



OFFICE OF THE PLANNING BOARD

City of Leominster, Massachusetts

CITY HALL – 25 WEST STREET
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2009

ANNUAL REPORT

Planning Board

Fiscal Year 2009 (July 2008-June 2009)

Site Plans

July 15 2008 463-477 Lancaster Street for a proposed mixed-use development on a site that is less than 20 acres. The plan shows the construction of a single-story detached building with drive-thru in addition to four existing buildings containing 111,266 sq. ft. of fully occupied industrial space and their 88 parking spaces located elsewhere on the 13.67 acre premises.

July 15 2008 Construction of a 6,400 S.F. industrial building with associated site improvements on a single lot in an industrial zone at 57 Elm Hill Avenue.

August 19, 2008 Conversion of an existing building to a mixed-use project consisting of a business center and Industrial and Technology Park at 435 Lancaster Street

August 19, 2008 Demolition of an existing structure and the construction of an office building with associated parking and utilities for property at 114 Merriam Avenue.

November 18, 2008 899 Central Street for a restaurant in an existing building

January 20, 2009 497-563 Lancaster Street

February 17, 2009 Leominster Credit Union expansion

February 17, 2009 497-563 Lancaster Street for a mixed-use project

February 17, 2009 Modifications to Health Care Overlay District

March 3, 2009 Taxi business at 31 Middle Street

March 17, 2009 for a 3-unit building on River Street

March 17, 2009 for a revised site plan for the Luxury Box on Central Street

April 21, 2009 for 2 proposed office buildings at Rte 117 and Jungle Road

2009
April 21, 2009 for 44 units off of Gamache Lane

May 5, 2009 for vehicle storage and automatic wash facility at 840 North Main Street

May 5, 2009 for the renovation and construction of building at 26 Union Street

Subdivision Plans

August 19, 2008 Preliminary Plan for 38 lots on 138 acres off of Elm Street.

October 7, 2008 Preliminary Plan for 8 lots on 8.68 acres off of Cloverleaf Road

City Council Petitions: Recommendations and Public Hearings

August 19, 2008 City Council Petition 2-09 Grant a Special Permit to remove 3,030 sq. ft. of an existing building and replace it with 3,675 sq. ft. of new building at 44 Pond Street located in the Flood Plain.

August 19, 2008 City Council Petition 5-09 Grant a Special Permit for a Mixed Use Development Project to allow 70% Commercial use and 30% Industrial use at 39 Spruce Street located in an Industrial zone and shown on Assessor's Map 20, as Lot 14.

August 19, 2008 City Council Petition C-10 Emergency Preamble - Dean J. Mazzarella, Mayor: Request that the Mechanic Street layout plan prepared by Cullinan Engineering for the Mechanic Street Bridge Project be accepted.

September 2, 2008 Public Hearing to Modify the Health Care Overlay District, Article XIII as shown on a plan entitled "Modification to the Health Care Overlay District, Article XIII.

September 18, 2008 Grant a Special Permit for work in the flood plain to allow a single family home at 56 Juniper Road, shown on Assessors Map 473 as lot 420/7 to connect to the city sewer system due to a failed septic system.

October 21, 2008 Public Hearing for City Council Petition 95-08: for proposed zone changes to Mixed Use Ordinance

December 2, 2008 Public Hearing: Amend the Special Permit section of the Leominster Zoning Ordinance by adding that an acknowledgement be recorded at the Registry of Deeds putting potential buyers and future owners of proposed residential uses that are in or abut commercial or heavy industrial districts or any potential adverse pre-existing use in the immediate area that pre-dates the residential uses. Proof of recording shall be provided prior to the issuance of a building permit.

December 16, 2008 Councilor Freda Re: Traffic Study for the Hess Gas Station on Central Street

December 16, 2008 City Council Petition C-48 Mayor Dean J Mazzarella: Adopt a Resolution regarding the donation of land for property located at 40 West Street.

December 16, 2008 City Council Petition C-49 Mayor Dean J. Mazzarella: Adopt a Resolution regarding the easement rights for property located at 40 West Street.

December 16, 2008 Peter Latchis and Abutters: Opposition to the modifications to the Health Care Overlay District as submitted by Health Alliance dated June 19, 2008

2009

February 3, 2009 City Council Petition 36-09 Accept Wildflower Road

February 3, 2009 City Council Petition 37-09 Accept Farm Hill Road

March 17, 2009 City Council Petition 41-09 Special Permit for density for 3-unit building on River Street

April 7, 2009 City Council Petition 53-09 Zoning petition to allow kennels in the industrial zone

Special Permits

July 15, 2008 construction of a single family dwelling on 5 Ruth Street

July 15, 2008 42 Lancaster Street for the use of a salon and day spa.

October 7, 2008 for 8 housing lots off of Cloverleaf Road

November 18, 2008 to operate two batting cages at 375 Harvard Street

December 16, 2008 720 Lancaster Street for house on an unaccepted street

February 3, 2009 31 Middle Street for moving and storage units

February 3, 2009 38-09 Grant a special permit to build a three story building at 20 Adams Street

February 3, 2009 39-09 Grant a special permit to modify the existing foundation of cell tower at 369 Nashua Street

April 7, 2009 Special Permit to use existing building as consignment shop at 166 Hamilton Street

May 19, 2009 Special Permit for a gym in an industrial zone at 637 Lancaster Street

Approval Not Required Plans

October 7, 2008 Orchard Hill Park

November 18, 2008 for 91 Highland Ave.

November 18, 2008 for 38-46 Franklin Street

January 6, 2009 40 West Street

January 6, 2009 465 Lancaster Street

January 20, 2009 677 Willard Street

February 3, 2009 Hamilton Street

February 17, 2009 36-09 Land on Sterling town line

April 7, 2009 Gamache Lane

April 21, 2009 Cedar Street

May 5, 2009 Lexington Circle

May 5, 2009 Lancaster Street

May 19, 2009 Jungle Road

June 16, 2009 Day and Joslin Streets

Other Actions

August 19, 2008 Release of Covenants for lots 26 through 32 at Lexington Circle

August 19, 2008 Modification of Site Plan Approval Letter

August 19, 2008 Resolve Problem with ANR Plan from 2001

August 19, 2008 Landscaping at Walgreens

Other Actions (continued)

2009

- September 2, 2008 Walgreen Signs
- September 2, 2008 Crown Point Subdivision plans to be signed
- September 2, 2008 Notification Requirements for Neighborhood Meetings held by developers
- September 2, 2008 Sidewalks at Mary Ave.
- November 6, 2008 40R presentation
- December 16, 2008 6.5 Release of Covenant for Sheldon Hill
- February 17, 2009 Concept plan for the re-use of the Carter Jr. High School for residential units
- February 17, 2009 Hess Traffic Study
- April 7, 2009 Site visit to Hess Station on Central Street
- May 5, 2009 Discussed zoning revision project
- May 5, 2009 Leominster Solid Waste Transfer Station, Drainage Improvements Report by Brown and Caldwell