

**Leicester Planning Board Meeting Minutes**  
**March 26, 2024**

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2024 APR -8 AM 9: 23

TOWN CLERK'S OFFICE  
LEICESTER, MASS.

**Location:** Leicester Town Hall, Meeting Room 3

**Member Present:** Joshua Campbell, James Reinke, Sharon Nist, Lee Dykas, Chris Clark (Alternate)

**Members Absent:** Anthony Escobar

**Staff Members Present:** Kristen Jacobsen, Town Planner, Lisa Westwell, Administrative Assistant to the Planning Department

**Members of the Public in Attendance:** See attached Sign-In Sheet

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**Call to Order:** Chairman Campbell called the meeting to order at 7:04 PM

**Request for Modification of Site Plan – SPR2023-10-MOD**

1621 Main St. (Starbucks). Map 18A, Parcel 13. Zone: HB-1. To allow the reconfiguration of the drive-through and exit lane on-site and traffic signal access all at the request of MassDOT.

Mr. Thomas Reidy, Esq. was present for the project. Mr. Reidy said they went to MassDOT with the plan the Planning Board approved and MassDOT required them to make amendments to the plan. The changes include moving the queue line back at that traffic light and to make sure that the entrance is right turn only and not go left into the parking field. This is to prevent queuing into the right of way and the exit has been pulled further back to avoid conflicts with the adjacent property that is being redeveloped. Mr. Reidy is asking for Planning Board approval of these changes to send back to MassDOT. He said if they sent back the same plan, MassDOT won't approve it but if they send the revised plan, MassDOT will approve it.

Mr. Reidy described the changes:

- The arrow showing left and right now only shows right
- The other arrows showing left and right have been eliminated
- In order to get the queue length, there is a new divider
- There was in and out areas but that has been pushed back so they can only go one way
- Parking spaces were added behind the drive-thru lane because they lost 2 when they had to revise the plan

Ms. Nist asked if they enter the drive-thru they can go through drive-thru or go all the way around and exit, and if they want to go in, they have to go through the traffic light and go in and to exit they have to go around the building. Mr. Reidy said yes that's correct.

Mr. Reinke said MassDOT really limited Starbucks on east bound traffic and Mr. Reidy said yes, but the geometry at the entrance hasn't changed. Ms. Nist asked if someone comes west and goes through the drive-thru, they have to merge into the line. Mr. Reidy said yes but queue length has not changed and is still 13 cars lengths. Ms. Nist asked Mr. Reidy to remind her where the order window is located and he showed her on the plan. Mr. Reinke confirmed that the additional waste units were added.

**Motion:** Motion to approve request for application to modify the site plan for SPR2023-01-Mod for 1621 Main Street, Starbucks, Map 18A, Parcel 1, Zone HB-1 zone.

**Second:** Ms. Nist

**Discussion:** Ms. Nist asked for clarification on the entrance to getting into Starbucks from the west and whether drivers would be able to get to the other parcel and Mr. Reidy said yes. Mr. Reinke asked about crosswalks on Route 9 and Mr. Reidy said yes there will be a crosswalk over to Walmart.

**Record of Vote:**

|  |        |
|--|--------|
| Joshua Campbell  | Aye    |
| James Reinke   | Aye    |
| Sharon Nist  | Aye    |
| Anthony Escobar  | Absent |
| Lee Dykas  | Aye    |
| <b>Four (4) in Favor. None (0) Opposed.<br/>One (1) Absent<br/>Approved 4 to 0</b> |        |

Mr. Reinke asked Mr. Hussein Yatem when they might open. Mr. Yatem said things are moving quickly and they have a tenant for the third pad and hopes to have the plans submitted soon. Mr. Reinke asked if they were interested in any other sites in Leicester and Mr. Yatem said they are looking. Mr. Yatem was invited to meet with Ms. Jacobsen and Mr. Reinke Thursday at 10 to discuss further.

**New Business:**

**Recommendations to Board of Selectmen for appointments to the Master Plan Committee**

- Sharon Nist. Ms. Nist said she has served on the committee before and is willing to serve again.
- Kurt Parliment. Mr. Parliment was not present.
- Janice Parke. Ms. Parke said she offers a balanced perspective and knows lots of places in Town. Ms. Parke said she gave a tour to CMRPC representatives and enjoyed it very much and she feels she'd be an asset to the Town.

Mr. Dykas asked Ms. Parke about the weeds in Greenville Pond. Ms. Parke said she and the Town's grant writer have been working on funding for the weeds. She said the Town owns the dam and the water, and Common Ground Land Trust (CGLT) owns the sliver of land that is the public access to the pond. The CGLT wants to make it more accessible to the Town.

**Motion:** Mr. Reinke made a motion to appoint Christopher Clark as a voting member out of necessity for the purpose of making recommendations to the Board of Selectmen for the Master Plan Committee.

**Second:** Ms. Nist

**Discussion:** None

**Record of Vote:**

|  |        |
|--|--------|
| Joshua Campbell  | Aye    |
| James Reinke   | Aye    |
| Sharon Nist  | Aye    |
| Anthony Escobar  | Absent |
| Lee Dykas  | Aye    |
| <b>Four (4) in Favor. None (0) Opposed.<br/>One (1) Absent<br/>Approved 4 to 0</b> |        |

**Motion:** Mr. Reinke made a motion to recommend to the Board of Selectmen the appointment of Sharon Nist to the Master Plan Committee.

**Second:** Mr. Clark

**Discussion:** None

**Record of Vote:**

|  |         |
|--|---------|
| Joshua Campbell  | Aye     |
| James Reinke   | Aye     |
| Sharon Nist  | Abstain |
| Anthony Escobar  | Absent  |
| Lee Dykas  | Aye     |
| Christopher Clarke   | Aye     |
| <b>Four (4) in Favor. None (0) Opposed.<br/>One (1) Absent. One (1) Abstained.<br/>Approved 4 to 0</b> |         |

**Motion:** Mr. Reinke made a motion to recommend to the Board of Selectmen the appointment of Kurt Parliment to the Master Plan Committee.

**Second:** Mr. Clark

**Discussion:** None

**Record of Vote:**

|  |         |
|--|---------|
| Joshua Campbell  | Aye     |
| James Reinke   | Aye     |
| Sharon Nist  | Abstain |
| Anthony Escobar  | Absent  |
| Lee Dykas  | Aye     |
| Christopher Clarke   | Aye     |
| <b>Four (4) in Favor. None (0) Opposed.<br/>One (1) Absent. One (1) Abstained.<br/>Approved 4 to 0</b> |         |

**Motion:** Mr. Reinke made a motion to recommend to the Board of Selectmen the appointment of Janice Parke to the Master Plan Committee.

**Second:** Mr. Clark

**Discussion:** None

**Record of Vote:**

|   |        |
|---|--------|
| Joshua Campbell   | Aye    |
| James Reinke  | Aye    |
| Sharon Nist   | Aye    |
| Anthony Escobar   | Absent |
| Lee Dykas   | Aye    |
| Christopher Clarke  | Aye    |
| <b>Five (5) in Favor. None (0) Opposed.<br/>One (1) Absent.<br/>Approved 5 to 0</b> |        |

**Motion:** Ms. Nist moved to approve the minutes of March 12, 2024.

**Second:** Mr. Reinke

**Discussion:** None

**Record of Vote:**

|   |        |
|---|--------|
| Joshua Campbell   | Aye    |
| James Reinke  | Aye    |
| Sharon Nist   | Aye    |
| Anthony Escobar   | Absent |
| Lee Dykas   | Aye    |
| <b>Four (4) in Favor. None (0) Opposed. One<br/>(1) Absent.<br/>Approved 4 to 0</b> |        |

**Town Planner Report/General Discussion**

- **Discussion HB-1 mixed use, horizontal mixed use.**

Ms. Jacobsen said she reached out to Kevin Quinn (Quinn Engineering) and asked him to review the proposed changes to HB-1 particularly with regard to the design guidelines and he said everything looked good. Ms. Jacobsen said she got a call from John Pazzoni, the developer for Maria Joseph's drive-in, asking about the lack of affordability, and the possibility for a single family or town home component to the HB-1 zone. She asked if the Board wanted to consider amending the HB-1 bylaw to add any of this. Ms. Jacobsen said single family homes are not allowed in HB-1. Ms. Jacobsen suggested maybe adding a density bonus and Mr. Reinke agreed. Mr. Reinke said he is opposed to single family but may consider town houses. Mr. Reinke said they want to be careful with the residential component in the HB-1 zone because they don't want more single family homes. Ms. Jacobsen said there is a potential for town homes with the MBTA and that they chose horizontal over vertical mixed use because they don't want an urban feel.

Mr. Dykas asked about minimum vs maximum size. Ms. Jacobsen said that will ensure that the commercial component will be built in the mixed use zone. Mr. Dykas said he didn't like the minimum and maximum. Ms. Jacobsen said there is no maximum, only minimum and it was only for the HB-1 zone.

Ms. Parke asked about having OSRD (Open Space Residential Development) in HB-1. Mr. Reinke said the goal is to create a commercial area but if its mixed use, it's the model developers want. Mr. Reinke said OSRD is not allowed in the HB-1. Ms. Parke said there is a large parcel for sale in the Burncoat area that might be good for business in the front and OSRD in the back. Ms. Jacobsen said the developers are looking for more density, not more single family, and that the amended HB-1 zone would have an open space component for mixed use. Mr. Reinke said he still wants to review Charlton's open space flexible business bylaw.

### **88 Huntoon Memorial - Vangarden**

Ms. Jacobsen said that the Town is in discussion with Vangarden regarding the noise and decibel levels from the chillers becoming a nuisance to the neighboring Clark St. She said they are supposed to be getting them a plan by end of next week. Ms. Jacobsen said they are considering dampening blankets or a sound wall to block the sound.

### **Battery Energy Storage Bylaw**

Mr. Reinke said the battery storage is good and has a proven track record in other communities.

Mr. Dykas asked why the Town needs this Bylaw. Ms. Jacobsen said we want the units to go in appropriate places in Town. Mr. Dykas said it's already regulated by state law and state building codes. Mr. Reinke said it provides protections to abutters and is not meant to prevent their construction. Ms. Jacobsen said the bylaw would protect surrounding properties, especially residential homes, and that it exempts residential solar. It also allows for decommissioning and requires a level of responsibility by the companies for these units long term. Ms. Jacobsen said this is a multi-regional push to put in these bylaws. Mr. Reinke asked if there was a bond and Ms. Jacobsen said yes, a bond is required. Mr. Reinke said the municipalities should be in control. Ms. Jacobsen said it's better to keep them in industrial type zones.

She also said she spoke with Tom Corbett with Zero-Point, he said he is familiar with this bylaw and would be happy to come speak with the Board. Mr. Dykas is concerned that businesses that have solar could not have battery storage. Ms. Jacobsen said that this does not regular solar. It's meant to collect solar energy and store it in the battery until high usage and release it directly into the grid. It's not for personal use; it's stand-alone battery storage.

**Motion** by Ms. Nist to adjourn.

**Second:** Mr. Reinke

**Discussion:** None

**Record of Vote:**

|   |        |
|---|--------|
| Joshua Campbell                             | Aye    |
| James Reinke                                | Aye    |
| Sharon Nist                                 | Aye    |
| Anthony Escobar                             | Absent |
| Lee Dykas                                   | Aye    |
| <b>Five (5) in Favor. None (0) Opposed.</b> |        |
| <b>Approved 5 to 0</b>                      |        |

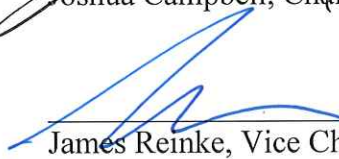
Meeting adjourned at 7:49 p.m.

Respectfully Submitted by:  
Lisa Westwell, Administrative Assistant  
to the Planning Department

Date Approved: 4/3/2024

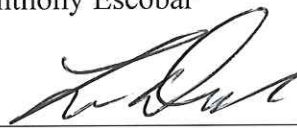
**Planning Board Signatures**

  
Joshua Campbell, Chair

  
James Reinke, Vice Chair

  
Sharon Nist, Clerk

\_\_\_\_\_  
Anthony Escobar

  
Lee Dykas

\_\_\_\_\_  
Chris Clark, Alternate Member

