

**Town of Leicester Planning Board  
Meeting Minutes  
August 18, 2020**

*[Note: This meeting was held remotely using GoToMeeting]*

**MEMBERS PRESENT:** Debra Friedman, Vice Chair; Sharon Nist, Andrew Kularski; Jaymi-Lyn Souza

**MEMBERS ABSENT:** Jason Grimshaw, Chair

**IN ATTENDANCE:** Michelle Buck, Town Planner, Tiffany Peters Department Assistant

**MEETING TIME:** 7:00PM

**AGENDA:**

- 7:00PM     **Public Hearing, Special Permit (SP2020-02), *continued***  
              15 Water Street, reuse of old fire station (Applicant: ZJBV Properties)
- 8:00PM     **Eastern Pearl II (SP2017-02)**  
              Special Permit Extension Request (Applicant: Sam Zhu)
- 8:30PM     **Town Planner Report/General Discussion:**
  - A. Miscellaneous Project Updates
  - B. Board Member Committee Updates
  - C. Upcoming Meeting Dates

**Adjourn**

Ms. Friedman called meeting to order at 7:00PM

**15 Water Street, Special Permit (SP2020-02)**

Ms. Buck explains that we received a Special Permit application to allow reuse of the old fire station for business offices and storage. The applicant, Mr. Brian Thibeault, is present and states that there are two separate businesses in the building, a landscaping business and a masonry business with a total of 7 employees and 7 vehicles between them both. The building will be used as office space and to store their vehicles and tools.

Ms. Friedman asks if anyone on the Board has questions. Ms. Nist asks how snow removal will be handled. Mr. Thibeault states that snow will be moved to the back of the building and that they also own the building next door so there is plenty of room to put snow. A letter submitted by an abutter expressed discontent with the location of the dumpster on the property. Ms. Nist asks the applicant how he intends on addressing that issue. Mr. Thibeault believes that the current location of the dumpster is the only place that the Fire Department would allow it to go. Ms. Nist suggests that the applicant get that statement from the Fire Chief in writing.

Ms. Souza asks why they chose a new site to build the new fire station and asked if the reasoning for moving the location of the fire station would impact the new businesses going into that location. Ms. Friedman states that the site at 15 Water Street was not large enough to accommodate the new fire station.

Ms. Buck asks the applicant to address the comments from the water district regarding floor drains. Mr. Thibeault states that the floor drains will be plugged and will not be used.

Mr. Thibeault states that the hours of operation will generally be from 7:00AM to 5:00PM but he does not think that it is fair to put restrictions on the hours that the businesses can operate as there are times they may come home late from jobs and that the building is being used as a storage and office area more than anything else. He states that there will be no exterior changes to the building and there is plenty of parking. Ms. Buck confirms that the one handicap parking spot on site fulfills the requirement for handicap spaces.

Mr. Kularski asks if there is going to be any landscaping/construction debris or product stored outside of the building and if outside storage was approved by the Fire Department. The applicant states that there will be a small amount of bark mulch stored behind the building and to his knowledge the Fire Department did not have an issue with it during their inspection.

Ms. Buck begins to discuss site specific conditions which include that the applicant must address concerns from LWSD prior to operation or issuance of a business license. The applicant confirms that the landscaping and masonry businesses are the only uses that he is proposing. Ms. Buck asks if the Board would like to include hours of operation in the conditions. Mr. Friedman thinks it should be addressed since there was concern from an abutter. Mr. Kularski confirms with the applicant that the landscape company will be participating in snow plowing. He is concerned that restrictions on their hours would hinder their business. Mr. Thibeault states that after hours the building would be used primarily for storage, parking and minor automotive maintenance if necessary when snow plowing. Ms. Buck confirms that it is acceptable from them to do minor vehicle maintenance but that anything more than that is not allowed in that district. Mr. Dimitri Saffron, of D.S. Landscapes who is renting space in the building states that they will not be doing vehicle repairs after hours and in the circumstance that maintenance is needed, the vehicle would be pulled into the garage bay with the door closed with no excessive noise outside of the shop. He states that they wait to turn on the truck emergency lights on until they get on Route 9 and that they will continue to be respectful to the fact that it is a residential neighborhood.

Further discussion is had regarding the location of the dumpster. Mr. Saffron states that part of the reasoning for its current location is due to accessibility for the driver that picks up the trash. Ms. Friedman confirms with the applicant that the dumpster will be locked in order to eliminate potential trash debris from blowing around, she adds that enclosing the dumpster would also assist with this. It is decided that the dumpster will be enclosed on all 4 sides with an opaque fence and will be locked when not in use.

The Board reviewed draft conditions and did not include a limitation on hours but will note that there won't be outside labor (landscaping and masonry activities will take place off-site). The applicant will also have to address LWSD comments. Ms. Buck asks the Board if they want the condition that trucks may not be idling when parked or loading/unloading to remain. Ms. Friedman answers that it should remain a condition and that it is a state law as well. There are no further questions from the public or Board.

**Motion:** Mr. Kularski moved to approve the Special Permit at 15 Water Street with the conditions that have been set forth

**Second:** Ms. Nist

**Discussion:** None

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

### **Eastern Pearl II (SP2017-02), Special Permit Extension Request**

Ms. Buck states a Special Permit for Eastern Pearl was first approved in 2015 but it lapsed. They were granted a new Special Permit in 2017, and the deadline to complete construction was later extended to August 20, 2020. Ms. Friedman states that the Planning Board is very business friendly as the Planning Department reached out to the applicant to ask if they wanted another extension. The applicant in turn submitted a letter requesting an extension for an additional year to complete construction.

**Motion:** Mr. Kularski moved to extend the deadline to complete construction on Eastern Pearl by one year [to August 20, 2021].

**Second:** Ms. Nist

**Discussion:** None

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

### **Town Planner Report/General Discussion:**

#### *Hanky Street/Makers Space:*

Ms. Buck states she has been in contact with the Maker's Space representatives and intend to submit a Special Permit soon.

#### *Evolve Cultural Center:*

Ms. Friedman asks if there is any update on this establishment. Ms. Buck states the Economic Development Coordinator was looking into this and she has not received any updated information.

#### *Chapter 61 Request, Huntoon Memorial Highway:*

Ms. Buck states this is a routine Chapter 61 request where they are removing it from that tax classification. The Town has a right of first refusal, and they are required by law to notify the Planning Board and the Conservation Commission. The Board has no comments and no objections.

### **Board Member Committee Updates**

#### *Capital Improvement Planning Committee:*

Ms. Nist states that the Capital Improvement Planning Committee is meeting Wednesday, August 26, 2020 at 6:00PM regarding the school and finances.

**Motion to Adjourn:** Mr. Kularski

**Second:** Ms. Souza

**Discussion:** None

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

Meeting adjourned at 7:50PM

Respectfully Submitted,  
Tiffany Peters, Department Assistant

**Documents included in meeting packet:**

- Agenda
- Memo to the Board from the Town Planner dated 8/5/2020
- Public Hearing Notice for 15 Water Street
- Special Permit Application for 15 Water Street
- Site plan for 15 Water Street
- Comments from Town departments on 15 Water Street
- Memo to Brian Thibeault (applicant) from the Town Planner dated 7/16/2020
- Comments from abutter on 15 Water Street
- Email to Department Assistant from Town Administrators office regarding valve issue at 15 Water Street
- Applicant response to comments
- Special Permit draft decision
- Extension request for Eastern Pearl II Special Permit (SP2017-02)
- Letter from Do All Construction
- Email from Sam Zhu to Department Assistant

**Documents submitted at meeting:** None