

1. Agenda

Documents:

[3-7-2022 PLANNING BOARD AGENDA.PDF](#)

[3-7-2022 PLANNING BOARD AGENDA-2ND REVISION.PDF](#)

[3-7-2022 PLANNING BOARD AGENDA-REVISED.PDF](#)



John Souza
Chairperson

Carol Vittorioso
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 MAR 1 PM 12:02

AGENDA
PLANNING BOARD MEETING

March 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
- 6:50 Open Public Meeting for Site Plan Application for 34 Tremaine Street, Map 25, Parcel 6
- 6:51 Public Hearing for Special Permit Application for 34 Tremaine Street, Map 265, Parcel 6
- 7:00 Open Public Meeting for Site Plan Application for 186 & 196 Main Street, Map 56, Parcel 12 & Map 56, Parcel 5
- 7:10 Public Hearing for City Council Petition #24-22: To amend the Zoning Ordinance re: Performance Guarantees for Site Plans.

REGULAR MEETING

- 1.0 CALL TO ORDER**
- 2.0 MINUTES OF PREVIOUS MEETING**
 - 2.1 None
- 3.0 PLANS SUBMITTED**
 - 3.1 Site Plan for 481 Lancaster Street, Map 443, Parcel 2-2b, Craft Brewery and Tap House
- 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 Site Plan Application for 34 Tremaine Street, Map 25, Parcel 6
 - 5.2 Special Permit Application for 34 Tremaine Street, Map 265, Parcel 6
 - 5.3 Site Plan Application for 286 & 196 Main Street, Map 56, Parcel 12 & Map 56, Parcel 5
 - 5.4 City Council Petition #24-22: To amend the Zoning Ordinance re: Performance Guarantees for Site Plans. *Planning Board to make recommendation to City Council.*
- 6.0 COMMUNICATIONS**



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- 6.1 Appointment of Chair and Vice Chair. *Planning Board to vote to make appointments for 2022.*
- 6.2 Modification of Site Plan Approval for 900 Central Street, Map 317, Parcels 5A-2, Map 317, "Parcel C1", Map 317, Parcel 10, and Map 317, parcel 5B/3. *Planning Board to vote whether Application is Minor or Major.*

7.0 DIRECTOR'S REPORT

- 7.1 Planning & Development Directors Report for March 7, 2022
 - 7.1.1 Zoning Ordinance Electronic Version – Update
 - 7.1.2 Update on Solar Ordinance

8.0 EXECUTIVE SESSION

- 8.1 None

9.0 ADJOURN

- 9.1 The next meeting is currently scheduled for March 21, 2022, at 6:30 PM, at City Hall in the T.A. Conference Room/2nd Floor. Deadline for Application Submittal for this meeting is March 14, 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.



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LEOMINSTER CITY CLERK
2022 MAR 2 AM 8:19

AGENDA-2nd REVISION
PLANNING BOARD MEETING

March 7, 2022 6:30 PM

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Second Floor/Room 10

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REGULAR MEETING

1.0 CALL TO ORDER

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2.1 None

3.0 PLANS SUBMITTED

3.1 Site Plan for 481 Lancaster Street, Map 443, Parcel 2-2b, Craft Brewery and Tap House

4.0 OLD BUSINESS

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

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5.0 NEW BUSINESS

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

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- 6.2 Modification of Site Plan Approval for 900 Central Street (Pine Hill), Map 317, Parcels 5A-2, Map 317, "Parcel C1", Map 317, Parcel 10, and Map 317, parcel 5B/3. *Planning Board to vote whether Application is Minor or Major.*
- 6.3 Marcello Avenue 40 B, ZBA Application. *Request from City Attorney to review comments for this ZBA Application.*

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