

**Town of Leicester Planning Board  
Meeting Minutes  
January 19, 2021**

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

**Members Present:** Jason Grimshaw (Chair), Jaymi-Lyn Souza, Sharon Nist, Debra Friedman, James Reinke (Associate)

**Members Absent:** Andrew Kularski

**In Attendance:** Michelle Buck, Town Planner; Brooke Hammond, Department Assistant

<b>1</b>	<b>ANR Plan</b> Lilyestrom Grove (Applicant: James White)
<b>2</b>	<b>Approval of Minutes</b> December 8, 2020
<b>3</b>	<b>Town Planner Report/General Discussion</b> <ul style="list-style-type: none"> <li>a. DLTA Grant Support Letter</li> <li>b. Zoning Bylaw Amendments</li> <li>c. Miscellaneous Project Updates</li> <li>d. Board Member Committee Updates</li> <li>e. Upcoming Meeting Dates</li> </ul>
<b>4</b>	<b>Adjourn</b>

Mr. Grimshaw called meeting to order at 7:04PM.

### **1. ANR Plan - Lilyestrom Grove**

Ms. Buck states that this plan originally came before the board in 2002. At the time the plan divided the land into 3 parcels. Shortly thereafter the zoning changed from 50,000 sq. ft. to 80,000 sq. ft. minimum lot size. These lots were protected for 5 years after the zoning changed because the lots had common ownership. The current plan is to change the parcel from three 50,000 sq. ft. lots to two lots, both with over 80,000 sq. ft. of area and 200 ft of frontage in the Suburban-Agriculture zoning district.

**Motion:** Ms. Friedman moves to approve the ANR Plan for Lilyestrom Grove.

**Second:** Ms. Nist

**Discussion:** None

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

### **2. Approval of Minutes – December 8, 2020**

**Motion:** Ms. Nist moves to approve the December 8, 2020 minutes.

**Second:** Ms. Souza

**Discussion:** None

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

### **3. Town Planner Report/General Discussion**

#### **a. DLTA Grant Support Letter**

Ms. Buck states there is a grant offered through the DLTA (District Local Technical Assistance) which offers state funds through the Central Mass Regional Planning Commission for planning projects, primarily projects focused on housing and economic development. The Town of Leicester considering an economic development project to have the town participate in economic development 43D expedited permitting. The grant requires the Planning Board's support. Ms. Buck asks for the support of the Board without full project details and asks Mr. Grimshaw to review the letter before it is sent.

**Motion:** Ms. Friedman moves to support the grant in theory, with Mr. Grimshaw handling the details of the letter of support.

**Second:** Ms. Nist

**Discussion:** None

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

#### **b. Zoning Bylaw Amendments**

Ms. Buck states the Zoning Bylaw amendments are in the same stage as they were at the December meeting. The potential amendments include housekeeping, outside storage, floodzone bylaw, marijuana delivery, neighborhood business district changes, water resources protection overlay district changes, and ZBA procedures where there are inconsistencies between the state and local bylaws. Ms. Buck requests that the February 2, 2021 meeting be primarily dedicated to reviewing amendment drafts, because hearings need to be scheduled for March.

#### **c. Miscellaneous**

*Hanks Marine, 1570 Main St*

Special Permit hearing will be held at the planning board meeting on February 16, 2021.

*15 Water St Complaint*

Ms. Buck states the planning office received a complaint regarding 15 Water Street about the landscape business owner on the property operating machinery and performing vehicle maintenance outside of previously agreed upon business hours. The complainant asked the Planning Board to adjust the hours of operation. The complaint also said there is currently no enclosure around the dumpster. Ms. Buck states that the Fire Department is fine with the location of the dumpster in terms of access. There remain issues with the Leicester Water Supply District and Fire Department regarding sprinklers that need to be resolved. The business owner either had to make improvements to the sprinklers and activate them or apply to the fire department to disassemble and remove the sprinklers. Neither of these resolutions has been pursued by the business owner. Ms. Nist asks if sprinklers are required in the building, to which Ms. Buck responds they are not. Ms. Buck states she will talk to both the business owner/tenant and the building owner. Ms. Buck asks the Board how they would like to handle the complaint.

Ms. Friedman says the abutter has good reason to complain; if there is no snow, there is no reason for the business owner to be out past business hours. Ms. Friedman asks if it is possible to amend the business hours from 7am to 7pm, unless there is snow. Ms. Souza agrees with the proposed solution. Ms. Buck offers to send a letter saying if the problem doesn't stop the Board will schedule public hearing to amend the hours. Ms. Friedman agrees that a written letter sent

by certified mail is the best place to start. Ms. Buck states she needs to resolve the other issues as well with the landscape company business owner.

Mr. Reinke asks what the water district's concern was in the building. Ms. Buck states the issues were that they had to add backflow protection and there was a floor drain issue. Mr. Reinke raised concern over the plugging of floor drains.

Ms. Nist reads from previous minutes that at 15 Water Street it was agreed that the building would only be used after hours for storage, parking, and minor maintenance, except in the instance of snow plowing; Ms. Nist states the business owner is in violation of the original conditions. Mr. Grimshaw says it is necessary to clarify definitions of operations if the Board ends up moving forward with a special permit amendment.

#### *Classic Automotive*

Mr. Grimshaw was contacted by an individual regarding Classic Automotive on Route 9. He read the complaint into the record:

- *Operating Business on two separate lots*
- *Built multi tiered parking area in wetlands*
- *Filled in wetlands with unknown materials including burning and burying a large pile of debris over the course of many hours- suspect it was the former building that was demolished.*
- *Built retaining wall in wetlands*
- *Junk cars on lots in wetlands on newly constructed parking areas visible from residential neighborhoods on Rawson St.*
- *Water runoff onto neighborhood properties (Rawson St.)*
- *Security lights lighting up yards on Rawson St.*
- *Fumes from paint booth in air along Rawson Street*
- *Business sign on route # 9 some kind of new LED sign shining into homes.*
- *Constructed road thru field onto former Schold property up toward Tractor Supply Store then and connected to a property at the rear of 82 block of Rawson St. owned by a family member*
- *Works on Saturday and Sundays (and beyond business hours), hides vehicles and locks doors.*

Mr. Reinke states LED lights were approved by the Zoning Board of Appeals, but at night the sign is in violation of conditions set by the Board.

Ms. Buck says comments from different departments can be consolidated into one letter. Ms. Buck says the Conservation Commission members will be asked to conduct a site visit. The property owner's addition did not have to come before the Planning Board (it was below the size threshold for Site Plan Review). The owner also had at least two special permits from the ZBA related to expansions to a nonconforming use. Ms. Buck will investigate the issue further.

#### **d. Board member Updates**

Mr. Grimshaw says that there haven't been any EDC meetings since December. No updates.

Ms. Souza mentions her attendance at the CMRPC meeting (topic: diversity inclusion planning).

Ms. Nist states there are no new capital improvement projects.

Ms. Nist asks if there has been any response from Hankey St. Ms. Buck says the applicants are still working on their Special Permit application.

**e. Upcoming meeting dates:**

February 2, 2021 and February 16, 2021

**4. Adjourn**

**Motion:** Ms. Nist motions to adjourn.

**Second:** Ms. Friedman

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

Meeting adjourned at 7:31 pm

Documents

- Agenda
- Memo from Town Planner dated January 13, 2021
- Lilyestrom Grove Plans (2002 and 2020)
- December 8, 2020 minutes
- Email from Carol Pappas dated January 11, 2021 regarding 15 Water St
- Planning Board minutes for the Public Hearing for 15 Water St Special Permit dated August 18, 2020