



Town of Leicester PLANNING BOARD

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LEICESTER PLANNING BOARD

Notice of Discussion of Potential Zoning Bylaw Amendments Greenville Village Neighborhood Business District – Pleasant Street

The Leicester Planning Board will hold a public meeting on **Tuesday, October 1, 2019 at 7:00PM** in Meeting Room 3 at Leicester Town Hall, 3 Washburn Square, Leicester, MA 01524 to discuss potential Zoning Bylaw amendments related to the Pleasant Street area. The Planning Board is considering Zoning Bylaw and/or Zoning Map amendments to allow for easier reuse of existing commercial properties that are partially in the Greenville Village Neighborhood Business (NB) zoning district (specifically the vacant former Suburban Propane Building at 760 Pleasant Street and the Worcester Tool & Stamping building at 11 Hankey St). *A map showing the existing zoning districts in the area is enclosed for your reference.*

The October 1, 2019 meeting is a preliminary meeting intended to get input from neighborhood residents about potential zoning changes early in the process. There have been a number of businesses that have been turned away from the properties noted above, particularly the 760 Pleasant Street site, due to zoning constraints. The Planning Board has also been approached by *The WorcShop*, a Worcester based “makerspace” business that is interested in purchasing 11 Hankey Street (go to theworshop.com for more information¹). The activity that currently takes place at their Worcester facility would be allowed at 11 Hankey Street as the building is “grandfathered” for industrial-type uses. *The WorcShop* is considering additional uses in the building that would require Zoning Bylaw amendments.

The Planning Board is looking at a range of amendment options, including expanding the boundaries of the NB district to include the full 760 Pleasant Street and 11 Hankey Street properties and/or creating an overlay district for these properties to allow for re-development. Potential uses initially under consideration for these properties include but aren’t limited to the following:

- Businesses exceeding 6,000 square feet (to address current restriction in the NB district)
- Research labs
- Studio apartments
- Self-Storage facilities
- Breweries or distilleries
- Automobile-related uses
- Senior housing

For more information, go to www.leicesterma.org, select **Planning Board** under Boards, and click on the link called *Greenville Village-Pleasant Street Zoning* on the left side of the screen.

If you have any questions, please contact Michelle Buck, Town Planner, at buckm@leicesterma.org or 508-892-7007.

¹ Details about *The WorcShop* plans for 11 Hankey Street are available at the following link:
<https://www.theworshop.com/expansioncampaign.html>

Zoning, Pleasant Street Area

★ Existing large commercial buildings
(11 Hankey Street & 760 Pleasant Street)

Zoning Districts

- Business
- Business Industrial-A
- Business Residential-1
- Industrial
- Greenville Village Neighborhood Business
- Highway Business-Industrial 1
- Highway Business-Industrial 2
- Central Business
- Residential 1
- Residential Industrial Business
- Residential 2
- Suburban-Agricultural

