

Leicester Planning Board Minutes

June 15, 2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Jim Reinke, Sharon Nist, Jaymi-Lyn Souza, Joshua Campbell

MEMBERS ABSENT: Deb Friedman (Alternate)

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

ORDER OF BUSINESS*

- 7:00PM **ANR Plan**
407 Pine Street (Assessors Map 40-B3.1), Applicant: Mark & Denise Hobby
- 7:05PM **Public Hearing, Special Permit Application, Continued**
SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante
- 7:30PM **Discussion, Request for Extension of Deadline to Complete Work,**
SP2003-01, Briarcliff Estates, Applicant: Matthew Bassick/Briarcliff Estates SV LLC
- 7:45PM **Discussion, Request for Zoning Map Amendment**
18 & 18A Sargent Street, Applicant: Nancy Ford
- 8:00PM **Board Re-Organization**
- 8:15PM **Board Committee Appointments:**
A. Central Mass Regional Planning Commission (CMRPC)
B. Economic Development Committee
C. Capital Improvement Committee
D. Memorial School Committee
- 8:30PM **Town Planner Report/General Discussion:**
A. Environmental Notification Form, 1603-1605 Main Street
B. Registry Form Signatures
C. Miscellaneous Project Updates
D. Board Member Committee Updates
E. Upcoming Meeting Dates

Adjourn

Mr. Grimshaw opens the meeting at 7:03 pm.

ANR Plan

407 Pine St (Assessors Map 40-B3.1), Applicant: Mark & Denise Hobby.

The applicants are requesting to transfer a piece of land from the abutter to meet setback requirements to build garage. The plan was revised to indicate owners of each parcel of land to address Ms. Buck's comments. Ms. Buck recommend that the Board endorse this plan.

Motion: Ms. Nist moves to endorse the ANR plan at 407 Pine St.

Second: Mr. Reinke

Discussion: None

Vote: All in favor.

Public Hearing, Special Permit Application

SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante

The applicant requested a continuance. The hearing can be continued to July 6, 2021 at 7 pm.

Motion: Ms. Nist moves to continue the public hearing to July 6, 2021 at 7 pm.

Second: Mr. Reinke

Discussion: None.

Vote: All in favor.

Discussion, Request for Extension of Deadline to Complete Work

SP2003-01, Briarcliff Estates, Applicant: Matthew Bassick/Briarcliff Estates SV LLC

The original special permit application was approved in 2003 and extended multiple times over the years. Thirteen units have been constructed and the roadway is paved. Ms. Buck recommends a short-term extension be granted. A full extension can be granted after the applicant submits a revised construction estimate to determine the amount of surety required.

Motion: Ms. Nist moves to extend the deadline to July 30, 2021 for work at Briarcliff Estates.

Second: Ms. Souza

Discussion: None

Vote: All in favor.

Discussion, Request for Zoning Map Amendment

18 & 18A Sargent Street, Applicant: Nancy Ford.

Ms. Ford's property has a residential home as well as a combined warehouse and office building. The surrounding area consists of mainly businesses due to the property's location off Rt. 9. The current retail use was grandfathered to be allowed on the property, so any future use would need to remain retail. The applicant is interested in changing the zoning from Residential 2 (R2) to Business (B) so the warehouse can be sold for commercial/industrial business uses allowed in the Business district. The Board supports the proposed zoning map amendment.

Ms. Ford said that she's been trying to sell the property, but didn't understand zoning issues. There was general discussion between Board members on the request and the property, and Ms. Ford was encouraged to speak with owners of abutting properties that might want to be included. If this moves forward will have to be approved at Town Meeting.

Motion: Ms. Nist moves to support the re-zoning proposal.

Second: Mr. Reinke

Discussion: Ms. Ford will reach out to neighbors to gauge interest in their properties being included in this zoning map change.

Vote: All in favor.

Board Reorganization

Motion: Ms. Nist moves to appoint Mr. Grimshaw as the Chair and Mr. Reinke as Vice-Chair.

Second: Mr. Campbell

Discussion: None

Vote: All in favor.

Board Committee Appointments

Memorial School Committee: Mr. Grimshaw

Capital Improvement Committee: Ms. Nist

Central Mass Regional Planning Committee: Ms. Souza

Economic Development Committee: Mr. Campbell

Motion: Ms. Souza moves to approve appointments as discussed.

Second: Mr. Reinke

Vote: All in favor.

Town Planner Report

Environmental Notification Form, 1603-1605 Main Street

This is related to a pending application for a gas station, convenience store, fast-food restaurant, and self-storage facility on the site at 1603 Main St. The ENF process is required because of the anticipated traffic volume, and the Town is provided the opportunity to comment. The project is going through extra levels of review at the state level before the applicants will apply for local permits. A variance from ZBA will be required for the traffic light, along with site plan review and special permit hearings through the Planning Board.

Miscellaneous Project Updates

Smuggler's Cove: special permit amendment application will be heard July 20 to shorten the road and allow for fewer lots.

Parker Street: Definitive Subdivision Plan application received; hearing will be July 20, 2021.

Subdivision Regulations: Town Counsel has recommended updates to Subdivision Regulations to address adequacy of access of roads leading to new developments. The public hearing will be July 6, 2021.

Upcoming Meeting Dates

July 6, 2021

July 20, 2021

Adjourn

Motion to Adjourn: Ms. Nist

Second: Mr. Reinke

Discussion: None

Vote: All in favor.

The meeting was adjourned at 8:06 pm.

Respectfully Submitted,

Brooke Hultgren, Department Assistant

Documents included in meeting packet:

- Town Planner Memo
- Quinn Engineering comments on Blueberry Lane Self-Storage Special Permit dated 6/1/2021
- Request for Extension: Briarcliff Estates from Matthew Bassick dated 5/11/2021
- Briarcliff Estates Senior Village – Victoria Drive 2021 Status Update Report dated 5/11/2021
- Briarcliff Plans
- Summary of Briarcliff Estates Decisions/Actions
- 18 and 18A Sargent St map
- Zoning Map – Leicester MA