



OFFICE OF THE PLANNING BOARD  
*City of Leominster, Massachusetts*

CITY HALL – 25 WEST STREET  
LEOMINSTER, MASSACHUSETTS 01453

Telephone: (978) 534-7525

Fax: (978) 534-7575

John Souza, Chairman

Carol Vittorioso, Vice Chair

Kristen Kelly - Director

2017

ANNUAL REPORT

Planning Board

Fiscal Year 2017 (July 2016-June 2017)

Site Plans

7/18/2016-	Lock Drive – Prime Wellness
7/18/2016-	Exchange Street
8/15/2016-	207 Mill Street – 110 Grill
9/19/2016-	Brooks Pond Site Plan Modification for lot 4E1
9/19/2016-	Brooks Pond Site Plan Modification for lot 2E1
9/19/2016-	Brooks Pond Site Plan Modification for lot 4D1
9/19/2016-	Research Drive - RMV
10/03/2016-	200-210 Lancaster Road
10/17/2016-	45 Summer Street – multi-unit apartments
10/17/2016-	1290 Main Street (Minor Modification)
11/07/2016-	670 Mechanic Street
11/07/2016-	236 Lancaster Street
11/07/2016-	982 Pleasant Street
12/05/2016-	27 McKay Street - Health Alliance Hospital
2/22/2017-	813 Main Street – BJ Grill
2/22/2017-	Research Drive Lot 9A - Continental Stone
2/22/2017-	60 Hospital Road - Health Alliance Hospital
2/22/2017-	14 Lanides Lane Red Line
2/22/2017-	1775 Lock Drive (Minor Modification)
3/6/2017-	97/ 123 Sack Blvd
4/3/2017-	65 Main Street
4/3/2017-	275 New Lancaster Road Reliant
5/1/2017-	14 Lanides Ln. (Major Modification)
5/1/2017-	247 Mill Street - McDonalds
5/15/2017-	257 Central Street
5/15/2017-	60 Hospital Road - Health Alliance Hospital (Major Modification)
5/15/2017-	728 Central Street (Major Modification)

5/15/2017-  
6/5/2017-  
6/19/2017-

241 North Main Street - Med Express  
290 & 298 Central Street  
75 Merriam Ave - apartments

2017

Subdivision Plans

7/18/2016- Pierce Pond Definitive Subdivision  
9/19/2016- Brooks Pond Preliminary Subdivision  
12/5/2016- Brooks Pond Definitive Subdivision  
1/4/2017- Southgate Modification of Definitive Subdivision  
5/1/2017- Mary Avenue Preliminary Subdivision  
5/1/2017- West Village Lane Preliminary Subdivision - WITHDRAWN  
6/5/2017- Crown Point II Preliminary Subdivision- WITHDRAWN

Special Permits

7/18/2016- Lock Drive Special Permit for Work in a Floodplain  
7/18/2016 Roche Avenue Pierce Pond for an Open Space Subdivision  
7/18/2016- Roche Avenue Pierce Pond for Work in a Floodplain  
8/15/2016- 14 Lanides Lane – Redline- Contractor’s Yard in MU1 zone  
8/15/2016- 14 Lanides Lane – Redline- for Work in a Floodplain  
8/15/2016- 207 Mill St. – 110 Grill – for Work in a Floodplain  
10/17/2016- 45 Summer Street for the Use  
10/17/2016- 45 Summer Street for Parking  
2/22/2017- 456 Litchfield Street Telecommunications Tower – DENIED  
3/06/2017- 97/123 Sack Boulevard for Work in a Flood Plain  
03/20/2017- Sawtelle Road Lot 14 – residential use in Commercial zone  
3/20/2017- Sawtelle Road Lot 18 – residential use in Commercial zone  
3/20/2017- Sawtelle Road Lot 52– residential use in Commercial zone  
6/5/2017- 290 & 298 Central St. for Work in a Flood Plain

Approval Not Required

7/18/2016- Lock Drive  
7/18/2016- Tucker Drive & New Lancaster Road  
9/19/2016- Whalom Road, Lunenburg Book 8339 Page 4  
9/19/2016- 1052 Mt. Elam Road Lot 429-5A  
9/19/2016- 1157 Main Street  
9/19/2016- North Side Independence Drive opposite Wekepeke Way  
11/07/2016- Electric Ave. / Apple Tree  
11/07/2016- RMV/Southgate  
11/21/2016- Sawtelle Rd. / Montrose

12/05/2016-	34 Eastern Ave.
1/09/2017-	575 Pierce Street
2/6/2017-	64 Eastern Ave
2/6/2017-	Pleasant Str. (East side)
3/6/2017-	99 Hill Street
5/1/2017-	Ava Way Lots 2, 3, 4, & 5
6/5/2017-	199 Viscoloid Ave
6/5/2017-	Brooks Pond Road
6/5/2017-	North Street and Industrial Road

2017

City Council Petitions: Recommendations and Public Hearings

- 12/05/16- **Board Recommendation** - City Council Petition 21-17: Kristen Kelly on behalf of the Planning Board: Adopt a new Zoning Ordinance regarding the installation of Solar Energy
- 12/05/16- **Board Recommendation** - City Council Petition 22-17: Kristen Kelly on behalf of the Planning Board: Update the Zoning Ordinance Table of Uses to modify the applicability of Energy Systems, Renewable and to add two new uses, On Site Solar System and Off Site Solar System.
- 12/05/16- **Board Recommendation** - City Council Petition 23-17: Kristen Kelly on behalf of the Planning Board: Update the definition of "Energy System, Renewable" and create definitions for "Solar Energy System for On Site Use" and "Solar energy System for Off Site Use".
- 12/05/16- **Board Recommendation** - City Council Petition 24-17: Kristen Kelly on behalf of the Planning Board: Amend Section 22-62.3.7 of the Leominster Zoning Ordinances by removing the words "and always within the right-of way".
- 12/05/16- **Board Recommendation** - City Council Petition 28-17: Prime Wellness Centers, Inc.: Grant a Special Permit for the use of a new building for the purpose of a Medical Dispensary on Lock Drive
- 12/05/16- **Board Recommendation** - City Council Petition 17-16: Bovenzi & Donovan at Law: Street acceptance and approval of layout for Parcel "C" on Samoset Drive, the continuance of Samoset Drive, Ballard Court, Candlewood Drive and Keeneland Circle
- 1/09/17- **Public Hearing** - for City Council Petition 21-17: Kristen Kelly on behalf of the Planning Board: Adopt a new Zoning Ordinance regarding the installation of Solar Energy
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- 2/22/2017- Schedule a Public Hearing - City Council Petition 29-17 James Whitney: Rezone parcels 503-3-1, 503-3-2, 503-3-3, and 503-3-4 from Industrial to Mixed Use (MU1) at the entryway of the Southgate Business Park.
- 2/22/2017- Schedule a Public Hearing - City Council Petition 35-17 Kristen Kelly on behalf of the Schedule a Public Hearing: Planning Board: Modify section 22-50.4.1 of the Leominster Zoning Ordinance to remove the words "shall service no more than two (2) lots" and replace with "are not permitted".
- 2/22/2017- Public Hearing - for City Council Petition 28-17: Prime Wellness Centers, Inc.: Grant a Special Permit for the use of a new building for the purpose of a Medical Marijuana Dispensary on Lock Drive
- 2/22/2017- Schedule a Public Hearing - City Council Petition 38-17: South Coast Development, LLC: Change the zoning of the three contiguous lots of land at the northeast corner of Central Street and Graham Street, and also the adjacent portion of Graham Street, a public way, from the Residence C and Business B to the Commercial zoning district.
- 3/6/2017- Public Hearing - for Planning Board Recommendation: Public Hearing: City Council Petition 29-17 James Whitney: Rezone parcels 503-3-1, 503-3-2, 503-3-3, and 503-3-4 from Industrial to Mixed Use (MU1) at the entryway of the Southgate Business Park.
- 3/6/2017- Public Hearing - for Planning Board Recommendation: Public Hearing City Council Petition 35-17 Kristen Kelly on behalf of the Schedule a Public Hearing: Planning Board: Modify section 22-50.4.1 of the Leominster Zoning Ordinance to remove the words "shall service no more than two (2) lots" and replace with "are not permitted".
- 3/20/2017- Public Hearing - for Planning Board Recommendation: Public Hearing: City Council Petition 38-17: South Coast Development, LLC: Change the zoning of the three contiguous lots of land at the northeast corner of Central Street and Graham Street, and also the adjacent portion of Graham Street, a public way, from the Residence C and Business B to the Commercial zoning district.
- 4/3/2017- Schedule a Public Hearing - for City Council Petition: 52-17 Jorge Andrew Syiek et al: Accept Constitution Drive and Federal Circle as accepted streets (Planning Board to make a Recommendation)
- 5/1/2017- Schedule a Public Hearing - for City Council Petition 67-17 Elisabeth Ricci: Amend the Leominster Zoning Ordinance by adding Article XVIII entitled "Recreational Marijuana Facilities" to allow and regulate recreational marijuana facilities within the City. Planning Board Recommendation
- 5/1/2017- Board Recommendation - City Council Petition: 52-17 Jorge Andrew Syiek et al: Accept Constitution Drive and Federal Circle as accepted streets
- 5/15/2017- Schedule a Public Hearing - for Draft Ordinance: 2<sup>nd</sup> Reading Ordinance- Amend Chapter 22 of the Revised Ordinances entitled "Zoning" by inserting a new section, Article II, Section 22-16.12 entitled "Recreational Marijuana Establishment Moratorium". Planning Board Recommendation
- 5/15/2017- Board Recommendation - for City Council Petition 73-17 Kenneth R. Hanson et al: Accept Duggan Drive as an accepted City street.

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- 5/15/2017- Board Recommendation - for City Council Petition 74-17 David D. Watts: Request a dead end sign and/ or stop sign on end of street for Montrose Street connecting to Grant Street
- 6/5/2017- Public Hearing - for City Council Petition 67-17 Elisabeth Ricci: Amend the Leominster Zoning Ordinance by adding Article XVIII entitled "Recreational Marijuana Facilities" to allow and regulate recreational marijuana facilities within the City. Planning Board Recommendation
- 6/5/2017- Public Hearing - for Draft Ordinance: 2<sup>nd</sup> Reading Ordinance- Amend Chapter 22 of the Revised Ordinances entitled "Zoning" by inserting a new section, Article II, Section 22-16.12 entitled "Recreational Marijuana Establishment Moratorium". Planning Board Recommendation