

TOWN OF LEICESTER

ZONING BOARD of APPEALS
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ZBA Commissioners

Jim Buckley, Chair
James Reinke, Vice-Chair
Kurt Parliment, Clerk
Vaughn Hathaway, Member
Richard Johnson, Alternate

Zoning Board of Appeals Meeting Minutes

Date: February 22, 2023

Time: 7:00PM

Location: Leicester Town Hall, Meeting Room 3

Commissioners Present: Jim Buckley, James Reinke, Kurt Parliment, Vaughn Hathaway, Richard Johnson

Order of Business

1. Public Hearing, Special Permit (SP2022-07)

Applicant: 651 Main Street LLC, special permit for work within the Water Resources Protection Overlay District (WRPOD)

2. General Discussion/Miscellaneous

- SP2023-01, 778 Main Street, Special Permit denial

3. Adjourn

Mr. Buckley calls the meeting to order

1. Public Hearing, Special Permit (SP2022-07) 651 Main Street

Mr. Klinger requested a continuance

Motion: Mr. Reinke, moves to continue, the public hearing for Special permit (SP2022-07) 651 Main Street to March 29, 2023

Second: V. Hathaway

Discussion: None

Vote: (4-1-0) Mr. Parliment Recused

2. General Discussion/Miscellaneous

Special Permit Denial, (SP2023-01) 778 Main Street

Jim Bernadino, CMG Construction

They are looking at substantial site plan changes to conform to the requests of the board. Once revised site plans are complete, they will be reapplying for a special permit.

Mr. Hathaway is concerned about having discussions without the meeting being advertised.

Mr. Bernardino understands that they cannot make any decisions at this meeting however he would like to proceed with his presentation just as an update to the board

J. Buckley: Stated his discomfort with listening to a presentation, they are very concerned with misunderstanding from both the applicant and residents if they proceed.

J. Reinke: As long as the applicants are making changes to the issues that caused the denial then they are on the right track.

J. Bernardino: they have made significant changes to the plan and will reapply with the new plans.

The board enters discussions regarding the vacant Assistant Town Planner position and whether or not it is necessary.

J. Reinke feels that the position is important to help Alaa perform her job more effectively. The Planning department is very busy, and he feels that Alaa is overworked and underpaid. He feels that the town should do what they have to do to keep the Town Planner that we have now.

Discussions continue within the board about how they should make their recommendation to the Select Board how important the position is, not only to them but, all the boards. The decision was to send a letter in support of the position to the Select Board and appear at the next available meeting.

Motion: Mr. Reinke, to adjourn

Second: Mr. Johnston

Discussion: None

Vote: (5-0-0)

Meeting Minutes Respectfully Submitted by:

Donna K. Main, DIS Assistant

Date Approved: 04/26/2023