





John Souza, Chair  
 Carol Vittorioso, Vice Chair  
 Elizabeth Wood, Director

*Office of The Planning Board*  
 City of Leominster, Massachusetts  
 City Hall  
 25 West Street  
 Leominster, MA 01453  
 Phone: 978-962-3542  
 Fax: 978-534-7575  
<http://www.leominster-ma.gov>

November 18, 2020

Katelyn Huffman  
 City Clerk  
 25 West Street  
 Leominster, MA 01453

**RE: Amend Article I Definitions Re: Commercial Kitchen and Amend Article III Section 22-17 Re: Table of Uses**

The Leominster Planning Board wishes petition to amend the Zoning Ordinance, specifically to amend Article I Definitions Re: Commercial Kitchen and Amend Article III Section 22-17 Re: Table of Uses.

Edits are shown as tracked changes with deletions ~~strikethrough~~ and additions underlined.

Amend Article I Definitions accordingly:

Commercial Kitchen. Kitchen spaces owned by organizations or businesses that are open to community groups and local food entrepreneurs for use by anyone producing food. This includes manufacture, for sale or wholesale, for example to a supermarket or restaurant that will resell to the ultimate consumer. Facility shall be inspected and permitted by the local Board of Health and Massachusetts Department of Public Health Food Protection Program. They may sell their products to retail stores, grocery stores, restaurants.

Amend Article III Section 22-17, Table Of Uses Accordingly:

Industrial Uses	RR	RA	RB	RC	BA	BB	C	I	MU1	MU2	V
							SPPB				
Commercial Kitchen	N	N	N	N	N	N		Y	Y	Y	N
							SPA				

The reason for this proposed amendment originated in discussions with the Mayor and with the Economic Development Coordinator. Both had expressed the need to allow for Commercial Kitchens as an allowed use where it has not historically been detailed as an allowed use within the City. Commercial Kitchens are a relative new phenomenon and are a growing industry that is believed to be good for the City's economic growth and development.

*Office of The Planning Board*  
City of Leominster, Massachusetts

In preparation of making this petition, I reached out to the Economic Development Coordinator, the Health Inspector, and the Building Inspector to get their thoughts on the proposed language. Their comments are included as attachments to this letter.

When the Council or Council Committee is scheduled to discuss this petition, I will be in attendance so that I can further clarify the request and be available to answer any questions. In the interim, please don't hesitate to reach out to me for more information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Elizabeth Wood', with a large, stylized flourish at the end.

Elizabeth Wood, AICP  
Planning & Development Director

Attachments: 10/16/2020 email from Peter Niall, Building Commissioner  
10/28/2020 email from Marco Bangrazi, Health Inspector  
10/26/2020 email from Nikki Peters, Economic Development Coordinator

cc: Mayor Dean Mazarella  
John Souza, Planning Board Chair  
Carol Vittorioso, Planning Board Vice Chair  
Nikki Peters, Economic Development Coordinator  
Chris Knuth, Health Director  
Marco Bangrazi, Health Inspector  
Peter Niall, Building Commissioner  
File

## Elizabeth Wood

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**From:** Peter Niall  
**Sent:** Friday, October 16, 2020 7:52 AM  
**To:** Elizabeth Wood  
**Subject:** RE: Zoning Amendment: Commercial Kitchen Definition

This looks good.

**From:** Elizabeth Wood <EWood@leominster-ma.gov>  
**Sent:** Thursday, October 15, 2020 10:45 AM  
**To:** Nikki Peters <npeters@leominster-ma.gov>; Peter Niall <pniall@leominster-ma.gov>; Christopher Knuth <cknuth@leominster-ma.gov>  
**Cc:** Stephanie Whitten <swhitten@leominster-ma.gov>; Michelle Nadeau <mnadeau@leominster-ma.gov>  
**Subject:** Zoning Amendment: Commercial Kitchen Definition

Good Morning Nikki, Peter, Chris,

Your input and comments are requested for a proposed zoning amendment pertaining to Commercial Kitchens.

Please review the attached definition of commercial kitchen and provide any feedback by **Monday, 11/2/2020 at 3:00pm**. In addition to the definition, the Board will be considering which zoning districts to allow Commercial Kitchen's to reside in and your input on where this use belongs is also requested.

Feel free to see me if you have any questions or if you need more information.

**Elizabeth Wood, AICP**  
**Director of Planning and Development**

City of Leominster  
25 West Street  
Leominster, MA 01453  
(978) 962-3542  
[ewood@leominster-ma.gov](mailto:ewood@leominster-ma.gov)

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**Elizabeth Wood**

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**From:** Marco Bangrazi  
**Sent:** Wednesday, October 28, 2020 10:02 AM  
**To:** Elizabeth Wood  
**Cc:** Christopher Knuth  
**Subject:** FW: Zoning Amendment: Commercial Kitchen Definition  
**Attachments:** ZoningAmendment\_CommercialKitchen\_19October2020.docx

Good Morning Elizabeth,

On behalf of Mr. Knuth and the Health Department, we do not have a recommendation with regards to changing the proposed definition of a "Commercial Kitchen" nor a recommendation for the zoning districts in which they are allowed.

Thank you,  
Marco L. Bangrazi  
City of Leominster Health Inspector  
Office: (978) 962-3559  
Fax: (978) 534-8416  
[mbangrazi@leominster-ma.gov](mailto:mbangrazi@leominster-ma.gov)

**From:** Christopher Knuth <[cknuth@leominster-ma.gov](mailto:cknuth@leominster-ma.gov)>  
**Sent:** Thursday, October 15, 2020 12:44 PM  
**To:** Marco Bangrazi <[mbangrazi@leominster-ma.gov](mailto:mbangrazi@leominster-ma.gov)>  
**Subject:** FW: Zoning Amendment: Commercial Kitchen Definition

*Christopher J. Knuth R.S.*

Director of Public Health  
City Hall, Suite 11  
25 West Street  
Leominster, MA 01453

P: 978-962-3557  
F: 978-534-8416

**From:** Elizabeth Wood <[EWood@leominster-ma.gov](mailto:EWood@leominster-ma.gov)>  
**Sent:** Thursday, October 15, 2020 10:45 AM  
**To:** Nikki Peters <[npeters@leominster-ma.gov](mailto:npeters@leominster-ma.gov)>; Peter Niall <[pniall@leominster-ma.gov](mailto:pniall@leominster-ma.gov)>; Christopher Knuth <[cknuth@leominster-ma.gov](mailto:cknuth@leominster-ma.gov)>  
**Cc:** Stephanie Whitten <[swhitten@leominster-ma.gov](mailto:swhitten@leominster-ma.gov)>; Michelle Nadeau <[mnadeau@leominster-ma.gov](mailto:mnadeau@leominster-ma.gov)>  
**Subject:** Zoning Amendment: Commercial Kitchen Definition

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## Elizabeth Wood

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**From:** Nikki Peters  
**Sent:** Monday, October 26, 2020 10:33 AM  
**To:** Elizabeth Wood  
**Subject:** FW: Zoning Amendment: Commercial Kitchen Definition

RR,RA,RB, RC,BA and V as NO. BB Special permit Planning Board. My recommendation would be C as YES and MU1 and MU2 as SPA.

Nikki Peters  
City of Leominster, MA – Economic Development  
office: 978-962-3541  
cell: 978-962-2193  
[npeters@leominster-ma.gov](mailto:npeters@leominster-ma.gov)  
Follow us on Facebook @cityofleominsterma

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**From:** Peter Niall <[pniall@leominster-ma.gov](mailto:pniall@leominster-ma.gov)>  
**Sent:** Friday, October 16, 2020 7:57 AM  
**To:** Elizabeth Wood <[EWood@leominster-ma.gov](mailto:EWood@leominster-ma.gov)>; Nikki Peters <[npeters@leominster-ma.gov](mailto:npeters@leominster-ma.gov)>; Christopher Knuth <[cknuth@leominster-ma.gov](mailto:cknuth@leominster-ma.gov)>  
**Cc:** Stephanie Whitten <[swhitten@leominster-ma.gov](mailto:swhitten@leominster-ma.gov)>; Michelle Nadeau <[mnadeau@leominster-ma.gov](mailto:mnadeau@leominster-ma.gov)>  
**Subject:** RE: Zoning Amendment: Commercial Kitchen Definition

I would put it in the use chart as RR,RA,RB, RC,BA and V as NO. BB and MU1 Special permit Planning Board. C spa and MU2 yes.

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**From:** Elizabeth Wood <[EWood@leominster-ma.gov](mailto:EWood@leominster-ma.gov)>  
**Sent:** Thursday, October 15, 2020 10:45 AM  
**To:** Nikki Peters <[npeters@leominster-ma.gov](mailto:npeters@leominster-ma.gov)>; Peter Niall <[pniall@leominster-ma.gov](mailto:pniall@leominster-ma.gov)>; Christopher Knuth <[cknuth@leominster-ma.gov](mailto:cknuth@leominster-ma.gov)>  
**Cc:** Stephanie Whitten <[swhitten@leominster-ma.gov](mailto:swhitten@leominster-ma.gov)>; Michelle Nadeau <[mnadeau@leominster-ma.gov](mailto:mnadeau@leominster-ma.gov)>  
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