021 and be completed by the end of the year 2021.

- Waivers: No waivers are requested at this time.

The Site Plan application as presented meets the criteria set forth in the Town of Leicester Zoning Bylaws section 3.30 as a self storage facility requiring site plan review in the BR-1 District. The site will not endanger or constitute a hazard to public health as the proposed building and site meets all applicable building code and site requirements. There is adequate traffic flow through the site with larger than required 24' drive aisles and 10'x20' parking spaces with ADA required accessible parking area. There are no proposed needs for water or sewer service as designed. The site is designed according to the Massachusetts Stormwater Handbook and will not have an increase in site runoff. Site runoff is detained as to not increase the runoff leaving the site. The site traffic generation will result in no adverse impact to Route 9 or any adjacent streets. Site design requirements will be met for the BR-1 district with respect to zoning. The proposed project will be consistent with the master plan as a small scale local business will be developed along the Route 9 corridor.

If you have any additional questions or concerns, please contact me at the number below.

Respectfully Submitted,



Jason Dubois, P.E.

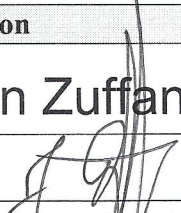


For Planning Office Use:  
File #: \_\_\_\_\_

## Leicester Planning Board Site Plan Review & Special Permit Application Form

**PERMIT TYPE:** ☒ Special Permit ☒ Site Plan Review

### CONTACT INFORMATION

<b>Owner Information</b>			
Name:	Justin Zuffante	Company Name:	
Signature:			
Address:	140 Spencer Road Oakham, MA 01068		
Phone:	(774) 289-5344	Email:	seamlesscustom@gmail.com
<b>Applicant Information</b>			
Name:		Company Name:	
Signature:			
Address:			
Phone:		Email:	
<b>Primary Contact Person</b> <small>(The person that will be contacted by Planning Board staff during the application process.)</small>			
Name:	Jason Dubois	Company Name:	DC Engineering & Survey, Inc.
Address:	32 Cranberry Meadow Road Charlton, MA 01507		
Phone:	(508) 769-6659	Email:	jdub862001@yahoo.com

### PROJECT INFORMATION

Project Address:	Blueberry Lane	Zoning District:	BR-1
Assessors Map & Parcel #	26A B2	Deed Reference (Book & Page):	57636/338
Applicable Zoning Bylaw Section(s):	3.30		
Proposed Land Use:	Self storage		
Existing Land Use:	Vacant		

For Planning Office Use:  
File #: \_\_\_\_\_

### PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		6,600	
Total Lot Area:		30,580 S.F.	
Water Source: (Select One)	<input type="radio"/> Private Well	<input type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District	
Sewer Source: (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District	
	<input type="radio"/> Oxford Rochdale Sewer District		
<b>Brief Project Description:</b> Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.] New construction of a self storage facility with a 6,600 s.f. building and associated parking.			

### Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input checked="" type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input checked="" type="checkbox"/> Detailed Project Narrative including any waiver requests <sup>1</sup>	<input checked="" type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies)
<input type="checkbox"/> Documentation of Availability of Water & Sewer	<input checked="" type="checkbox"/> Certified Abutters List (1 copy) <sup>2</sup>	<input type="checkbox"/> n/a
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input checked="" type="checkbox"/> Traffic Study (3 copies)
<input checked="" type="checkbox"/> Fees <sup>3</sup>	<input checked="" type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	<input checked="" type="checkbox"/> n/a

<sup>1</sup> See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).

<sup>2</sup> certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f or 2 acres or more of tree clearing)

<sup>3</sup> Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

<b>For Planning Board Use:</b>			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			



04/08/2021

1:51:25PM

## Town of Leicester

## Abutters List

PLANNING

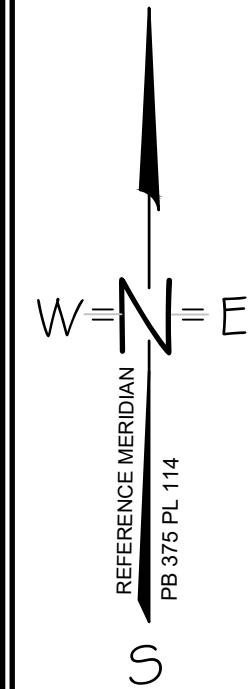
Page 1 of 1

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State Zip
18 B13 0	1500 MAIN ST	REOV REALTY LLC		1500 MAIN ST	LEICESTER	MA 01524
19 A1 0	1478 MAIN ST	CERUNDOLO LOUIS		1478 MAIN ST	LEICESTER	MA 01524
26A A30 0	8 BLUEBERRY LN	BRADY AMANDA A	BRADY DAVID J	8 BLUEBERRY LANE	LEICESTER	MA 01524
26A A31 0	BLUEBERRY LN	PRATTE MARTIN J		31 RAWSON DR	LEICESTER	MA 01524
26A A32 0	1499 MAIN ST	RYAN JAMES T		1499 MAIN ST	LEICESTER	MA 01524
26A A33 0	1497 MAIN ST	B AND A REALTY LLC		71 E CHARLTON RD	SPENCER	MA 01562
26A A5 0	5 BURNCOAT ST	PELLETIER JEFFREY		5 BURNCOAT STREET	LEICESTER	MA 01524
26A A6 0	17 BURNCOAT ST	RUSHFORD DWAYNE E		17 BURNCOAT ST	LEICESTER	MA 01524
26A A7 0	19 BURNCOAT ST	ARSENAULT LOIS J	ARSENAULT DENIS J	PO BOX 72	LEICESTER	MA 01524
26A B1 0	1485 MAIN ST	BLUEBERRY REALTY LLC		2 ANGELL TERRACE	LEICESTER	MA 01524
26A B17 0	6 MT PLEASANT AV	WOOD KEVIN M		6 MT PLEASANT AVE	LEICESTER	MA 01524
26A B18 0	2 MT PLEASANT AV	GIBNEY JAMES J	WOOD PAULETTE L	2 MT PLEASANT AVE	LEICESTER	MA 01524
26A B18.1 0	1475 MAIN ST	INVICTA PARTNERS LLC		PO BOX 241	LEICESTER	MA 01524
26A B18.2 0	4 MT PLEASANT AV	THEBODO STEVEN	THEBODO MICHELE	4 MT PLEASANT AV	LEICESTER	MA 01524
26A B19 0	1 MT PLEASANT AV	BELISLE JOHN-PAUL R	BELISLE ASHLEY M	1 MT PLEASANT AVENUE	LEICESTER	MA 01524
26A B20 0	1469 MAIN ST	FERRARO GIACOMO P JR	FERRARO JOAN F	PO BOX 104	LEICESTER	MA 01524
26A B3 0	BLUEBERRY LN	LEICESTER WATER SUPPLY		124 PINE STREET	LEICESTER	MA 01524
26A B4 0	7 BLUEBERRY LN	BECKER RICHARD T	BECKER ANGELA M	7 BLUEBERRY LANE	LEICESTER	MA 01524

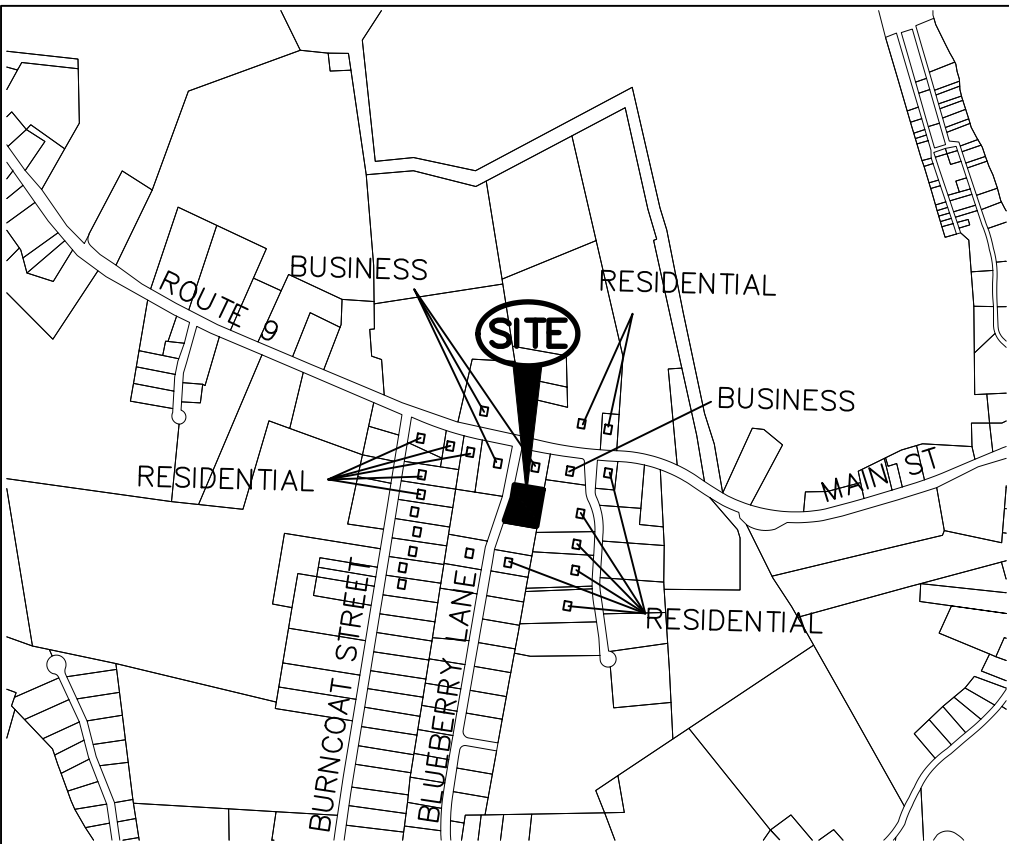
End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.  
 Subject property: Blueberry Lane, Assessors Map 26A-B2-0, Deed Ref. 57636/338  
 Subject owner(s): Justin Zuffante

Sandy Genna, Principal Assessor  
 Prepared by: Kathleen Asquith, Assistant



PROPOSED SITE PLAN  
FOR  
**SELF STORAGE**  
BLUEBERRY LANE  
TOWN OF LEICESTER  
WORCESTER COUNTY, MASSACHUSETTS



LOT LOCUS

SCALE: 1"=1000'

**RECORD OWNERS**  
JUSTIN ZUFFANTE  
DB 57636 PG 338

**TAX MAP REFERENCES:**  
TAX MAP PARCEL ID: 25A-B2

**PLAN REFERENCES:**  
(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 375 PLAN 114

**ZONING REGULATIONS**  
ZONE - BR-1 NO DETERMINATION OF COMPLIANCE  
SINGLE FAMILY WITH ZONING REQUIREMENTS HAS  
AREA - 50,000 S.F. BEEN MADE OR INTENDED  
FRONTAGE - 200'  
FRONT - 40 FT.  
SIDE - 40 FT.  
REAR - 40 FT.

**STRUCTURE**  
AREA - 20,000 S.F.  
FRONTAGE - 150'  
FRONT - 50 FT.  
SIDE - 40 FT.  
REAR - 40 FT.

**GENERAL NOTES:**

1. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
2. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
4. HORIZONTAL DATUM BASED ON PLAN BOOK 375 PLAN 114.
5. VERTICAL DATUM BASED ON NAVD 88, GEOID 12A, ESTABLISHED VIA GNSS.
6. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0951E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.

**DISTRICT DIMENSIONAL REGULATIONS**

District	BR-1 BUSINESS RESIDENTIAL (STRUCTURE)
Min. Lot Size	50,000 SQ. FT.
Min. Frontage	200 FT.
Min. Front Yard Depth	50 FT.
Min. Side Yard Depth	40 FT.
Min. Rear Yard Depth	40 FT.
Building Coverage	30%

EXISTING LAND USE: VACANT

PROPOSED LAND USE: SELF STORAGE FACILITY

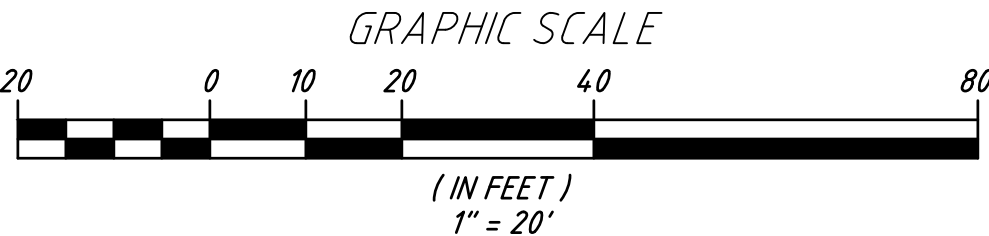
PROPOSED BUILDING COVERAGE: 6,600 S.F. / 30,580 S.F. = 21.5%

**DRAWING LIST**

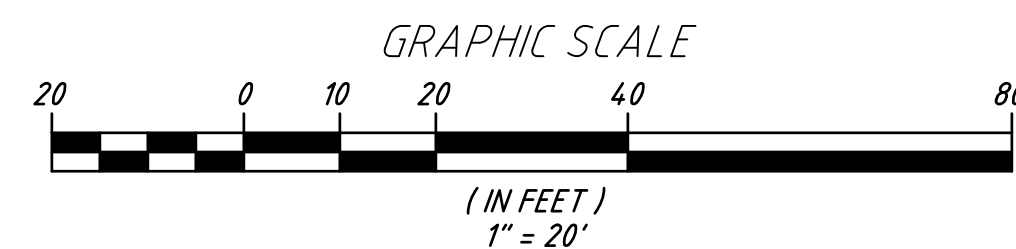
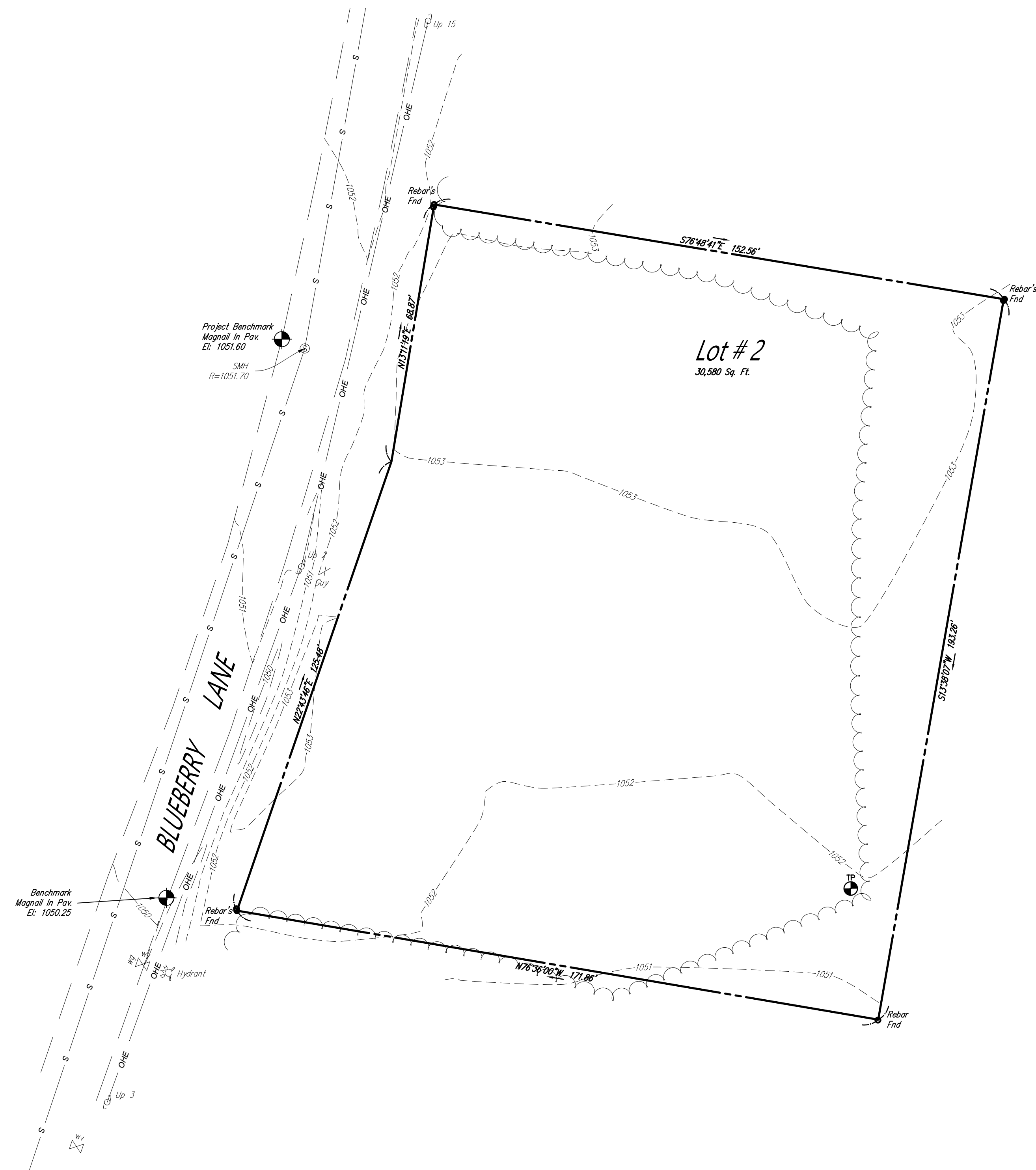
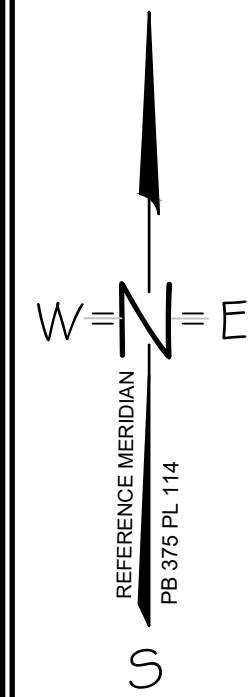
C	COVER SHEET
X-1	EXISTING CONDITIONS PLAN
S-1	SITE PLAN
L-1	LANDSCAPE/LIGHTING PLAN
D-1	DETAIL

**SYMBOL KEY**

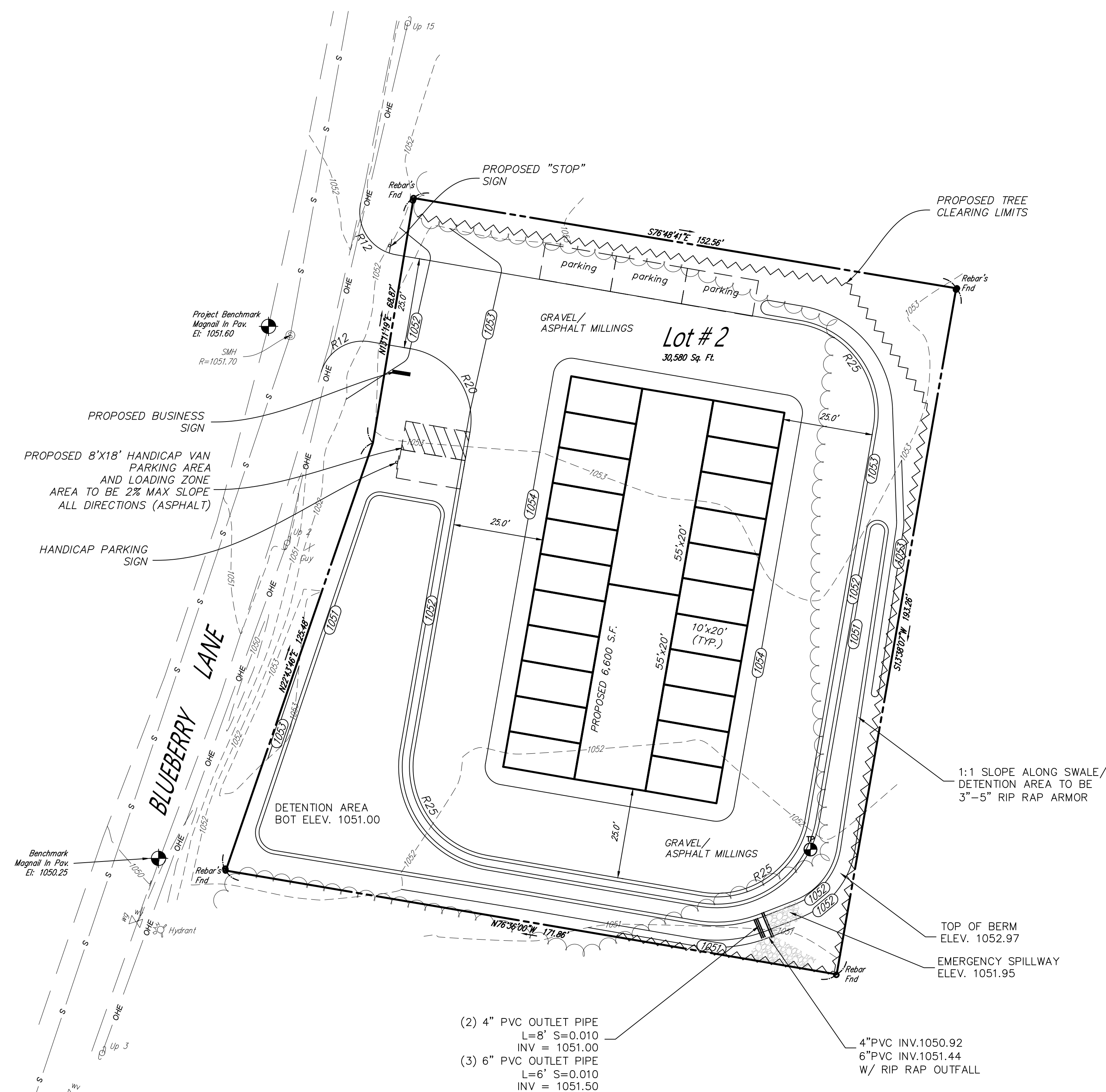
MONUMENT	○	BITUMINOUS	BIT.
IRON PIPE	●	CONCRETE	CONC.
DRAIN MANHOLE	○ DMH	INVERT	INV.
ELECTRIC MANHOLE	○ EMH	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	■ CB	POLYVINYL CHLORIDE PIPE	PVC
UTILITY POLE	○ U	HIGH DENSITY PLASTIC	HDPE
GUY WIRE	— GUY	IRON PIPE	I.P.
BENCH MARK	⊕	FOUND	FND.
CHAIN LINK FENCE	— x —	BOLLARD	BOL.
WOOD / STOCKADE FENCE	— a —	SEWER MANHOLE	SMH
DRAIN LINE	— D —	DRAINAGE MANHOLE	DMH
OVERHEAD WIRES	— OHW —	WATER GATE	WG
CONTOUR 5' INTERVAL	— 5' —	HYDRANT	HYD.
CONTOUR 1' INTERVAL	— 1' —	UTILITY POLE	UP
X 69.33'		GUY WIRE	GUY



NO.	DATE	REVISION	BY	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724	JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722	NORTH 	<b>COVER SHEET</b>	DRAWN BY: JSC
							SITE ADDRESS: BLUEBERRY LANE LEICESTER, MA	CK'D BY: JDD REV #: 0
CLIENT: JUSTIN ZUFFANTE 140 SPENCER ROAD OAKHAM, MA 01068						DATE: 4-12-21 PROJECT #: 21-122		SCALE: 1'=20' DWG. NO.: C-1

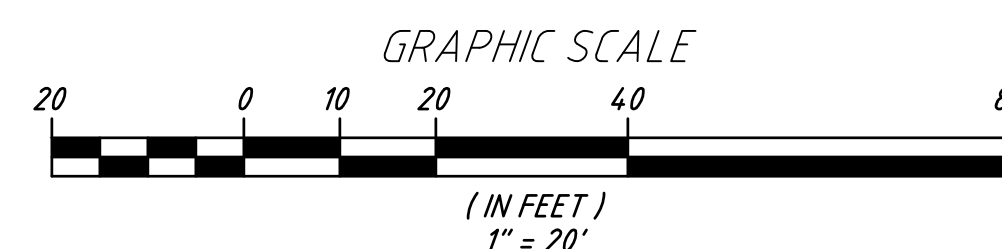


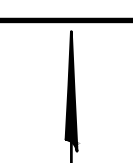
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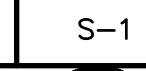


10'x20' UNITS: 22  
20'x50' UNITS: 2

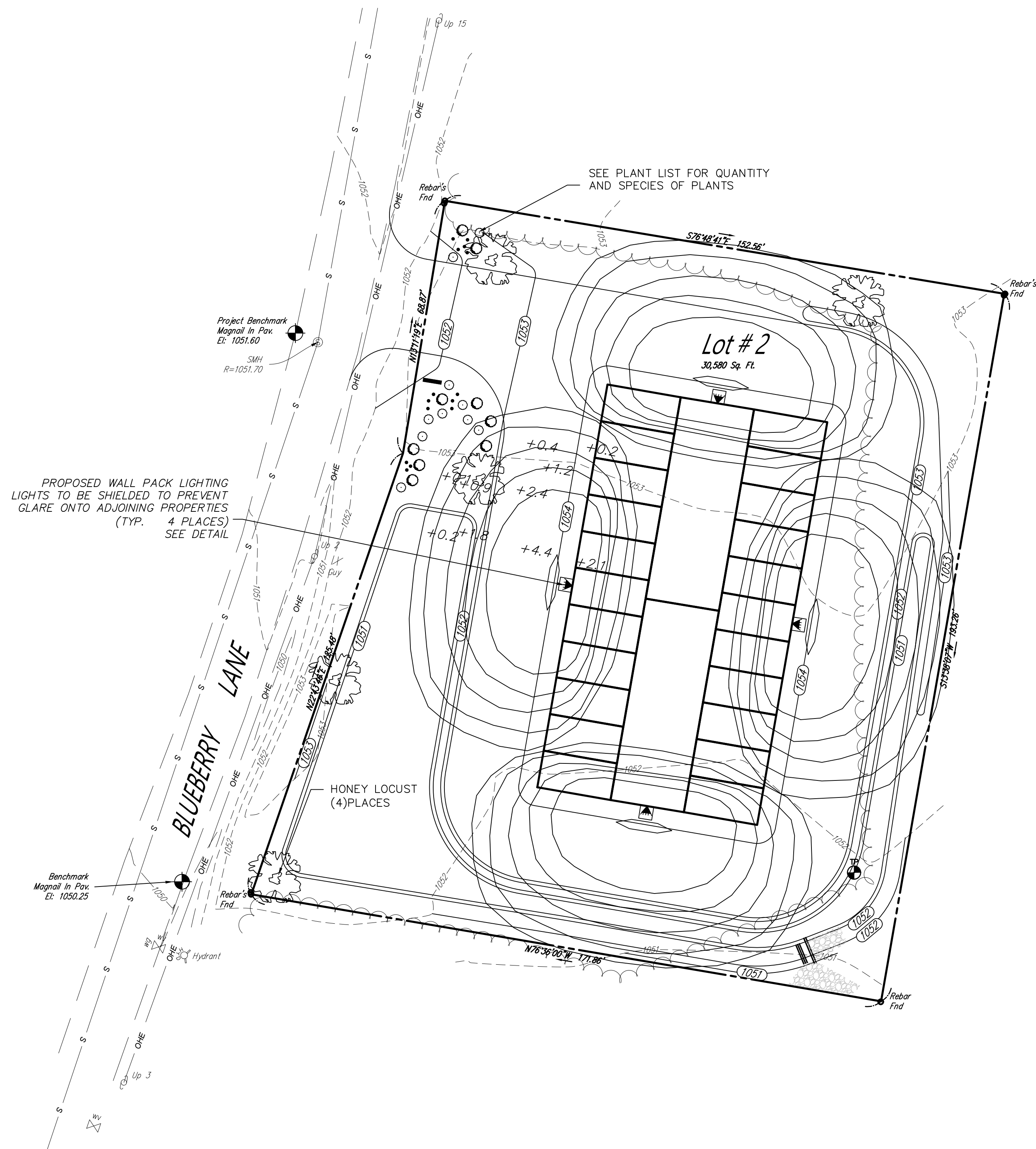
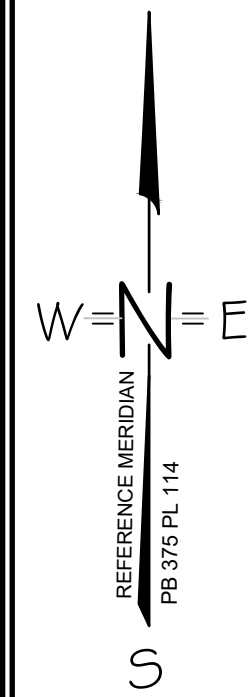
GROUND WATER ELEV (OBSERVED) 30"  
MOTTING ELEV (OBSERVED) 22"  
REFUSAL ELEV N/A



				JASON D. DUBOIS, P.E.  PROFESSIONAL ENGINEER MA.LIC.NO.: 48724	<div><div>NORTH</div><div></div></div>	SITE PLAN SITE ADDRESS: BLUEBERRY LANE LEICESTER, MA	DRAWN BY:  JSC	
				JEREMY S. CRÔTEAU, P.L.S.  PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722		SITE ADDRESS: BLUEBERRY LANE LEICESTER, MA	CK'D BY:  JDD	REV #:
						CLIENT: JUSTIN ZUFFANTE 140 SPENCER ROAD OAKHAM, MA 01068	DATE: 4-12-21	SCALE: 1'=20'
							PROJECT #: 21-122	DWG. NO.: S-1
NO.	DATE	REVISION	BY					

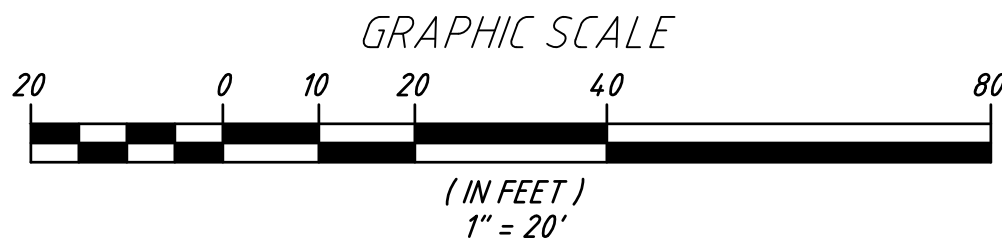
	ENGINEERING & SURVEY INC.	
550 GRANBERRY WILSONG RD CHARLTON, MA		508-769-8655 508-769-8656





SITE PLANT LIST

KEY		QTY.	BOTANICAL NAME	COMMON NAME	SIZE
•		14	TIGER LILY	LILIUM LANCI-FOLIUM	1 QT
○		10	HYDRANGEA	HYDRANGEA MACROPHYLLA	2 GALLON
⊙		9	RHODODENDRON	RHODODENDRON FERRUGINEUM	2 GALLON
⊛		5	HONEY LOCUST	GLEDITSIA TRIACANTHOS	2.5"-3", B&B
✱		17	ARBORVITAE	THUJA OCCIDENTALIS	3'-4'

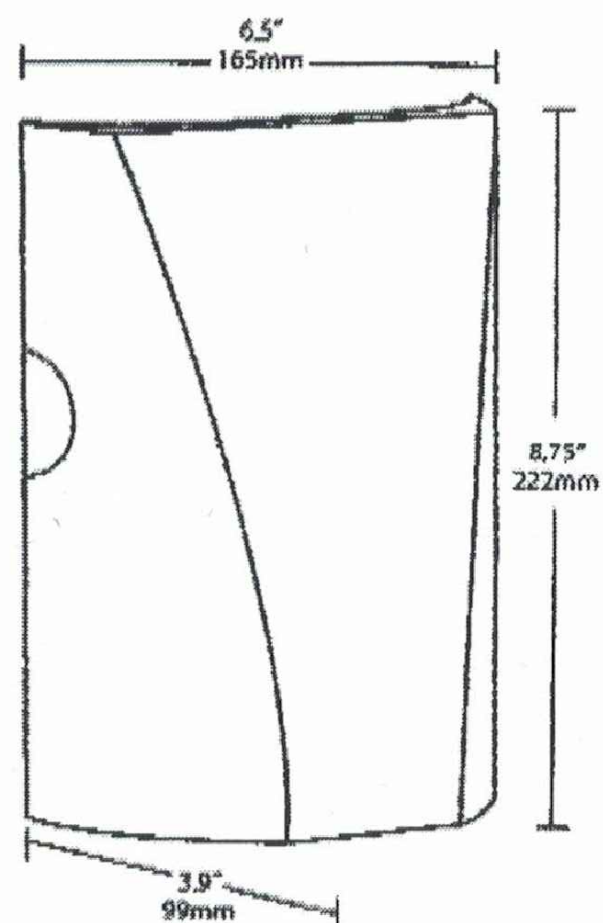


<div>NO. DATE REVISION BY</div>	<div>JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724</div> <div>JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722</div>	<div>NORTH</div> <div></div>	LANDSCAPE/LIGHTING PLAN		DRAWN BY: JSC	
			SITE ADDRESS: BLUEBERRY LANE LEICESTER, MA		CK'D BY: JDD	REV #: 0
			CLIENT: JUSTIN ZUFFANTE 140 SPENCER ROAD OAKHAM, MA 01068		DATE: 4-12-21	SCALE: 1"=20'
					PROJECT #: 21-122	DWG. NO.: L-1
<div><div>ENGINEERING &amp; SURVEY INC.</div></div> <div>333 GRANBERRY MEADOW RD CHARLTON, MA 01508</div> <div>508-759-8889 508-341-2127</div>						

SLIM18



Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable

WALL PACK LIGHTING DETAIL

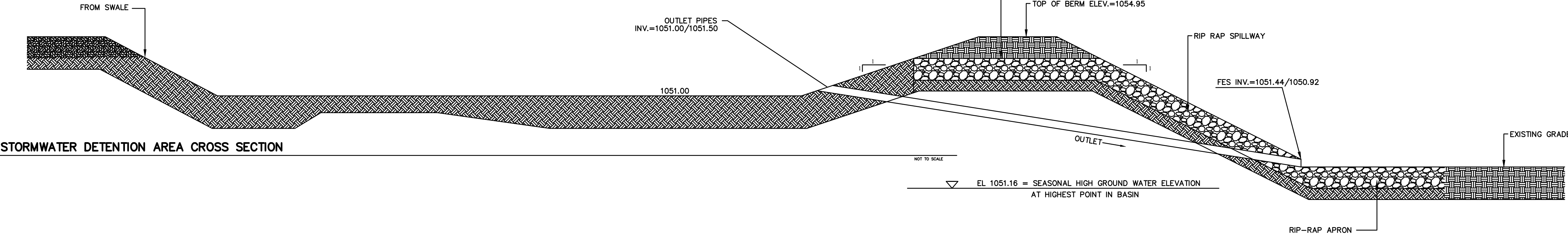
NOT TO SCALE

SIGN  
(SEE SITE PLAN)

3 1/2" WIDE HEAVY DUTY  
STEEL RAIL CHANNEL POST  
W/3/8" HOLES 1" O.C.  
GALVANIZED FINISH  
TUBE SET IN  
CONCRETE BASE  
APPROX. 12"DIA.  
x 30"d

SIGN DETAIL

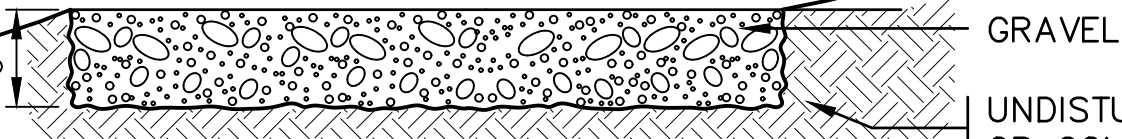
NTS



STORMWATER DETENTION AREA CROSS SECTION

EL 1051.16 = SEASONAL HIGH GROUND WATER ELEVATION  
AT HIGHEST POINT IN BASIN

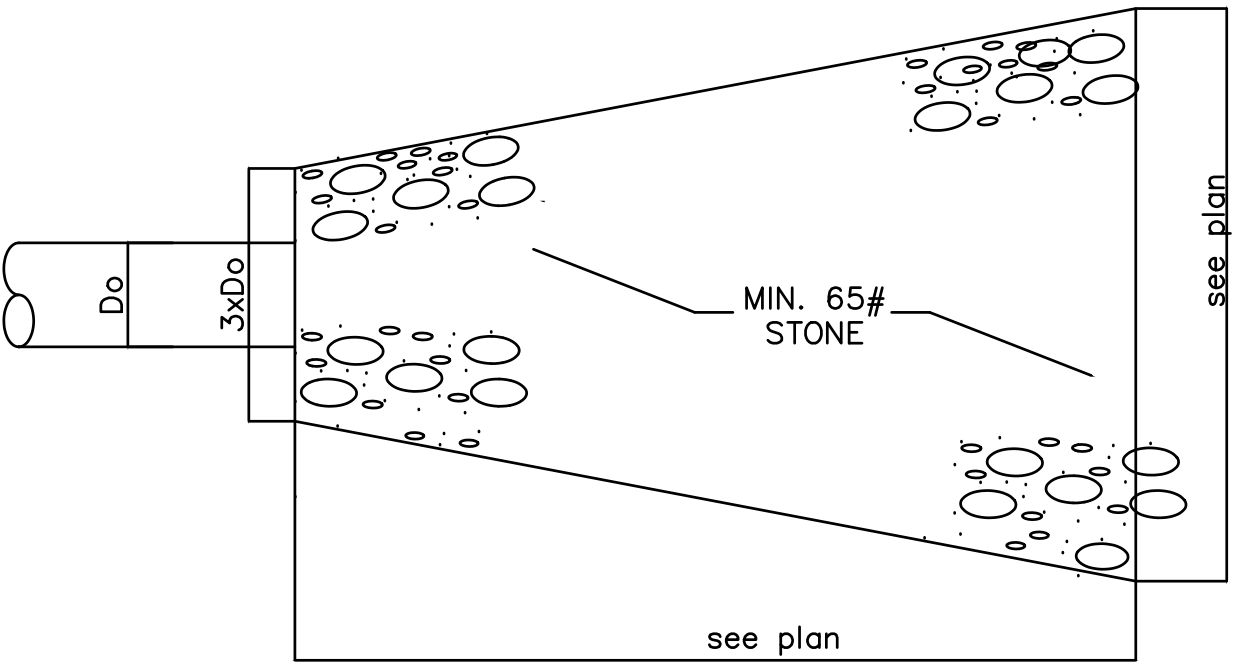
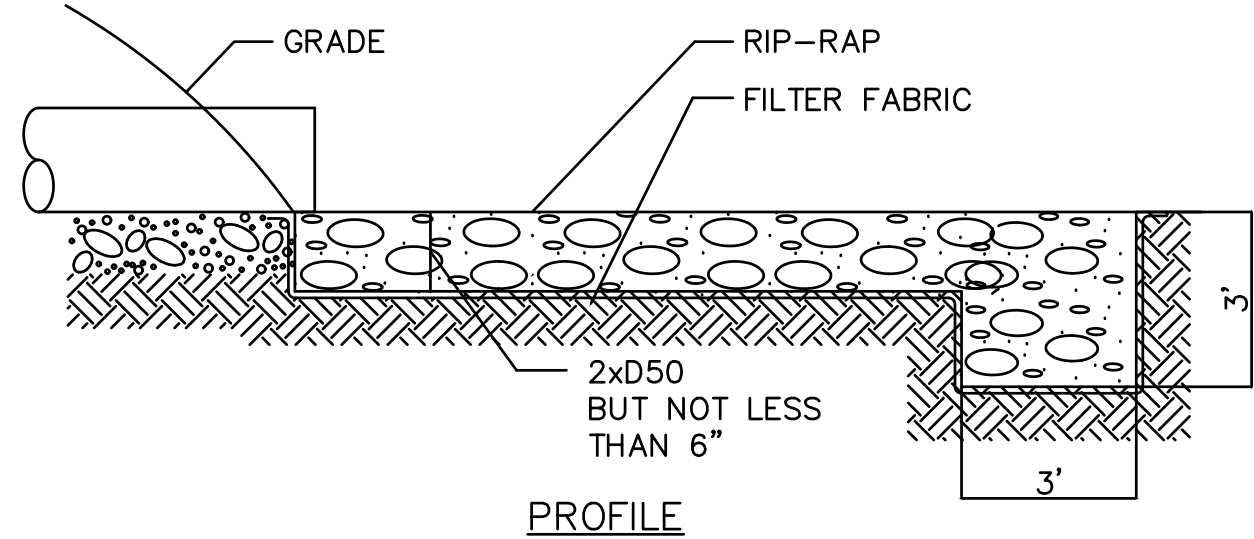
GRAVEL BASE IS TO CONFORM TO THE  
MASSDOT SPECIFICATION M1.03.1 PROCESSED  
GRAVEL FOR SUBBASE



UNDISTURBED EARTH  
OR COMPACTED SUBGRADE  
USE GEO TEXTILE IF CONDITIONS WARRENT

GRAVEL AREA DETAIL

NOT TO SCALE



RIP RAP APRON DETAIL

PLAN

NOT TO SCALE



NO.	DATE	REVISION	BY	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724	NORTH 	DETAILS SITE ADDRESS: BLUEBERRY LANE LEICESTER, MA CLIENT: JUSTIN ZUFFANTE 140 SPENCER ROAD OAKHAM, MA 01068	DRAWN BY: JSC CK'D BY: JDD DATE: 4-12-21 PROJECT #: 21-122	REV #: 0 SCALE: 1' = 20' DWG. NO.: D-1
				JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722			 888 GRANBERRY MEADOW RD CHARLTON, MA 800-759-8888 800-341-2127	



# Town of Leicester PLANNING BOARD

18

LEICESTER, MASSACHUSETTS, 01524-1333  
Phone: 508-892-7007 Fax: 508-892-7070  
[www.leicesterma.org](http://www.leicesterma.org)

## Memorandum

TO: Jason Dubois  
DC Engineering & Survey, Inc.  
[jdbub862001@yahoo.com](mailto:jdbub862001@yahoo.com)

FROM: Michelle R. Buck, AICP  
Town Planner/Director of Inspectional Services

DATE: May 24, 2021

RE: Blueberry Lane Self-Storage Special Permit Application  
PB File#: SP2021-06

---

I've reviewed the above referenced application and have the following comments and questions:

1. General  
The cover sheet of the plans contains a table labeled "District Dimensional Requirement." This table should be corrected to list the correct dimensions for structures in the BR-1 district (20,000 s.f. minimum lot size/150' frontage). Ideally, the table should also list what is provided (i.e. 30,580 s.f, etc.)
2. Requirement for 20' "Greenery"  
As we've discussed, the BR-1 Zoning District (Section 4.4 of the Zoning Bylaw), requires 20' of "greenery" around the perimeter of the lot. The plans must be revised to meet this requirement.
3. Elevation Plans  
Section II.F.10 of the Planning Board's Site Plan Regulations requires "Elevations for all exterior facades of the proposed structure including the type and color of materials to be used." No elevation plans were submitted.
4. Landscaping  
The Landscape/Lighting Plan (Sheet L-1) shows 17 *arborvitae* in the Site Plant List, but doesn't indicate the location of these *arborvitae* on the plans.



## Brooke Hammond

---

**From:** Dennis Griffin  
**Sent:** Wednesday, April 14, 2021 6:54 AM  
**To:** Brooke Hammond; jlennerton@aol.com; Michael Silva; Ken Antanavica; mwilson@leicesterfireems.org; Francis Dagle; Joe Wood  
**Cc:** Buck, Michelle  
**Subject:** RE: Special Permit Application - Blueberry Lane

Upon viewing the site and plans this Dept has no concerns at this time.

---

**From:** Brooke Hammond <hammondb@leicesterma.org>  
**Sent:** Tuesday, April 13, 2021 4:57 PM  
**To:** jlennerton@aol.com; Michael Silva <SilvaM@leicesterma.org>; Ken Antanavica <antanavicak@leicesterpd.org>; mwilson@leicesterfireems.org; Dennis Griffin <griffind@leicesterma.org>; Francis Dagle <DagleF@leicesterma.org>; Joe Wood <joe@lwsd.net>  
**Cc:** Buck, Michelle <BuckM@leicesterma.org>  
**Subject:** Special Permit Application - Blueberry Lane

The Planning Board has received a new application, as summarized below. Comments, if any, should be submitted by email to [hammondb@leicesterma.org](mailto:hammondb@leicesterma.org) or [planning@leicesterma.org](mailto:planning@leicesterma.org).

**Type of Application:** Special Permit  
**Project Name:** Blueberry Lane Self-Storage  
**Location/Description:** Blueberry Lane (Map 26A, Block B, Lot 2)/Single building self-storage facility  
**Water/Sewer:** LWSD  
**Planning Board Meeting Date:** 5/18/2021  
**Deadline for Comments:** 5/18/2021

The application & plans are available at the link below:

<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

## Brooke Hammond

Planning, Conservation, and ZBA Assistant  
 Town of Leicester  
 (508) 892-7007

*Please note that Leicester Town Hall is closed on Fridays.*

## Brooke Hammond

---

**From:** Joe Wood <joe@lwsd.net>  
**Sent:** Thursday, April 15, 2021 8:25 AM  
**To:** Brooke Hammond  
**Subject:** RE: Special Permit Application - Blueberry Lane

Hi Brooke,

The Leicester Water Supply District does have water and sewer available on Blueberry lane.

If a fire hydrant/ sprinkler system is required by the Fire Department, the applicant will have to work with the District on connection fees.

Best regards,  
 Joe

Joseph H. Wood, Superintendent  
 Leicester Water Supply District  
 PO Box 86 - 124 Pine Street  
 Leicester, Ma 01524  
 tel: 508 892-8484  
 fax 508 892-1812  
[joe@lwsd.net](mailto:joe@lwsd.net)

---

**From:** Brooke Hammond <hammondb@leicesterma.org>  
**Sent:** Tuesday, April 13, 2021 4:57 PM  
**To:** jlenneron@aol.com; Michael Silva <SilvaM@leicesterma.org>; Ken Antanavica <antanavicak@leicesterpd.org>; mwilson@leicesterfireems.org; Dennis Griffin <griffind@leicesterma.org>; Francis Dagle <DagleF@leicesterma.org>; Joe Wood <joe@lwsd.net>  
**Cc:** Buck, Michelle <BuckM@leicesterma.org>  
**Subject:** Special Permit Application - Blueberry Lane

The Planning Board has received a new application, as summarized below. Comments, if any, should be submitted by email to [hammondb@leicesterma.org](mailto:hammondb@leicesterma.org) or [planning@leicesterma.org](mailto:planning@leicesterma.org).

**Type of Application:** Special Permit  
**Project Name:** Blueberry Lane Self-Storage  
**Location/Description:** Blueberry Lane (Map 26A, Block B, Lot 2)/Single building self-storage facility  
**Water/Sewer:** LWSD  
**Planning Board Meeting Date:** 5/18/2021  
**Deadline for Comments:** 5/18/2021

The application & plans are available at the link below:

<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

**Brooke Hammond**

Planning, Conservation, and ZBA Assistant

Town of Leicester

(508) 892-7007

*Please note that Leicester Town Hall is closed on Fridays.*

**Brooke Hammond**

---

**From:** Ken Antanavica <antanavicak@leicesterpd.org>  
**Sent:** Wednesday, April 14, 2021 10:59 AM  
**To:** Brooke Hammond  
**Subject:** RE: Special Permit Application - Blueberry Lane

Good morning Brooke:

The Police department has no objection to these plans as presented. (Blueberry Lane Self-Storage)

*Thank You*

*Chief Kenneth M Antanavica  
 Leicester Police Department  
 90 S. Main St.  
 Leicester, Ma 01524  
 (508) 892-7010 ext 2010  
 Fax (508) 892-7012*

---

**From:** Brooke Hammond <hammondb@leicesterma.org>  
**Sent:** Tuesday, April 13, 2021 4:57 PM  
**To:** jlenneron@aol.com; Michael Silva <SilvaM@leicesterma.org>; Ken Antanavica <antanavicak@leicesterpd.org>; mwilson@leicesterfireems.org; Dennis Griffin <griffind@leicesterma.org>; Francis Dagle <DagleF@leicesterma.org>; Joe Wood <joe@lwsd.net>  
**Cc:** Buck, Michelle <BuckM@leicesterma.org>  
**Subject:** Special Permit Application - Blueberry Lane

The Planning Board has received a new application, as summarized below. Comments, if any, should be submitted by email to [hammondb@leicesterma.org](mailto:hammondb@leicesterma.org) or [planning@leicesterma.org](mailto:planning@leicesterma.org).

**Type of Application:** Special Permit  
**Project Name:** Blueberry Lane Self-Storage  
**Location/Description:** Blueberry Lane (Map 26A, Block B, Lot 2)/Single building self-storage facility  
**Water/Sewer:** LWSD  
**Planning Board Meeting Date:** 5/18/2021  
**Deadline for Comments:** 5/18/2021

The application & plans are available at the link below:

<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

**Brooke Hammond**

Planning, Conservation, and ZBA Assistant  
 Town of Leicester

(508) 892-7007

*Please note that Leicester Town Hall is closed on Fridays.*

For Planning Office Use: File #: _____
---

## Leicester Planning Board Site Plan Review & Special Permit Application Form

**PERMIT TYPE:**    ☐ Special Permit    ☐ Site Plan Review

### CONTACT INFORMATION

Owner Information			
<b>Name:</b>		<b>Company Name:</b>	
<b>Signature:</b>			
<b>Address:</b>			
<b>Phone:</b>		<b>Email:</b>	
Applicant Information			
<b>Name:</b>		<b>Company Name:</b>	
<b>Signature:</b>			
<b>Address:</b>			
<b>Phone:</b>		<b>Email:</b>	
Primary Contact Person <small>(The person that will be contacted by Planning Board staff during the application process.)</small>			
<b>Name:</b>		<b>Company Name:</b>	
<b>Address:</b>			
<b>Phone:</b>		<b>Email:</b>	

### PROJECT INFORMATION

<b>Project Address:</b>		<b>Zoning District:</b>	
<b>Assessors Map &amp; Parcel #</b>		<b>Deed Reference (Book &amp; Page):</b>	
<b>Applicable Zoning Bylaw Section(s):</b>			
<b>Proposed Land Use:</b>			
<b>Existing Land Use:</b>			

For Planning Office Use:  
File #: \_\_\_\_\_

## PROJECT INFORMATION, Continued

<b>Size of Proposed Structure(s):</b>		
<b>Total Lot Area:</b>		
<b>Water Source:</b> (Select One)	<input type="checkbox"/> Private Well	<input type="checkbox"/> Cherry Valley & Rochdale Water District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
<b>Sewer Source:</b> (Select One)	<input type="checkbox"/> Private Septic System	<input type="checkbox"/> Cherry Valley Sewer District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
	<input type="checkbox"/> Oxford Rochdale Sewer District	
<b>Brief Project Description:</b> Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.]		

## Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input type="checkbox"/> Detailed Project Narrative including any waiver requests <sup>1</sup>	<input type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Documentation of Availability of Water & Sewer <input type="checkbox"/> n/a	<input type="checkbox"/> Certified Abutters List (1 copy) <sup>2</sup> <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Fees <sup>3</sup>	<input type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

<sup>1</sup> See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).

<sup>2</sup> certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f or 2 acres or more of tree clearing)

<sup>3</sup> Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

For Planning Board Use:			
<b>Date of Submittal:</b>			
<b>Public Hearing/Meeting Date(s):</b>			
<b>Date of Planning Board Vote:</b>			
<b>Date Decision Filed with Town Clerk:</b>			



We are Patrick Flynn and Jennifer Wright, owner/operators of Black Sheep Bah-Bah-Q & Kitchen LLC, a newly re-built BBQ Smoker trailer with a full kitchen. We recently signed a lease with the owner of 1535 Main Street, Leicester, MA in order to use the property as a semi-permanent vending location through the end of October with a month to month agreement afterwards.

Our Lease Agreement details that we will be using only part of the land, from the back of the existing building forward to the road. We will not be occupying the building and, in fact, the property owner has said that he will be responsible for boarding it up so access is unavailable to the public.

Our trailer is equipped with two propane tanks to fuel the indoor kitchen equipment, and a generator to supply electricity to the refrigeration, etc. The smoker unit is a 6' wood fired smoker located at the front of the trailer itself. We will be bringing and securely storing all our water, both potable and non, as well as removing all grey and black water from the premises in approved storage and transport containers. Grey water and used fryer oil will be disposed of at The Worcester County Food Truck Center, 67 Main Street, Boylston, MA, where we have purchased a membership. Black water will be disposed of at an approved facility.

There is 400 feet of street frontage on this property, with over 31 feet of it being the eastern entrance. We will use this as both in and out, with parking along the snow fence at the back of our usable portion of the property. There is ample space to accommodate 10 parking spaces, 3 for employees, 5 for customers, and 2 designated for handicap van access. The handicap parking spot will be posted with ADA compliant signage closer to the trailer for ease of access. Our trailer will be placed at the approximate midpoint of the building to allow for plenty of room for people to approach the trailer, order and pick up food. We will put decking with ramps both on and off to comply with ADA regulations.

Our business model allows for online ordering, so some situations will be simply pick-up. We would like to place some high top tables within our leased space to accommodate guests that would like to enjoy their food on the spot. We will be smoking meat and preparing all other items on the vehicle. We would potentially be open for business Tuesday through Sunday during both lunch and dinner times. Our Mobile Food Establishment Application and supporting documents have been submitted to Mr. Dagle and the Board of Health as has our New Business License Application.

We look forward to opening up as soon as possible, please let me know if there are any other documents you require.

Thank you,  
Jennifer Wright & Patrick Flynn  
Black Sheep Bah-Bah-Q & Kitchen LLC



revised 5/19/2021

No entry sign

Traffic In and Out

snow fence

trailer

ramp

31' of accessible driveway

handicap parking

parking





**From:** [Buck, Michelle](#)  
**To:** ["Jennifer Wright"; Brooke Hammond](#)  
**Cc:** [Brooke Hammond](#)  
**Subject:** RE: Black Sheep  
**Date:** Thursday, May 20, 2021 9:51:00 AM

---

Thanks for the revised plan. The Board will review before the next meeting (we'll put it online today, and it will be sent directly to the Board members next week when we send out meeting packets for the 6/1/2021 meeting). A couple things should be added the plans: proposed location of high-top tables and number of parking spaces (at least approximate) – parking spaces are supposed to be 10' wide, so it looks like maybe 12 or so would fit in addition to the handicapped space. It's possible the Board may want some improvement to the driveway (such as added gravel).

Michelle R. Buck, AICP  
 Leicester Town Planner/Director of Inspectional Services  
 508-892-7007  
[buckm@leicesterma.org](mailto:buckm@leicesterma.org)

*Please note that Leicester Town Hall is closed on Fridays.*

---

**From:** Jennifer Wright <info@blacksheepbahbahq.com>  
**Sent:** Wednesday, May 19, 2021 4:24 PM  
**To:** Buck, Michelle <BuckM@leicesterma.org>; Brooke Hammond <hammondb@leicesterma.org>  
**Subject:** Black Sheep

Hi ladies,

Thanks so much for getting us on the agenda last night. We really appreciate it.

I'm writing to ask what happens next? Will the plan be reviewed before the next meeting? Will the Board vote to fully approve at that point?

Thanks for your patience with my many questions, we are excited to move forward!  
 Jen and Pat

## Brooke Hammond

---

**From:** Michael Wilson <mwilson@leicesterfireems.org>  
**Sent:** Wednesday, May 26, 2021 9:07 AM  
**To:** Brooke Hammond  
**Subject:** Re: Request for Comment - SPR 1535 Main Street

I been in contact with them and told them they need to permit the propane storage and have the food truck inspected by the fire dept.

On Wed, May 26, 2021 at 8:56 AM Brooke Hammond <[hammondb@leicesterma.org](mailto:hammondb@leicesterma.org)> wrote:

The Planning Board has received a new application, as summarized below. Comments, if any, should be submitted by email to [hammondb@leicesterma.org](mailto:hammondb@leicesterma.org) or [planning@leicesterma.org](mailto:planning@leicesterma.org).

**Type of Application:** Site Plan Review

**Project Name:** Black Sheep Bah-Bah-Q

**Location/Description:** 1535 Main St/seasonal food truck vending location

**Water/Sewer:** N/A

**Planning Board Meeting Date:** June 1, 2021

**Deadline for Comments:** June 1, 2021

The application & plans are available at the link below:

<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

## Brooke Hammond

Planning, Conservation, and ZBA Assistant

Town of Leicester

(508) 892-7007

*Please note that Leicester Town Hall is closed on Fridays.*

**Brooke Hammond**

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**From:** Ken Antanavica <antanavicak@leicesterpd.org>  
**Sent:** Wednesday, May 26, 2021 1:10 PM  
**To:** Brooke Hammond  
**Subject:** RE: Request for Comment - SPR 1535 Main Street

Hello Brooke:

I have no objection to the revised plan for the Black Sheep Bah-Bah Q.

*Thank You*

*Chief Kenneth M Antanavica  
 Leicester Police Department  
 90 S. Main St.  
 Leicester, Ma 01524  
 (508) 892-7010 ext 2010  
 Fax (508) 892-7012*

---

**From:** Brooke Hammond <hammondb@leicesterma.org>  
**Sent:** Wednesday, May 26, 2021 8:56 AM  
**To:** jlennerton@aol.com; Michael Silva <SilvaM@leicesterma.org>; Ken Antanavica <antanavicak@leicesterpd.org>; mwilson@leicesterfireems.org; Mike Dupuis <mdupuis@leicesterfireems.org>; Francis Dagle <DagleF@leicesterma.org>  
**Subject:** Request for Comment - SPR 1535 Main Street

The Planning Board has received a new application, as summarized below. Comments, if any, should be submitted by email to [hammondb@leicesterma.org](mailto:hammondb@leicesterma.org) or [planning@leicesterma.org](mailto:planning@leicesterma.org).

**Type of Application:** Site Plan Review  
**Project Name:** Black Sheep Bah-Bah-Q  
**Location/Description:** 1535 Main St/seasonal food truck vending location  
**Water/Sewer:** N/A  
**Planning Board Meeting Date:** June 1, 2021  
**Deadline for Comments:** June 1, 2021

The application & plans are available at the link below:  
<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

**Brooke Hammond**

Planning, Conservation, and ZBA Assistant  
 Town of Leicester  
 (508) 892-7007  
*Please note that Leicester Town Hall is closed on Fridays.*



# Town of Leicester PLANNING BOARD

31

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

**DRAFT 5/25/2021**

## **SITE PLAN APPROVAL ORDER OF CONDITIONS**

**Date:**

**File Number:** SPR2021-01

**Project Name:** Black Sheep Bah-Bah-Q Kitchen LLC

**Applicant:** Jennifer Wright  
100 Asnebumskit Road  
Paxton, MA 01612

**Owner:** 123 Kids LLC  
Attn: James Laney  
71 Hillsville Road  
North Brookfield, MA 01535

**Proposed Use:** Semi-Permanent Food Truck/Take-Out Restaurant

**Location:** 1535 Main Street  
Assessors Map 18B, Parcel B4

**Zoning:** Highway Business Industrial 1 (HB-1)

**Deed Ref.:** Book 39010/Page 199

**Water/Sewer:** n/a

**Subject:** Application for Site Plan Approval under §5.2 of the Leicester Zoning By-laws

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The decision of the Planning Board on the above-referenced application is as follows:

***PROCEDURAL HISTORY:***

1. On May 19, 2021 an application for Site Plan Approval in accordance §5.2 of the Leicester Zoning By-laws was submitted to the Leicester Planning Board. All application materials are on file with the Planning Board. The Board's decision is based on the following submittal(s) as well as the documents described in paragraph 4 below:
  - A. Site Plan Application (Application Form & Project Narrative).
  - B. Aerial map showing proposed location of trailer, fencing, parking, and entrance/exits (undated)
  - C. Revised narrative and map received 5/19/2021
2. The Planning Board voted to allow temporary operation pending Site Plan Approval at their meeting of May 18, 2021. Discussion of the Site Plan application was held at the Planning Board meeting(s) of June 1, 2021.
3. During the review process, the following documents, exhibits and plans were submitted to the Planning Board:

- A. The plans and submittals referred to above;
  - B. Written comments from the following Town Boards and Departments: **Town Planner,**
- 

## ***FINDINGS***

1. The Applicant is seeking approval to locate a semi-permanent food truck (BBQ smoker trailer with a full kitchen) on a year-round basis on a portion of property at 1535 Main Street (§3.2.03.6, Restaurant). The property is located in the Highway Business Industrial 1 (HB-1) zoning district. Pursuant to the Leicester's Zoning Bylaw, §5.2, the project requires Planning Board Site Plan Review (§5.2.02.1.a: 10,000 square feet of new land area devoted to a use and §5.2.02.1.b.: addition or creation of a drive-in or drive-through establishment).
2. The existing vacant structure will not be used and will be boarded up to restrict access to the public. The operation will be primarily take-out, with some limited seating at outdoor tables on-site. There will be deck structure constructed adjacent to the food truck.
3. The trailer is equipped with two propane tanks to fuel the indoor kitchen equipment and a generator to supply electricity to the refrigeration, etc. The smoker unit is a 6' wood fired smoker located at the front of the trailer itself. The applicant will be bringing and securely storing all necessary potable and non-potable water, as well as removing all grey and black water from the premises in approved storage and transport containers. Grey water, black water, and used fryer oil will be properly disposed of at approved facilities.
4. There are **xx** parking spaces proposed in the area designated for parking, including 1 handicapped-accessible space. There isn't a specific category in Leicester's Parking Regulations for this use.
5. Section 5.2.05 of the Zoning By-law contains Standards for Site Plan Approval (standards A-G). With regard to the Applicant's development proposal, the Planning Board makes the following findings pursuant to this section:
  - A. **The use complies with all the provisions of the Leicester Zoning By-Law;**  
The Board finds that the proposed project meets this standard as described and conditioned in this Decision.
  - B. **The use will not materially endanger or constitute a hazard to the public health;**  
The Board finds that the proposed project, subject to the conditions set forth in this decision, will not constitute a hazard to public health or safety.
  - C. **The use will not create undue traffic congestion or unduly impair pedestrian safety;**  
The Board finds that the project will not create undue traffic congestion or unduly impair pedestrian safety as conditioned herein.
  - D. **Sufficient off-street parking exists or will be provided to serve the use;**  
The Board finds parking sufficient to serve the use.
  - E. **The use can be adequately served by water, sewer, and other necessary utilities, or if these are unavailable, that they will be brought to the site at the owner's expense; or, the Planning Board is satisfied that the proposed alternatives will comply with all applicable regulations;**  
The Board finds the that the project meets this standard.



- F. The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or ground water;

There are no proposed site changes that would affect surface water runoff.

- G. The use will not result in any undue disturbance to adjoining property owners or the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

The Board finds that this project, as conditioned herein, meets this standard.

#### **WAIVERS:**

The Planning Board agrees to accept the plans and related materials as is and to waive some provisions of Planning Board requirements, including the following:

- Site Plan Rules & Regulations (§II.A Site Plan, and §II.B Locus Plan)

#### **DECISION:**

At its meeting of \_\_\_\_\_, the Planning Board voted to approve the Site Plan referenced above pursuant to Section 5.2 of the Leicester Zoning By-laws. As used in this decision, the term "Applicant" as set forth herein shall mean the Applicant, its heirs, successors and assigns. The term "Board" as set forth herein shall mean the Planning Board. The term "Town" shall mean the Town of Leicester, Massachusetts. Unless otherwise indicated herein, the Board may designate an agent or agents to review and approve matters set forth herein. Approval by the Planning Board shall not be construed as approval from any other board, official or agency that is needed regarding permitting for this project. The Planning Board's approval is subject to the conditions and waivers contained in this Order of Conditions.

#### **CONDITIONS**

##### **Pre-Construction**

1. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address, email, and business phone number of the individual who shall be responsible for all construction activities on site.
2. Prior to the issuance of a building permit, all required federal, state, and local permits and licenses for the construction of the facility which is the subject matter of the building permit shall be obtained and presented to the Building Inspector.

##### **General**

3. All improvements shall be constructed in accordance with the approved plans of record and this Order of Conditions. This approval is dependent upon and limited to the proposals and plans contained in the application (as revised through the course of the review process) and supporting documents submitted and affirmed by the Applicant. No substantial corrections, field modifications, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board, which in its sole discretion, may determine such substantiality. Any requests for substantial modifications shall be made to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary and supporting documentation.
4. Unauthorized deviations from the approved plan may result in the Planning Board seeking the issuance of a Cease and Desist Order until the deviation is addressed. Violation of any

condition contained herein or failure to comply with the approved plan shall subject the Applicant to a zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A.

5. In accordance with Section 5.2.07 of the Zoning By-laws, construction on the site must be started or substantial activity commenced by \_\_\_\_\_ (one year from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion by \_\_\_\_\_ (two years from the date of approval). Such deadlines may be extended in accordance with Section 5.2.07 for good cause upon the written request of the applicant prior to the specified deadline. If the time period for commencement or completion has elapsed, the rights granted by the site plan approval shall expire and may be reestablished only after another site plan review under Section 5.2.
6. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.
7. The use shall not result in any undue disturbance to adjoining property owners or to the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.
8. All travel lanes and parking areas shall remain accessible and clear of snow year-round while the business is in operation. In such instances where snow storage areas are not sufficient to accommodate heavy snow, the Applicant shall remove snow off site to ensure that all travel lanes and parking areas are accessible.
9. All signs shall comply with Section 3.2.07 of the Zoning By-law, unless a special permit or variance is granted by the Zoning Board of Appeals.

**Project-Specific Conditions:**

1. Hours of operation shall be \_\_\_\_\_. The Planning Board may modify hours of operation upon the written request of the Applicant.
2. Other project-specific conditions?

**Construction**

10. During construction, the Applicant shall comply with all local, state and federal laws regarding noise, vibration, dust and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction on exterior features shall not commence on any day before 7:00AM and shall not continue beyond 7:00PM; provided, however, that such construction shall not commence on Saturday before 8:00AM and shall end at 3:00PM. There shall be no construction on any Sunday or state or federal legal holiday.
11. Members or agents of the Planning Board shall have the right to enter the site at reasonable times to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
12. The Applicant and/or property owner shall provide at least forty-eight (48) hour notice to the Town Planner and the Planning Board's engineer, prior to commencing any work on the site that requires inspection or review.

13. Sediment tracked onto abutting public or private ways from construction activities shall be swept at the conclusion of each construction day, until all work areas have been properly stabilized.

**Occupancy**

14. The Applicant shall notify the Planning Board when work is complete and ready for inspection.
15. The Applicant is required to receive a Certificate of Project Completion from the Planning Board or its designee. No Certificate of Project Completion shall be issued until the improvements required by the approved plan and conditions of approval have been completed. Prior to the issuance of a Certificate of Project Completion, all site improvements, landscaping, and infrastructure specified on the plans shall be constructed and installed to adequately serve said Facility, unless adequate security has been provided, reasonably acceptable to the Board, to ensure such completion. Any such performance guarantee shall be approved as to form by the Board's designee.

-continued on following page-

***RECORD OF VOTE***

The Board vote was \_\_\_\_\_in favor of approval, \_\_\_\_\_ opposed.

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Jason Grimshaw, Chair

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Debra Friedman, Vice Chair

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Sharon Nist

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Jaymi-Lyn Souza

Copy of Decision sent to:

Town Clerk

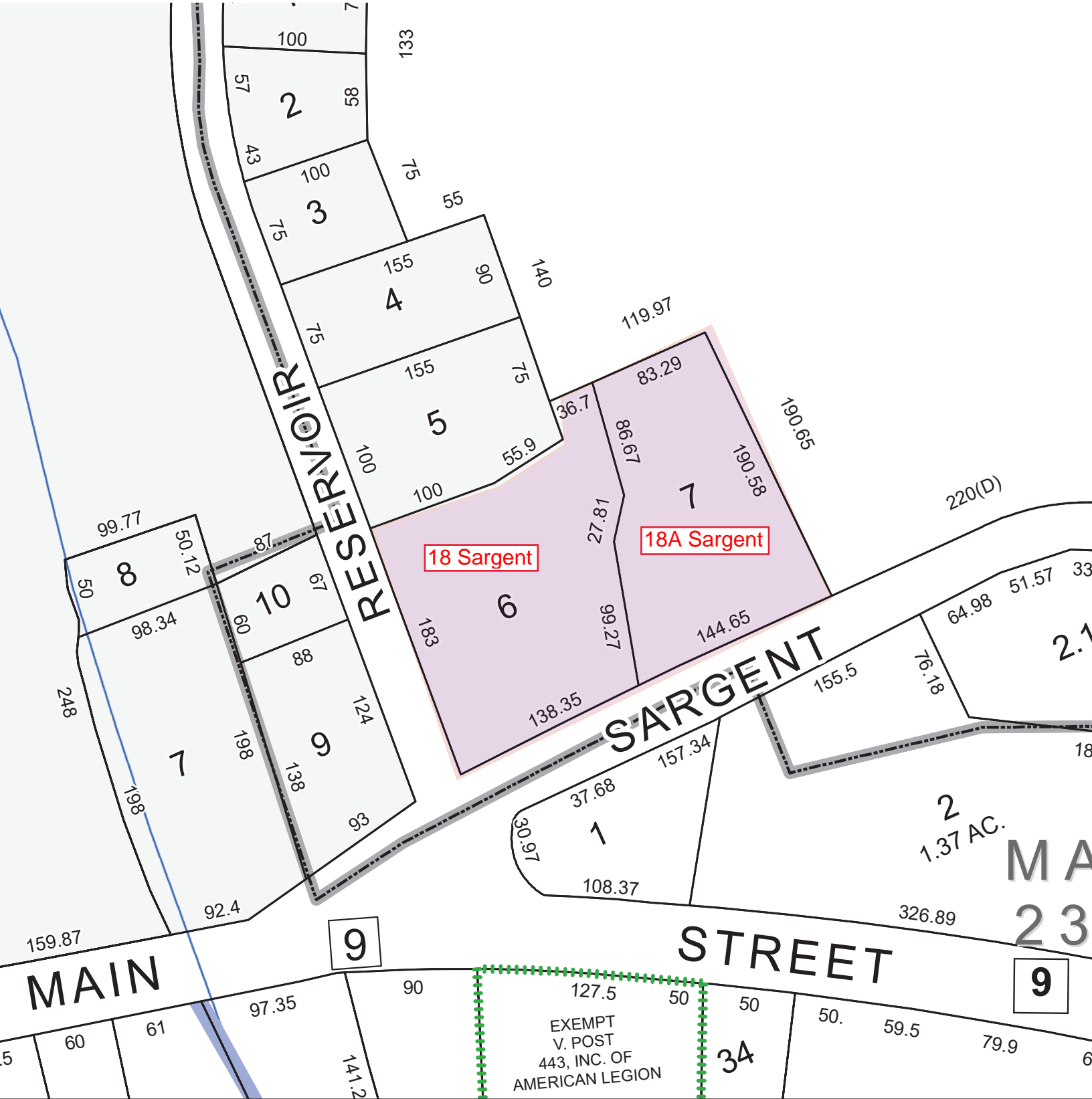
Applicant

Owner

Building Inspector

Assessors Office

Town Administrator





## LEICESTER PLANNING BOARD

### MEETING MINUTES 5/4/2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Debra Friedman (Vice-Chair), Sharon Nist, James Reinke (Associate)

MEMBERS ABSENT: Jaymi-Lyn Souza

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

TIME: 7:00 PM

*Note: This meeting was held virtually using GoToMeeting.*

### ORDER OF BUSINESS\*

1. 7:00PM     **Public Hearing, Zoning Bylaw Amendment**  
Marijuana Establishments: amendments to allow delivery and to increase the cap on marijuana retailers from 1 to 2 establishments
2. 7:15PM     **Continued Public Hearing, Special Permit**  
803 Main St, Afro Evolution Steppers (SP2021-04), reuse of existing structure for dance studio and hair braiding salon (Applicant: Candice Pabarroo)
3. 7:30PM     **Continued Public Hearing, Special Permit**  
WorcShop/11 Hankey Street (SP2021-03), Makerspace (Applicant: The WorcShop)
4. 7:45PM     **Approval of Minutes**
  - April 6, 2021
5. 8:00PM     **Town Planner Report/General Discussion:**
  - A. Discussion of Greenville Village NB District amendments (Patrick Carroll)
  - B. Planning Board Report on Zoning Bylaw Amendments
  - C. Miscellaneous Project Updates
  - D. Board Member Committee Updates
6. **Adjourn**

Mr. Grimshaw called the meeting to order at 7:02 PM.

#### **1. Public Hearing, Zoning Bylaw Amendment.**

Ms. Buck provided an overview. During the previous public hearing for marijuana-related amendments [which included amendments related to delivery services and increasing the cap on retail establishments] the proposal was amended to eliminate the increase in the cap because of what was believed to be lack of support from the Select Board. The hearing was closed. At a later Select Board meeting, they voted 4-1 in support of increasing the number of marijuana retail facilities allowed to 2. The Planning Board re-opened the hearing to discuss increasing the retail cap. Marijuana-related uses are prohibited in Residential districts, and the buffers required for residential districts affect the entire Central Business (CB) district. A small correction will be made to the use table 3.2.03, changing #23 'Marijuana Delivery Operator' in the CB district from being allowed by special permit to prohibited [change "SP" to "N"].

Ms. Friedman asks a member of the Select Board to explain why they decided to support another retail establishment. Mr. Duggan, Select Board member, says the stigma surrounding marijuana establishments needs to be changed. Ms. Friedman asks what the economic advantages will be adding a second marijuana retail location in town. Mr. Duggan says new businesses always increase tax revenue. Ms. Friedman asks if there's a Host Community Agreement in place and Mr. Duggan doesn't know the current status. Ms. Friedman notes the potential new retailer would most likely have to sign an agreement.

*Public Comment*

Doug Belanger says the principal of the host agreement with Cultivate was that they could afford to give Leicester a bigger deposit, as well as a percentage of their sales for a year after. He suggests that splitting the customer base just splits the revenue to the town in 2 as opposed to increasing revenue.

Christopher Fevry, who is looking to open a retail marijuana establishment in town, explains his business would be a small, socially-conscious run business. Mr. Fevry says it would be a competitive advantage to have two retail facilities. He believes that host community agreements will not be required by other towns in the near future but is willing to work with Leicester on a mutually beneficial agreement for a second retail facility.

Rob Lally of Cultivate Holdings agrees with Mr. Belanger that a second retail facility would only split the consumers between two buildings because they would both be competing for the same customer base.

Victor Piniero, attorney representing Lee Dykas, agrees that the retail cap should be increased but wants the town to allow for 3 retail facilities.

Mr. Reinke says the benefit to having more than one retail location is that one of the establishments will either create a better product or will offer the same product for cheaper. Regardless, it offers consumers in town more options. Mr. Fevry notes that the cannabis market is destination based and will inevitably bring more consumers into Leicester. Mr. Belanger says the initial host community agreement with Cultivate promised they would be the sole retail establishment in town. Ms. Friedman confirms Mr. Belanger's statement, but says it should be left to the voters on Town Meeting floor to decide on the proposed retail increase.

**Motion:** Ms. Friedman moves to increase the number of permitted marijuana retail establishments to two in the town of Leicester.

**Second:** Ms. Nist

**Discussion:** Mr. Reinke asks if Ms. Friedman considered allowing three. Ms. Friedman says that her motion was to allow two retail facilities, but at Town Meeting voters have the ability change that to three if they desire.

Select Board member Mr. Antanavica agrees that agreement with the public was to allow one, but it should be left to the voters at Town Meeting to make the final decision.

Mr. Belanger expressed concern that the process to original allow marijuana retail involved an extensive public hearing process, and he feels that the current process was more limited.

**Roll Call Vote:** (3-0-0)

[Note: Part of the zoning amendment was missed in the original motion to approve.]



**Motion:** Ms. Friedman moves to change the marijuana delivery from being allowed by special permit to being prohibited in the Central Business district.

**Second:** Ms. Nist

**Discussion:** None

**Roll-Call Vote:** (3-0-0)

## **2. Continued Public Hearing, 803 Main St/Afro Evolution Steppers (SP2021-04)**

The applicant submitted revised floor plan with measurements prior to the meeting. The site does not require a parking waiver based on occupancy load. There will be one entrance and one exit designated by appropriate signage. Ms. Pabaroo will have exterior lights and streetlights illuminating the parking lot. The Board agrees these changes adequately address their previous concerns.

**Motion:** Ms. Friedman moves to approve the Special Permit for 803 Main Street.

**Second:** Ms. Nist

**Discussion:** None

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

## **3. Continued Public Hearing, 11 Hankey St/WorcShop (SP2021-03)**

Mr. DeSota provided lighting detail and cut sheets to the Board for the fully controllable LED slim area lights. An exterior storage policy was given to all WorcShop members and all unnecessary exterior storage has been cleaned up since the last Planning Board meeting. An operation & management company was hired by the WorcShop to provide guidance in regard to building and property management. Mr. DeSota also provided the Board with the exterior storage plan, which consists of 12 storage units placed on the northeast section of the property. No hazardous materials are to be stored in the outdoor storage containers. Mr. Meraki will submit a plan in the future if the WorcShop plans to have any outdoor project space.

Ms. Friedman noticed a burn pit with chairs surrounding it behind the storage containers during a site visit. Mr. Meraki says members have plasma cut over that burn pit previously but are now prohibited from using the pit and promises that the chairs will be removed.

The fire lane complies except for one 4' stretch of the road that is only 17' 9" wide due to concrete structures on either side. Mr. Reinke asks if there are a sufficient amount of parking spaces, including ADA spaces. Mr. Meraki says the 43 spots can accommodate up to 200 members throughout the day. ADA spots will be designated in the next stage of permitting but are mentioned in the safety plan. When membership exceeds 200 Mr. Meraki intends to submit an additional parking plan.

Ms. Nist asks if the Fire Department has signed off on the project. Ms. Buck received a verbal sign off, but no written comments.

Mr. Meraki proposes 6 AM to midnight 'access hours' which would mean that after midnight members could continue working, but no one new would be let in the building until 6 am. He is willing to employ overnight staff to manage member activity after midnight. The WorcShop team says it benefits members greatly to be open 24/7 with limited access hours. The Board still has concerns about member residency after hours. The Board agrees that hours of operation will

be limited 6 am to midnight for 6 months. If the applicant does not violate these terms, the restriction will be lifted after the 6-month review period. The WorcShop will meet with the Planning Board after 6 months to evaluate this condition. Mr. Grimshaw suggests adding language saying any violation to the conditions after the 6-month period would result in rescinded 24-hour access.

**Motion:** Ms. Friedman moves to approve the special permit with the conditions as stated.

**Second:** Ms. Nist

**Discussion:** Ms. Nist requests written comments from the Fire Chief. The applicant must also provide paper copies of the revised plans within 30 days from this hearing.

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

#### 4. Approval of Minutes

**Motion:** Ms. Nist moves to approve the April 6, 2021 meeting minutes.

**Second:** Ms. Friedman

**Discussion:** Change “embers” to ‘members’ on page 2.

**Roll-Call Vote:** (3-0-0)

#### 5. Town Planner Report/General Discussion

##### a. Discussion of Greenville Village NB District Amendments

Mr. Carroll discussed this issue with the Zoning Enforcement Officer who ruled that a machine shop is classified as an industrial use and is not allowed in the NB district. The district was created with the intention to allow small businesses within a mainly residential district. Mr. Carroll wants to amend the zoning bylaw to allow a machine shop in the NB district. Mr. Carroll says the building at 760 Stafford St was previously used for industrial purposes. He says a machine shop would not cause any disturbance to the neighborhood nor would it be a safety hazard.

Ms. Buck notes that the open public hearing(s) on zoning bylaw amendments have all closed and will be presented at Town Meeting as written. The Planning Board cannot amend the bylaw outside of the hearing. The schedule of uses can only be changed by amending the zoning bylaws; Ms. Buck tells Mr. Carroll he can make a floor amendment at Town Meeting to alter the amendment or propose a new amendment at a future Town Meeting. The Board has no objection to Mr. Carroll making a floor amendment at Town Meeting.

##### b. Planning Board Report on Zoning Bylaw Amendments

A draft planning board report on zoning bylaw amendments was provided in the meeting packet. The Board did not request any changes to the draft.

##### c. Miscellaneous Project Updates

Ms. Buck received a proposal for a year-round food truck location at 1535 Main Street. The Board requests that the applicant apply for Site Plan Review.

##### d. Board Member Committee Updates

Open Space and Recreation Plan Committee: 96 surveys have been submitted. The open forum will be sometime in July.

Economic Development Committee: A consultant team presented about the effects of Covid on retail. The next meeting is May 6, 2021.

## **6. Adjourn**

**Motion:** Ms. Nist

**Second:** Ms. Friedman

**Discussion:** None

**Roll-Call Vote:** (3-0-0)

The meeting was adjourned at 9:43 PM.

Respectfully Submitted,

Brooke Hammond, Department Assistant

### Documents included in meeting packet:

- Town Planner Memo dated 4/29/2021
- Zoning Bylaw Amendments: Marijuana Establishments
- Special Permit draft decision – 803 Main St/Afro Evolution Steppers
- WorcShop access lane plan
- Email – Ethan DeSota dated 4/28/2021
- Special Permit draft decision – 11 Hankey St/WorcShop
- Planning Board meeting minutes dated 4/6/2021
- Planning Board Report: Zoning Bylaw Amendments Articles 25 – 29