

**Town of Leicester Planning Board
Meeting Minutes
November 5, 2019**

MEMBERS PRESENT: Jason Grimshaw, Chair, Debra Friedman, Vice Chair, Sharon Nist,

MEMBERS ABSENT: Andrew Kularski, Jaymi-Lyn Souza

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. 7:30PM **Executive Session, MGL Chapter 30A, Section 21A, Exception 3-To discuss potential litigation (Smuggler's Cove ORSD)**
3. 7:35PM **Public Hearing, Special Permit (SP2019-02), continued**
Off Paxton Street/Smuggler's Cove, 24-lot Open Space Residential Development (Applicant: Central Land Development Corp.)
4. 8:00PM **Discussion, Other Zoning Bylaw Amendments**
 - A. Outside Storage
 - B. Water Resources Protection Overlay District
5. 8:15PM **Approval of Minutes:**
 - **10-15-2019**
6. 8:30PM **Town Planner Report/General Discussion**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
7. **Adjourn**

Mr. Grimshaw called the meeting to order at 7:02PM

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

Ms. Buck explained potential zoning amendments in the Greenville Village Neighborhood (NB) District. There are two large buildings in that district that are vacant and have limited uses. One is located at 11 Hankey St. and the other at 760 Pleasant St. Ms. Buck provided a handout with a summary of the current bylaws and explained a comprehensive review of the zoning needs should be done in order to decide what uses would be best for these properties and other in the NB district. The summary sheet explains what uses are allowed by Right, by Special Permit and what uses are explicitly prohibited. She introduced the representatives from the WorcShop, a makerspace currently located in Worcester. They are looking to potentially purchase the Hankey St. property in order to expand their business.

Mr. Randal Gardner, CEO of the WorcShop gave a brief overview of the makerspace. The general purpose of the makerspace is to incubate business and support entrepreneurs. The owners of Worcshop are hoping to build their business and provide opportunities to the people using this space within the confines of what is allowed by zoning. Mr. Gardner and Ms. Pasceri-Meraki have done an interest survey and have received approximately 100 responses on what uses people would like to see in this space. These options include things such as, but not limited to, a community kitchen, carpentry studio, jewelry making, and yoga space. It was explained that once a business outgrows the makerspace and needs a larger space, they can branch out into the community by finding space elsewhere in Leicester. The people running the makerspace are

looking to build partnerships with other businesses in town creating a network for entrepreneurs as they are not only a business incubator, they are a business accelerator. Spaces vacated as a business grows and needs a larger space, would likely change its purpose, ex. a shop producing jewelry could turn into a yoga studio. Mr. Gardner and Ms. Pasceri-Meraki explained there is a similar space in Columbus that encompasses 65,000 sf. where “makers” can live on site while they learn a skill or trade. This is temporary housing. Any potential housing at the Hankey St. location would likely be new construction. Mr. Gardner referenced The Artisan’s Asylum in Somerville that currently provides housing. They explained they have gathered a group of investors and are excited about working with the town and the neighborhood to bring new business opportunities to Leicester. There are generally several large events hosted by the makerspace yearly and they are extremely sensitive to the outside noises and the appearance of the site. There would be strict restrictions put into place before one of these events is hosted. The people in the makerspace are particularly sensitive to the environment and ecosystems. They would eventually like to be able to do tours of the facility and the grounds for the area schools. Mr. Brooks asked if this business was for profit or a nonprofit. Mr. Gardner explained the workforce retraining portion of the business would be nonprofit. There is a network across Massachusetts looking to cross promote classes and education. The makerspace, the membership and access to tools would remain for-profit.

Ms. Buck discussed with the Board what uses are allowed in the NB district by-Right, Special Permit and that vehicle related uses are prohibited. She noted that the amendments should clarify that marijuana uses are not allowed in NB.

Ms. Buck explained expanding the boundaries of the NB district would likely be the easiest way to effect change. This topic will be put on future agendas in order to keep working on this project.

Outside Storage Zoning Bylaw amendments

Ms. Buck asked for the board’s input on which commercial districts to potentially allow outside rental storage. Currently inside rental storage is allowed in all commercial districts. Several members of the Board stated how and what is stored should be specifically spelled out in the bylaw. It is the general feeling of the Board that an outside storage facility cannot look like a junkyard. The Board also feels outside rental storage shouldn’t be allowed in mixed residential use, not in the NB district and possibly not in the Central Business District. A facility would be required to provide screening and it would need to meet set back requirements as esthetics are important.

Ms. Buck spoke about the issue of certain businesses storing their product outside. There was a question by the Board as to whether this is a violation or an enforcement issue. The Board and Ms. Buck agreed that we should look at how other towns in the area handle this type of situation. There was discussion of putting a cap on these types of businesses or allowing them by permit and limiting the number of permits.

Public Hearing, Smuggler’s Cove Special Permit (SP2019-02), continued

Mr. Schold, developer, requested a continuance to the next hearing date.

MOTION: Ms. Friedman moved to continue Smuggler’s Cove hearing to November 19, 2019 at 7:00PM

SECOND: Ms. Nist

DISCUSSION: None

VOTE: All in favor

Approval of Minutes, October 1, 2019

Approval of the minutes from the October 15, 2019 meeting has been moved to the next meeting.

Town Planner Report/General Discussion

Ms. Buck explained that the Complete Streets project received endorsement from the Historical Commission sub-committee.

The Town has hired an interim Building Inspector, David McRae.

The Town has advertised for the Economic Development Coordinator. This job has also been posted on Planning websites as well as on the Town of Leicester website.

Ms. Buck stated the Water Resources Overlay District will continue to appear on future agendas.

Ms. Nist asked if there was any update on Eastern Pearl and Ms. Buck stated there was not.

There was a question regarding tractor trailer storage at 88 Huntoon Memorial Highway. Mr. Brooks stated the Town Administrator is aware of the situation but has no further information at this time.

Ms. Friedman asked about Joe's automotive 81 Huntoon Memorial Highway regarding whether all the cars needed to have license plates. Mr. Brooks stated they all needed plates.

There were no Board Member Committee updates.

MOTION: Ms. Nist moved to adjourn meeting.

SECOND: Ms. Friedman

VOTE: All in favor

Meeting adjourned at 8:16pm.

Respectfully Submitted,

Maureen Schur, Department Assistant

Documents included in meeting packet:

- Agenda
- Memo from Town Planner dated 10/31/2019
- Letter from Mr. Michael Juster, Greenwald & Greenwald LLP dated 10/23/2019
- Letter from Mr. Adam Ceredona not dated
- Letter from Mr. Sean Fadden not dated
- Letter from Mr. David Baril not dated
- Letter from Ms. Carrie & Mr. Mark Panepinto and information regarding Eastern Pondmussel, not dated
- Outline of Findings & Potential Conditions Smuggler's Cove ORSD
- Minutes 10/15/2019

Documents submitted at meeting:

- Greenville Village Neighborhood (NB) District Current Bylaw Summary dated 11/5/19