



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

2014

CITY HALL – 25 WEST STREET  
LEOMINSTER, MASSACHUSETTS 01453  
Telephone: (978) 534-7525  
Fax: (978) 537-8112  
John Souza, Chairman  
Carol Vittorioso, Vice Chair  
Kate Griffin-Brooks - Director

ANNUAL REPORT  
Planning Board  
Fiscal Year 2014 (July 2013-June 2014)

Site Plans

- September 3, 2013 – Site Plan Approval for 1048 Central Street to continue as a used car lot
- October 15, 2013 – Site Plan for parking lot on Parmenter Road
- November 19, 2013 – Site Plan Approval for Restaurant and Retail/Office space at 900 Central Street
- November 19, 2013 – Site Plan for Espresso Pizza on 272 Central Street
- January 21, 2014 – Site Plan Approval for Allencrest Apartments parking lot
- March 18, 2014 – Public Information Meeting for a Site Plan Approval for Athens Pizza
- March 18, 2014 – Public Information Meeting for a Modification to a Site Plan for 140 Adams Street
- May 6, 2014 – Site Plan for 690 Mechanic Street for the construction of 22 parking spaces
- June 17, 2014 – Site Plan Approval for 24 Jytek Drive a 20,800sf warehouse addition, 3,150sf office addition and associated site improvements to the existing 21,000sf industrial building

Subdivision Plans

- August 20, 2013 – Continued Public Hearing for a 6-lot subdivision on Sawtelle Road

Special Permits

- July 16, 2013 – Continued Public Hearing for a Special Permit for Malburn Street
- October 15, 2013 – Public Hearing for a Special Permit for a car wash at 280 New Lancaster site
- October 15, 2013 – Public Hearing for a Special Permit for 5 & 6 Roche Avenue for work in a flood plain
- November 19, 2013 – Public Hearing for a Special Permit for a parking lot on Parmenter Road
- February 4, 2014 & March 4, 2014 – Public Hearing for a Special Permit for work in a flood plain at 369 Nashua Street
- February 4, 2014 & March 4, 2014 – Public Hearing for a Special Permit for the construction of buildings at the end of Lanides Lane on the south side
- March 18, 2014 – Public Hearing for a Special Permit for work in a flood plain at 140 Adams Street

Approval Not Required

- August 20, 2013** – South side of Beth Avenue  
**August 20, 2013** – Colbert and Garrison Street  
**November 19, 2013** – Lots 1, 2 and 3 on the Northwest corner of Water Street and Fourth Street  
**November 19, 2013** – Existing Buildings at the corner of Adams Street and Cotton Street  
**December 3, 2013** – Parcel A at Lexington Circle  
**January 21, 2014** – Land near Lancaster Street Railroad Bridge  
**March 4, 2014** – 17 Royal Oaks Way  
**March 4, 2014** – Lots 1 & 2 at 54 Gordon Avenue  
**April 15, 2014** – Commercial Road – Denny's and Motel 6  
**May 6, 2014** – 249 Abbott Avenue – Existing property to be divided into two building lots  
**June 3, 2014** – Keeneland Circle – 2 parcels of land to be combined with another lot

City Council Petitions: Recommendations and Public Hearings

- August 20, 2013** – City Council Petition 7-14: Adopt a temporary moratorium on medical marijuana  
**September 17, 2013** – City Council Petition 13-14: Amend Chapter 22 of the Revised Ordinances entitled "Zoning" by adding to "Health Care Overlay"  
**October 15, 2013** – Public Hearing for City Council Petition 7-14 - Adopt a temporary moratorium on medical marijuana  
**November 19, 2013** – City Council Petition 29-14 Gail P. Feckley et al: Request the Mayor to add a line item to the City's budget for maintenance of detention ponds in the City including, but not limited to, those on Brown Avenue, Westview Estates and any future developments in the vicinity of Cloverleaf Road and Crescent Road  
**November 19, 2013** – City Council Petition 30-14 James M. Donovan: Approve the layout of Samoset Drive and Spindletop Drive  
**November 19, 2013** – City Council Petition 31-14 Daniel Garceau: Modify the City of Leominster Zoning Map by deleting Parcel 582-27 located at 220 Litchfield Street from RB zone and adding it to the abutting Industrial I zone  
**December 3, 2013** - City Council Petition 13-14 Stephen J. Mullaney and Ten Registered voters: Amend Chapter 22 of the Revised Ordinances entitled "Zoning" by adding to "Health Care Overlay District (HCO) Definitions" in Section 22-4 a definition for Medical Marijuana Treatment Center and Medical Marijuana Dispensary Center and by adding the following entry to "Institutional Uses" in Section 22-18 Overlay Districts Table of Uses  
**December 17, 2013** – City Council Petition 30-14 James M. Donovan: Approve the layout of Samoset Drive and Spindletop Drive – The City Council is requesting that the Planning Department provide them with information about what security is in place to make sure the road is developed properly  
**February 4, 2014** – City Council Petition to accept F&L Road as a City street  
**March 4, 2014** – City Council regarding recommendation of Zoning Ordinance for Medical Marijuana Facilities

**April 15, 2014** – City Council Petition 50-14 James Whitney and Ten Registered voters: Amend the Leominster Zoning Ordinance Article I, Section 24-2 entitled Definitions by eliminating the sentence “Facilities that utilize animal testing of products are not included in this definition” from the Life Sciences definition

**April 15, 2014** – City Council Petition 45-14: Amend Section 22-17 Underlying Districts Table of Uses under Business Uses by changing “Motor vehicle gas station minimart and car wash” to two separate lines that would read: 1. Motor vehicle gas station minimart, 2. Motor vehicle gas station minimart and car wash. Both uses would retain the same requirements that currently exist in the ordinance

**May 6, 2014** – C-71 Dean J. Mazzarella, Mayor: Approve a Stormwater Ordinance which will provide reasonable guidance for site planning and for the control of pre and post-development stormwater runoff for protecting local water resources from degradation.

**June 3, 2014** – Referral to the Planning Board by the City Council for a recommendation by the Ways & Means/Veterans Affairs Committee – “Resolution Regarding City Owned Parcels”

**June 3, 2014** – Referral to the Planning Board by the City Council for a recommendation by the Public Service Committee:

James E. Rheault: Rename the most westerly portion of Nancy Court, a private way, to Connors Way, a private way with the result that the premises at #18 Nancy Court (Assessors’ Map 359 Parcel 2) would henceforth be known as #18 Connors Way, and that the premises at #24 Nancy Court (Assessors’ Map 359 Parcel 9) would henceforth be known as #24 Connors Way