

TOWN OF LEICESTER

PLANNING BOARD
3 Washburn Square
Leicester, MA. 01524
(508) 892-7007
www.leicesterma.org



Planning Board Members

Jason Grimshaw, Chair
James Reinke, Vice-Chair
Joshua Campbell, Member
Sharon Nist, Member
Anthony Escobar, Member
Rigoberto Alfonso, Associate Mem.

Planning Board Meeting Minutes

Date: April 18, 2023

Time: 7:00PM

Location: Leicester Town Hall, Select Board Meeting Room

Commissioners Present: James Reinke, Joshua Campbell, Sharon Nist, Anthony Escobar

Commissioners Absent: Jason Grimshaw, Rigoberto Alfonso

Others Present: Donna Main, Department of Inspectional Services Assistant

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2023 JUN 21 PM 12:57
TOWN CLERK'S OFFICE
LEICESTER, MASS.

Order of Business:

1. Public Hearing, Special Permit Amendment

Hankey Street, request to amend special permit (SP2021-03) for makerspace, Applicant: The WorcShop

2. Site Plan Review

16 Pleasant Street (SPR2022-06), change of use from a former lighting store to a church, Applicant: Refuge Christian Center

3. Public Hearing, Definitive Subdivision

Paxton Street (DSUB2022-01) Smugglers Cove 10 single-family lots, Applicant: Central Land Development Corp.

4. Public Hearing, Special Permit, Site Plan Review, & Stormwater Permit

778 Main Street (SP2022-07), 25-unit multi-family residential development, Applicant: Charlton Road Realty, LLC

5. Withdrawal of Application

21-69 Main Street (SP2022-08) Applicant: SNL MA I, LLC

6. Approval of Minutes

- a. 1/17/2023
- b. 2/07/2023
- c. 2/21/2023

Town Planner Report/ General Discussion:

Adjourn

Mr. Reinke calls meeting to order at 7:00PM

1. Public Hearing, Special Permit Amendment

11 Hankey Street, request to amend special permit (SP2021-03) for makerspace, Applicant: The WorcShop

Applicant requested a continuance

Motion: Ms. Nist- motion to continue SP2021-03 Hankey Street to
May 16, 2023, at 7:00PM

Second: Mr. Escobar

Discussion: None

Vote: (4-0-0)

2. Site Plan Review

16 Pleasant Street (SPR2022-06), change of use from a former lighting store to a church,

Applicant: Refuge Christian Center

Applicant requested a continuance.

Motion: Ms. Nist- motion to continue SPR2022-06, 16 Pleasant Street to
May 16, 2023, at 7:15PM

Second: Mr. Campbell

Discussion: None

Vote: (4-0-0)

3. Public Hearing, Definitive Subdivision

Paxton Street (DSUB2022-01) Smugglers Cove

Applicant: Central Land Development

Applicant requested a continuance

Motion: Ms. Nist- motion to continue Paxton Street DSUB2022-01, Smugglers Cove to
May 16, 2023, at 7:30PM

Second: Mr. Campbell

Discussion: None

Vote: (3-1-0) Mr. Reinke recused

4. Public Hearing, Special Permit, Site Plan Review & Stormwater Permit

778 Main Street (SP2022-07) 25-unit multi-family residential development

Applicant: Charlton Roar Reality, LLC

Applicant requested a continuance

Motion: Ms. Nist- motion to continue 778 Main Street SP2022-07 to
May 16, 2023, at 7:45PM

Second: Mr. Campbell

Discussion: None

Vote: (4-0-0)

5. Withdrawal of Application

21-69 Main Street (SP2022-08) Applicant: SNL MA I, LLC

Applicant requested withdrawal of application

Motion: Ms. Nist -motion to approve the withdrawal of the application for 21-69 Main Street SP2022-08, with out prejudice.

Second: Mr. Campbell

Discussion: None

Vote: (4-0-0)

6. Approval of Minutes

a. 1/17/2023

Motion: Ms. Nist- motion to approve the meeting minutes of January 17, 2023, with minor clerical edits made

Second: Mr. Escobar

Discussion: None

Vote: (4-0-0)

b. 2/7/2023

Motion: Ms. Nist- Motion to approve the meeting minutes of February 7, 2023, as written

Second: Mr. Campbell

Discussion: None

Vote: (4-0-0)

c. 2/21/2023

Motion: Ms. Nist- motion to approve the meeting minutes of February 21, 2023, as written

Second: Mr. Campbell

Discussion: None

Vote: (3-1-0) Mr. Escobar recused

Town Planner Report/General Discussion

The newly hired Town Planner, John Carbreau, was appointed at the Select Board meeting on 4/18/2023

Donna has been working with Eve Tapper, Interim Town Planner, on the decision for 1355 Main Street. There are still some waivers that need to be voted on by the board, the applicant has granted a 60-day extension for a decision

Adjourn

Motion: Ms. Nist-Motion to adjourn at 7:19PM

Second: Mr. Campbell

Discussion: None

Vote: (4-0-0)

Meeting Minutes Respectfully Submitted by:

Donna K. Main, DIS Assistant

Date Approved: 06/20/2023

Vote: 4-0-1