



John Souza  
Chairperson

Carol Vittoriosio  
Vice Chairperson

*Office of The Planning Board*

City of Leominster, Massachusetts

City Hall

25 West Street

Leominster, MA 01453

Phone: 978-962-3543

LEOMINSTER CITY CLERK  
2022 FEB 1 AM 11:06

**AGENDA**

**PLANNING BOARD MEETING**

**February 7, 2022 6:30 PM**

HELD AT CITY HALL IN THE T.A. CONFERENCE ROOM

Second Floor/Room 10

**SCHEDULED PUBLIC HEARINGS & OPEN PUBLIC MEETINGS**

- 6:30 Continued Open Public Meeting for Site Plan Application for Merriam Avenue, Map 261, Parcel 5, Starbucks Restaurant
- 6:40 Continued Public Hearing for City Council Petition #20-22, Re: Overflow lots: To amend the zoning ordinance pertaining to the parking of unregistered vehicles.

**REGULAR MEETING**

**1.0 CALL TO ORDER**

**2.0 MINUTES OF PREVIOUS MEETING**

2.1 December 6, 2021

2.2 January 3, 2022

**3.0 PLANS SUBMITTED**

3.1 Site Plan Application for 34 Tremaine Street, Map 25, Parcel 6

3.2 Special Permit Application for 34 Tremaine Street, Map 265, Parcel 6

3.3 Site Plan Application for 186 & 196 Main Street, Map 56, Parcel 12 & Map 56, Parcel 5

**4.0 OLD BUSINESS**

4.1 Site Plan Application for Merriam Avenue, Map 261, Parcel 5, Starbucks Restaurant

4.2 City Council Petition #20-22, Re: Overflow lots: To amend the zoning ordinance pertaining to the parking of unregistered vehicles. *Planning Board to make recommendation to City Council.*

**5.0 NEW BUSINESS**

5.1 None

**6.0 COMMUNICATIONS**

6.1 Brooks Pond Development: *Planning Board to vote to determine whether or not all conditions of Approval have been met.*

6.2 Mary Avenue Subdivision: Request for Covenant Release. *Planning Board to make motion for staff to generate bond estimate and to collect escrow.*

6.3 Modification for Site Plan for 135 Commercial Road, Map 570, Parcel 1, Home Depot: Temporary/Seasonal Storage. *Planning Board to make determination as to whether this is a Minor or Major modification and vote accordingly.*

6.4 City Council Petition 24-22: Performance Guarantees for Site Plans. *Planning Board to schedule Public Hearing.*



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6.5 40 B Application for Marcello Avenue with ZBA. *Planning Board to provide recommendation to ZBA.*

### 7.0 **DIRECTOR'S REPORT**

7.1 Planning & Development Directors Report for February 7, 2022

7.1.1 The Meadowlands at Willard Street Subdivision: Bond estimate request - *update*

7.1.2 Zoning Books: Contract with MRPC to complete update to digital version of Zoning Ordinance - *update*

7.1.3 Zoning Amendment: Multi-family zoning requirement for MBTA Communities: State Mandate - *update*

7.1.4 Annual Ethics Requirements: Mr. Souza, Mr. Perla, and Mr. Carignan need to submit Ethics Certificate. All Board members to submit signed Conflict of Interest Law Document.

### 8.0 **EXECUTIVE SESSION**

8.1 None

### 9.0 **ADJOURN**

9.1 The next meeting is currently scheduled for March 7, 2022, at 6:30 PM, at City Hall in the T.A. Conference Room/2<sup>nd</sup> Floor. Deadline for Application Submittal for this meeting is February 28, 2022 @ noon.

#### **Planning Board: Authority & Jurisdiction**

*The Planning Board is the board of permitted uses. Please be apprised that the authority of the Planning Board is to oversee and administer the City of Leominster Zoning Ordinance and Subdivision Regulations. The Board will act only on these authorities as outlined in the City Charter and no other matters of City business.*