

LEICESTER PLANNING BOARD
11/30/2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Josh Campbell, Jaymi-Lyn Souza, Sharon Nist, Deb Friedman (Associate Member)

MEMBERS ABSENT: Jim Reinke (Vice-Chair)

STAFF PRESENT: Alaa Abusalah, Town Planner; Brooke Hultgren, Department Assistant

ORDER OF BUSINESS*

1.	7:00PM	Public Hearing Special Permit SP2021-08, 1603-1605 Main Street (gas station, convenience store, fast food restaurant w/drive through, self-storage building). Applicant: Skaff Fuels, Inc.
2.	7:15PM	Public Hearing, Special Permit Amendment, Continued SP2019-01, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots). Applicant: Central Land Development Corp.
3.	7:30PM	Definitive Subdivision Plan & Special Permit DSU20212-02/SP2021-08, Skyview Estates, 631 Main Street (74-unit residential subdivision, mix of duplex & multi-family structures). Applicant: MKPEP770, LLC <ul style="list-style-type: none">• <i>Request to withdraw the Definitive Subdivision Plan Application</i>• <i>Requests to extend the Special permit decision deadline</i>
4.	7:45PM	General Discussion <ul style="list-style-type: none">• Miscellaneous Project Updates• Board Member Committee Updates• Upcoming Meeting Dates
5.	Adjourn	

The meeting opened at 7:02 pm.

Public Hearing, Special Permit

SP2021-08, 1603-1605 Main Street, Applicant Skaff Fuels, Inc.

Applicant submitted revised plans addressing the areas of concern from the last meeting. The snow storage area towards Main Street was removed and moved to the overflow parking area. The vacuums were moved to the front of the self-storage building, leaving only the EV charging station and the air fill station. The applicant supplied the color rendering requested from the board at the last meeting, Ms. Abusalah requests the Quinn's Engineering comments deferring the board be discussed. There was a concern about the guardrail (comment 32, Quinn's Engineering) addressed that concern and was resolved.

Motion: Ms. Friedman moves to approve Special Permit 2021-08., 1603-1605 Main Street.

Second: Ms. Sousa

Discussion: None.

Vote: All in favor

Public Hearing Request, Special Permit Amendment, Continued

SP2019-01, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots). Applicant: Central Land Development Corp.

Ms. Abusalah notes that at the November 2, 2021 meeting the hearing was continued to allow Town Counsel to comment on the tree cutting and application process. The findings cannot be disclosed

without a vote from the Selectboard to release for public information. She requested DCR report from applicant.

Ms. Abusalah discussed the requests needed for Special Permit amendment: allow dead-end road over 1000' in length, remove emergency gravel access road, reduce lot size to ten (10), increase the road width to 26' and add one sidewalk. She notes both the Leicester Fire and Police Department have signed off on elimination of access road as long as road is 26' width with one sidewalk. The board requested the forestry report. The applicant submitted (email) from the state forester, stating permit was signed off on in July. Applicant in process of getting actual report from DCR.

Ms. Abusalah requests the comments from Quinn Engineering, dated July 21, 2021 be reviewed,

Motion: Mr. Campbell moves to approve Special Permit Amendment contingent on Forest Cutting Practices approval (permit) and Highway approval

Second: Ms. Nist

Discussion: See below

Discussion:

Carrie Parepinto, 43 Water Street, inquires how Planning Board can allow dead-end road to be permitted based upon Town By-law 5.13.07 stating dead-end streets are 1000'. D. Freidman explained it is a Sub-Division regulation, not a zoning regulation, which the Planning Board regulates. If it were a zoning regulation, then Zoning Board of Appeals would need to regulate.

Mark Soojian, 1650 Main Street, states that all changes being made are good changes.

This is the preliminary level; the definitive plan will be submitted at a later date.

Motion: Mr. Campbell moves to approve Special Permit Amendment contingent on Forest Cutting Practices approval (permit) and Highway approval

Second: Ms. Nist

Discussion: See below

Vote: All in favor

Definitive Subdivision Plan & Special Permit

DSU20212-02/SP2021-08, Skyview Estates, 631 Main Street (74-unit residential subdivision, mix of duplex & multi-family structures).

Applicant: MKPEP770, LLC

- *Requests to withdraw the Definitive Subdivision Plan Application*
- *Requests to extend the Special permit decision deadline*

Ms. Nist recuses herself.

Ms. Abusalah received a written withdrawal, dated November 23, 2021.

Motion: Ms. Sousa moves to approve the applicants request to withdraw the Definitive Subdivision Plan application regarding Skyview Estates, 651 Main Street

Second: Mr. Campbell

Discussion: None

Vote: All in favor

Motion: Ms. Freidman moves to approve the request to extend the Special Permit decision deadline for Skyview Estates, 651 Main Street to February 1, 2022

Second: Mr. Campbell

Discussion: None

Vote: All in favor

Ms. Nist returns.

General Discussion

Ms, Abusalah discusses upcoming projects:

- 90-92 Huntoon Highway, 200,000-300,000' warehouse
- 21-69 Main Street, storage facility
- Open Space and Recreation Plan, had meeting with committee last week, submitted draft to state awaiting their comments and will post for public comments. Once those have been received, final plans will be devised
- Signage Bylaws discussion for future; updating/changing certain zoning districts
- Storage facility moratorium

Upcoming Meeting Dates

The next meeting to be held December 14, 2021. If no applications come in by December 7, 2021, cancel December 14.

Motion: Ms. Nist moves to adjourn

Second: Mr. Campbell

Discussion: None

Vote: All in favor

The meeting was adjourned at 7:58 pm.