

LEICESTER PLANNING BOARD

JUNE 1, 2021

Members Present: Jason Grimshaw (Chair), Deb Friedman (Vice-Chair), Jim Reinke, Sharon Nist

Members Absent: Jaymi-Lyn Souza

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

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

Mr. Grimshaw called the meeting to order at 7:01 pm.

ANR Plan- Mayflower Circle & Sterling Street (Assessors Map 30A-Parcel A19.1), Applicant: Ronald Jr. & Christine Davis

Ms. Buck explains the existing lots have no frontage and are deemed not buildable lots. The land is being transferred to abutters.

Motion: Ms. Friedman moves to approve the ANR Plan.

Second: Ms. Nist

Discussion: None.

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

Public Hearing, Special Permit Application, SP2021-06: Blueberry Lane Self-Storage

Mr. Grimshaw reads the public hearing notice.

Jason Dubois, project engineer, is present. The proposed self-storage facility will be located on the second parcel on the east side of Blueberry Lane. The site is 0.7 acres, and the building footprint is 6,600 sf with 20 feet of access around the entire building. Wall-pac lighting will be installed on each exterior side of the building; the illumination levels are shown on the plan. The

drainage system will consist of natural swales leading into a detention area. Snow storage will be along the outer perimeter of the parking area. No comments have been submitted from Quinn Engineering.

Ms. Buck says a minimum of 20' of greenery is required around the perimeter of the lot. Elevation plans and correct dimensional requirements are required from the applicant. Mr. Dubois will submit cut sheets of the proposed business sign and ADA accessibility before the next meeting per Mr. Reinke's request.

Ms. Nist asks where the dumpster will be located. Mr. Dubois does not want to encourage trash removal on site, so there are no plans for a dumpster.

Justin Zuffante, project applicant, has not yet decided on hours of operation but is open to discussing the necessity of an entrance gate with the Board in the future.

Public Comment

Richard Becker of 7 Blueberry Lane has concerns about water runoff onto his property. Mr. Dubois says the site will be designed to meet stormwater regulations and will hopefully not contribute any more water runoff onto Mr. Becker's property.

Abutters Barry Besse and Martin Pratte say the site was cleared and changes were made prior to approval from the Planning Board. Mr. Grimshaw says one of the Board members can do a site visit.

Ms. Buck says the site changes done prior to Planning Board approval are not explicitly prohibited under the bylaws.

Multiple abutters to Blueberry Lane express safety concerns about a storage facility on a small residential road, especially the traffic it will generate.

Motion: Ms. Friedman moves to continue the public hearing on Blueberry Lane Self-Storage to June 15, 2021 at 7 pm.

Second: Ms. Nist

Discussion: None

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

Discussion, Site Plan Review Application - SPR2021-01: Black Sheep Bah-Bah-Q Food Truck, 1535 Main Street, Applicant: Jennifer Wright.

Revised plans were received on June 1 before the meeting. The proposed deck was eliminated and the applicants no longer plan on having tables for on-site dining. ADA signage and parking spaces were added to the plan. The driveway measured to be over 25' and the snow fence will be moved to the front to deter customers from driving in/out of the second driveway on site.

Mr. Reinke notes there are other ways to achieve ADA accessibility other than a ramp such as adding signage indicating that accommodations are available for those with disabilities.

Motion: Ms. Friedman moves to approve the Site Plan Review.

Second: Ms. Nist

Discussion: The hours of operation will be 11 am to 9 pm, seven days a week. A company was hired to transport all waste off site daily.

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

Discussion, Request for Zoning Map Amendment, 18 & 18A Sargent Street

Applicant not present due to lack of computer access. Continued to next meeting.

Appointment of Associate Planning Board Member

Motion: Ms. Nist moves to appoint Ms. Friedman as the Associate Planning Board member.

Second: Mr. Grimshaw

Discussion: None

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

Minutes Approval

May 4, 2021

Motion: Ms. Nist moves to approve the May 4, 2021 meeting minutes.

Second: Ms. Friedman

Discussion: None

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

Town Planner Discussion

The Open Space and Recreation Plan Survey was reopened and the deadline extended to mid-June. The Committee is looking for more responses from the 65+ age range.

Ms. Buck was advised by Town Counsel to update the town Subdivision Regulations; these amendments will be heard at an upcoming meeting.

Adjourn

Motion: Ms. Nist

Second: Sn

Discussion: None

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

The meeting was adjourned at 8:43 pm.

Respectfully Submitted,

Brooke Hultgren, Department Assistant

Documents included in the meeting packet:

- Agenda
- Town Planner Memo dated 6/27/2021
- ANR Plan Application dated 5/12/2021 – Mayflower Circle

- Site Pan dated 5/17/2021
- Blueberry Lane Self-Storage
 - Public Hearing Notice
 - DC Engineering Memo dated 4/13/2021
 - Application
 - Plans dated 4/12/2021
 - Town Planner comments dated 5/24/2021
 - Highway Dept. comments dated 4/14/2021
 - LWSD comments dated 4/15/2021
 - Police Dept. comments dated 4/14/2021
- Black Sheep Bah-Bah-Q Site Plan Review
 - Application
 - Project Narrative dated 5/25/2021
 - Aerial Site Photo dated 5/19/2021
 - Town Planner Comments dated 5/20/2021
 - Fire Dept. comments dated 5/26/2021
 - Police Dept. comments dated 5/26/2021
 - Draft decision dated 5/25/2021
- Zoning Map Amendment - Map of affected parcels
- May 4, 2021 meeting minutes