

**Town of Leicester Planning Board
Meeting Minutes
October 1, 2019**

MEMBERS PRESENT: Jason Grimshaw, Chair, Andrew Kularski, Sharon Nist, Jaymi-Lyn Souza

MEMBERS ABSENT: Debra Friedman, Vice Chair

IN ATTENDANCE: Michelle Buck, Town Planner and Maureen Schur, Department Assistant

MEETING TIME: 7:00PM

AGENDA:

1. 7:00PM **Public Forum/Discussion: Potential Zoning Amendments, Pleasant Street Area**
2. 7:45PM **Discussion, Other Zoning Bylaw Amendments**
 - A. Outside Storage
 - B. Water Resources Protection Overlay District
3. 8:00PM **ANR Plan Application**
Henshaw Street (Applicant: Kurt Parliment)
4. 8:15PM **Approval of Minutes:**
 - August 20, 2019
 - September 10, 2019
5. 8:30PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates

Mr. Grimshaw called the meeting to order at 7:00PM.

Mr. Grimshaw gave an overview of the meeting procedure.

Public Forum/Discussion: Potential Zoning Amendments, Pleasant Street Area

Ms. Buck gave an overview of the proposed zoning amendment changes and a PowerPoint presentation. Abutters within 1,000 feet of 11 Hankey St. and 760 Pleasant St. were invited to the meeting. The Greenville Village Neighborhood Business (NB) District was created in 2002 to allow small businesses and to protect historic structures and residential uses in the area. The purpose and intent was to enable development and redevelopment of Leicester's Greenville area. Ms. Buck listed the allowed uses: retail, professional or medical office, bank, hair salon, artisans, funeral home, plumber, carpenter, electrician workshop, and restaurant. There is another list of uses allowed by Special Permit, they are drive-through facilities, take-out establishments, establishments exceeding 3,000 s.f. (up to a maximum of 6,000 s.f.) and several business uses allowed in other zoning districts. These special permits have to go through the Planning Board and require a 4/5ths vote. Prohibited uses are any use not specifically listed in the Bylaw and vehicle-related uses (sales, service and repair, towing companies, taxi or limousine service, etc.) NB allows a limited expansion of existing business, small new business allowed and it is designed to protect existing neighborhood.

The Planning Board is considering these changes because it is difficult to redevelop existing commercial sites. There are also issues of properties being split into more than one district. There has been a lot of interest in the 760 Pleasant St. site. The site split between NB and SA zoning districts. The 11 Hankey St. property is located in the R2, NB and SA zoning districts. Industrial uses are 'grandfathered' in the existing building.

Ms. Buck gave information on The WorcShop, a makerspace business currently located in Worcester. There were representatives from The Workshop present. Ms. Buck explained it is important to get the public ideas on the proposed changes. She explained the process of adoption of a Zoning Bylaw amendment (Planning Board discussion, public hearing, then Town Meeting vote May 2020).

Several residents of Pleasant St. expressed concerns over potential noise, smell, lighting, and the possibility of automobile uses such as salvage yards. Residents mentioned the previous loud noise from stamping machines at 11 Hankey St. There were also questions about what types of businesses had been turned away from the district because of the zoning. Ms. Buck explained some of the businesses interested were a contractor's yard, marijuana cultivation facility, and a storage facility.

Angela Piseri Meraki, Executive Director of The WorcShop, explained some of the uses currently in the Worcester facility include blacksmith shop, ironworks shop, welding and fabrication lab, 3-D printers and a textile lab. She explained most projects are on a small scale. People can take classes and join a membership. The suggested/proposed automotive use would be a teaching experience, such as teaching people how to change their oil. Ms. Meraki explained they have received a grant for \$100,00.00 to remediate contaminants from the building. Mr. Randal Gardner Meraki explained the noise of the equipment used in the makerspace does not even come close to the noise of the stamping machines. He also explained they would like to honor the historical nature of the building and improve the building and community.

Members of the community asked about "spot zoning" and the possibility of a large scale development, such as condos, being an allowed use for the 760 Pleasant St. property. Ms. Buck explained zoning amendments shouldn't be made exclusively for one individual or property owner but should be based on planning and broader considerations. She mentioned that addressing allowed uses and commercial parcels split by zoning in the NB district have been goals for a while. There was also a brief discussion regarding the possibility of a sculpture garden located on the Pleasant St. property if The WorcShop could rent the space until someone purchases it.

Ms. Buck explained, to the abutters, this item will be on future Planning Board agendas and there will be no further abutter notification. She has set up a website and all future meeting dates and information will be listed on that page.

MOTION: Mr. Kularski moved to continue the discussion of potential zoning amendments to November 5, 2019 at 7:00pm

SECOND: Ms. Nist

DISCUSSION: None

VOTE: All in favor.

ANR Plan Application

Henshaw Street (Applicant: Kurt Parliment)

Ms. Buck explained the division of land (transferring a small parcel from one lot to another) and recommended endorsement.

MOTION: Mr. Kularski moved to endorse the ANR plan for 58 Henshaw St.

SECOND: Ms. Souza

DISCUSSION: None

VOTE: 3 in favor: 1 abstention

Approval of Minutes:

MOTION: Ms. Nist moved to approve the minutes of August 20, 2019

SECOND: Mr. Kularski

DISCUSSION: None

VOTE: All in favor

Motion: Ms. Nist moved to approve the minutes of September 10, 2019

SECOND: Mr. Kularski

DISCUSSION: None

VOTE: All in favor

Town Planner Report/General Discussion:

Ms. Buck handed out a preliminary design plan for the proposed improvements to the town common. She will put the plan on the website. She will speak with the Historical Commission about the conceptual plan. The overview is improved ADA access, bike and pedestrian paths. The plan calls for the elimination of parking on the common. She also explained there is a proposed ADA accessible viewing area approximately 20x10 feet for individuals in wheelchairs to view the concerts.

Board Member Committee Updates

Ms. Nist gave an update from Capital Improvements. Two articles were approved. Defibrillators and the service contract for them. They will be put in the ambulances. They approved a new repeater and other equipment for the new Hillcrest water tower. These will be on the town meeting.

Ms. Souza gave a CMRPC update. They are working on a new regional plan. They discussed grants. Several of the grants relate to preventative maintenance.

Mr. Grimshaw stated there was an economic development meeting and he will follow up on the next meeting date.

Mr. Kularski gave an update on the Memorial School. The Select Board met and have agreed to put this on the fall town warrant.

MOTION: Mr. Kularski moved to adjourn the meeting.

SECOND: Ms. Nist

DISCUSSION: None

VOTE: All in favor

Meeting adjourned at 8:15pm

Respectfully Submitted,

Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Abutter notification of community meeting
- Minutes 8/20/2019 and 9/11/2019

Documents submitted at meeting:

- Leicester Town Common conceptual plan
- The Worcshop Expansion 11 Hankey St. submitted by Mr. Randal Gardner Meraki, Owner/COO