



John Souza
Chairperson

Carol Vittorioso
Vice Chairperson

Office of The Planning Board
City of Leominster, Massachusetts
City Hall
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Leominster, MA 01453
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2023 AUG 14 PM 2:01

AGENDA
PLANNING BOARD MEETING
August 21, 2023 6:30 PM

HELD AT CITY HALL IN THE T.A. CONFERENCE ROOM
25 West Street, Leominster, MA
Second Floor/Room 10

SCHEDULED PUBLIC HEARINGS & OPEN PUBLIC MEETINGS

- 6:30 Continued Open Public Meeting for Site Plan Application for 10 Jungle Road, Map 300, Parcel 13A, Bank with drive-thru, Restaurant with drive-thru, and retail
- 6:35 Pierce Street Definitive Subdivision Application for Pierce Street, Map 575, Parcel 1

REGULAR MEETING

1.0 CALL TO ORDER

2.0 MINUTES OF PREVIOUS MEETING

- 2.1 June 20, 2023
2.2 July 17, 2023

3.0 PLANS SUBMITTED

- 3.1 Site Plan Application for 1281 Central Street, Map 500, Parcel 6-2
3.2 Special Permit-USE Application for 1281 Central Street, Map 500, Parcel 6-2
3.3 ANR for 14 Walker Street and 187 Mechanic Street, Map 47, Parcels 14 & 15
3.4 Modification of Site Plan Application for 155 Tanzio Road, Map 320, Parcel 3-3, Vehicle Overflow Lot
3.5 Special Permit Application for 155 Tanzio Road, Map 320, Parcel 3-3, Vehicle Overflow Lot
3.6 Site Plan Application for 54 Cottage Street, Map 9, Parcel 13, Multi-family Dwelling

4.0 OLD BUSINESS

- 4.1 Site Plan Application for 10 Jungle Road, Map 300, Parcel 13A, Bank with drive-thru, Restaurant with drive-thru, and retail

5.0 NEW BUSINESS

- 5.1 Pierce Street Definitive Subdivision Application for Pierce Street, Map 575, Parcel 1

6.0 COMMUNICATIONS

- 6.1 City Council Petition C-5 Dean J. Mazzarella, Mayor: MOVED: That the City Council of the City of Leominster, on behalf of the City and by virtue of and in accordance with the authority granted by Chapter 82, Sections 21-24 and Chapter 79 of the Massachusetts General Laws, as amended, and any and every other power and authority which is hereunto in any way enabling, take by eminent domain, for public way purposes, the fee simple title in and to the roadways shown as "Sawtelle Road", "Richard Road," and "Montrose Street" on a plan entitled "Road Acceptance Plan Leominster, Mass. Prepared for Johnny Appleseed Realty, LLC," dated May, 2019, prepared by David E. Ross Associates, LLC, and recorded with the Worcester North Registry of Deeds in Plan Book 523, Page 25, and to confirm the rights granted to the City by deed recorded with said Deeds in Book 9733, Page 174, which roadways were accepted by the City Council as public ways pursuant to a vote taken by the City Council on January 13, 2020, and, in connection with the foregoing, adopt and execute the Order of



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Taking provided this date by counsel, and, having determined that no damages are due for said taking and the owners affected by the taking having waived all damages, hereby award no damages for the taking of said land, and, further, execute any and all other documents and take any and all other action as may be necessary or appropriate to accomplish the foregoing. *Planning Board to make recommendation to City Council.*

- 6.2 Montachusett Regional Planning Commission-Board appointed Dean Valliere for the July 1, 2023-June 30, 2024 term, second reading.

7.0 DIRECTOR'S REPORT

- 7.1 Planning & Development Directors Report for August 21, 2023

8.0 EXECUTIVE SESSION

- 8.1 The Planning Board will enter into an Executive Session - Pursuant to M.G.L. c.30A, Sec. 22(a), for the purpose of reviewing the Executive Session Meeting Minutes from 6/20/2023 and 7/17/2023 and potential approval of these minutes. The Planning Board will not reconvene at the end of this Executive Session

9.0 ADJOURN

- 9.1 The next meeting is currently scheduled for September 18, 2023, at 6:30 PM, at City Hall in the T.A. Conference Room/2nd Floor. Deadline for Application Submittal for this meeting is Monday, September 11, 2023 @ 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.