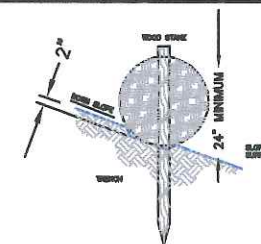
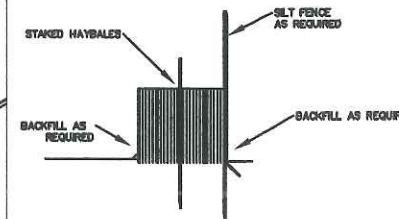


ELEVATIONS REVISED BASED ON  
HYDRAULIC/HYDROLOGIC ANALYSIS  
OF CEDAR MEADOW POND PREPARED  
BY CULLINAN ENGINEERING JANUARY  
1996 FOR MICHAEL AND SANDRA  
O'HARA FEMA REF# RI-218-70-R.  
SEPTIC SYSTEM DATA DERIVED FROM A  
COYLE ENGINEERING PLAN DATED 8-16-2004



AEC PREMIER STRAW WATTLE  
NOT TO SCALE



EROSION CONTROL DETAILS  
NOT TO SCALE

- ENVIRONMENTAL PROTECTION NOTES:
- 1/ THE EROSION CONTROL SYSTEMS AS SHOWN, ARE THE MINIMUM TO BE INSTALLED ON THE PROJECT SITE. ADDITIONAL EROSION CONTROL AND STABILIZATION SYSTEMS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "ORDER OF CONDITIONS" ISSUED BY THE LEICESTER CONSERVATION COMMISSION.
  - 2/ THE REQUIRED EROSION CONTROL SYSTEMS ARE TO BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE LEICESTER CONSERVATION COMMISSION, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL CONSTRUCTION OPERATIONS ARE COMPLETE AND THE SITE IS STABILIZED.
  - 3/ ALL STOCKPILES SHALL BE RINGED WITH AN EROSION CONTROL BARRIER. STOCKPILES REMAINING UNDISTURBED FOR MORE THAN 30 DAYS WILL BE SEEDED WITH RYE GRASS (OR EQUIVALENT), BUFFER ZONE ONLY.
  - 4/ FAILURE TO COMPLY WITH THE ABOVE MENTIONED ENVIRONMENTAL SAFEGUARDS OR THE ORDER OF CONDITIONS ISSUED BY THE LEICESTER CONSERVATION COMMISSION MAY RESULT IN THE ISSUANCE OF AN ENFORCEMENT ORDER, THAT WILL RESULT A COMPLETE SHUT DOWN OF THE PROJECT UNTIL ALL CONCERNS OF THE WESTMINSTER CONSERVATION COMMISSION HAVE BEEN SATISFIED.
  - 5/ THIS PLAN IS INTENDED FOR USE FOR NOTICE OF INTENT FILING AND WETLANDS RESOURCE AREA DELINEATION ONLY.
  - 6/ CONSERVATION COMMISSION MAY OPT FOR STRAW WATTLES
  - 7/ AREA IS FULLY DEVELOPED AND AN INSTRUMENT SURVEY WAS UTILIZED TO LOCATE HIGH WATER LINES
- DESIGN NOTES:
- ALL OTHER DISTURBED AREAS WILL BE DRESSED WITH 4"-6" OF LOAM SEEDING AND MULCHED AS OUTLINED.
- ALL EARTH, CONCRETE, AND DEMOLITION DEBRIS ARE TO BE REMOVED FROM SITE.



REVISIONS:	

## CONSERVATION PLAN 29 RAWSON ROAD

OWNED BY:  
JEREMY P. WOODEN AND  
ADRIANNA D. WOODEN  
29 RAWSON DRIVE  
LEICESTER MASSACHUSETTS 01524

"BLANCHARD SURVEY"  
MARK R. BLANCHARD PLS  
1631 NORTH BROOKFIELD ROAD  
OAKHAM, MASSACHUSETTS 01068  
508-847-2897 FAX 508-882-3852  
LAND SURVEYING MAPPING

## CERTIFIED PLOT PLAN PROPOSED SITE AND EROSION CONTROL PLAN

MARCH 21, 2018

I HEREBY CERTIFY THAT THE EXISTING  
STRUCTURES SHOWN ON THIS PLAN WERE  
DERIVED FROM AN INSTRUMENT SURVEY  
PERFORMED ON NOVEMBER 1ST 2017

REVISED MARCH 21, 2018



## Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☒ Variance

Date: 3/28/18

2018 MAR 28 AM 11:16

<b>Owner Information</b>			
Owner Name:	SHATLESH PATEL		
Owner Signature:	<i>Shatlesh Patel</i>		
Address:	875 PLEASANT ST. ROCKDALE, M.A. 01542		
Phone:	508 892 8646	Fax:	-
Email:	6800kside@comcast.net		
<b>Applicant Information</b>			
Applicant Name:	DAVID J. KROM, ARCHITECT		
Applicant Signature:	<i>David J. Krom</i>		
Address:	48 BRIGHTON ROAD WORCESTER, MA 01606-2129		
Phone:	508-735-2358	Fax:	-
Email:	DJKARCH@VERIZON.NET		
<b>Project Information</b>			
Project Address:	875 PLEASANT ST. LEICESTER, MA	Zoning District:	R1
Assessors Map & Parcel #	46A / 209	Deed Reference (Book & Page):	42953 / 274
Applicable Zoning Bylaw Section(s):			
<b>Brief Description of Application:</b>			
<p>THE OWNER OF BROOKSIDE LIQUOR IS PROPOSING A SINGLE STORY ADDITION 40'-7 3/4" WIDE BY 20'-0" DEEP OFF THE REAR OF THE EXISTING BUILDING. HIS SUPPLIERS HAVE INCREASED COSTS UNLESS MINIMUM QUANTITIES ARE ORDERED SO HE NOW HAS A NEED FOR MORE STORAGE SPACE. THE ADDITION MUST BE AT THE REAR SO IT DOESN'T IMPACT HIS PARKING SPACES.</p>			
<b>State Briefly Reasons for Variance or Special Permit:</b>			
<p>VARIANCE - THE PROPOSED ADDITION WILL BE 9.5' FROM THE REAR PROPERTY LINE AND THE MINIMUM REAR SETBACK REQUIRED IS 25'.</p> <p>SPECIAL PERMIT - THE EXISTING BUILDING IS AN EXISTING NON-CONFORMING STRUCTURE SINCE IT IS 11.0' FROM THE FRONT PROPERTY LINE AND THE MINIMUM FRONT SETBACK REQUIRED IS 25'.</p>			

Attach additional pages as necessary to fully describe the application.



**Town Of Leicester**  
**OFFICE OF THE INSPECTOR OF CODES**  
3 Washburn Square  
Leicester, Massachusetts 01524-1333  
Phone: (508) 892-7003 Fax: (508) 892-1163  
**Building & Zoning Enforcement**  
Jeff Taylor

**Plumbing & Gas Inspector**

John P. Dolen

**Wiring Inspector**

John Markley

Date: March 22, 2018

David J. Krom  
48 Brighton Road  
Worcester, Ma. 01606-2129

Re:

Sonny Patel  
875 Pleasant Street  
Rochdale, Ma. 01542  
Brookside package Store addition

Dear Mr. Patel;

You have applied to build an addition for storage uses located at the aforementioned address. Your property is in the Business zoning district. In this district the required distance to property lines is; 25 feet from rear and front boundary's and 10 feet from sides boundary lines.

The submitted plot plan shows the addition will end up with a 9'5" rear setback. This will require a variance to the setback requirements. The existing building is at 11' from the front boundary line. The building is a preexisting nonconforming structure and will require a Special Permit for the extension of that designation.

At this time I must deny your application for an addition based on the aforementioned zoning requirements not being met. You will need to apply with the Zoning Board of Appeals for a special permit and a variance to continue your project.

Please see the town clerk for the applications for a special permit and variance and follow the included instructions.

If you have any questions regarding this letter, please direct them to this office.

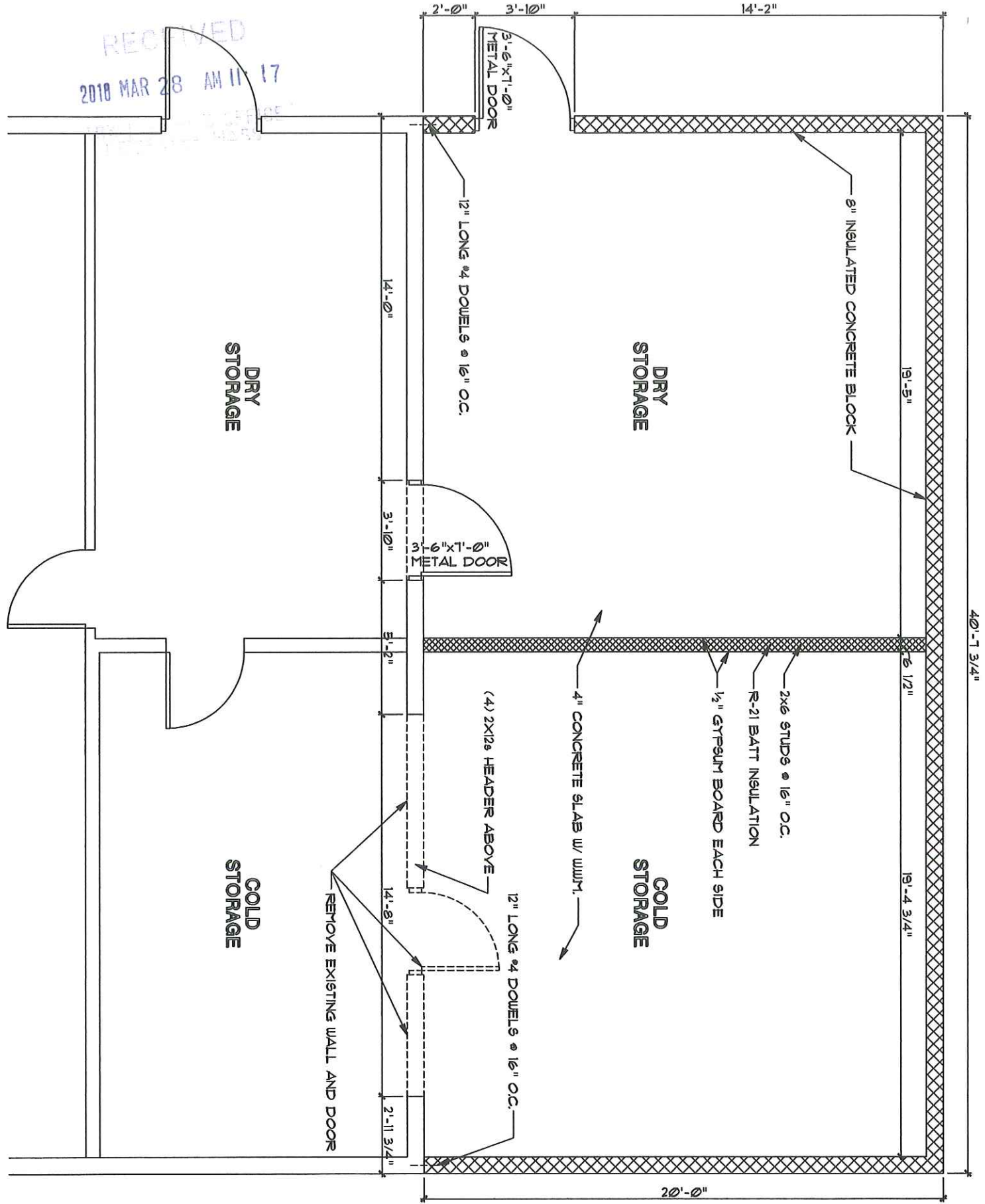
Jeff Taylor, CBO  
Inspector of Buildings  
Zoning Enforcement Officer

CC  
Zoning Board of Appeals



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2010 MAR 28 AM 11:17

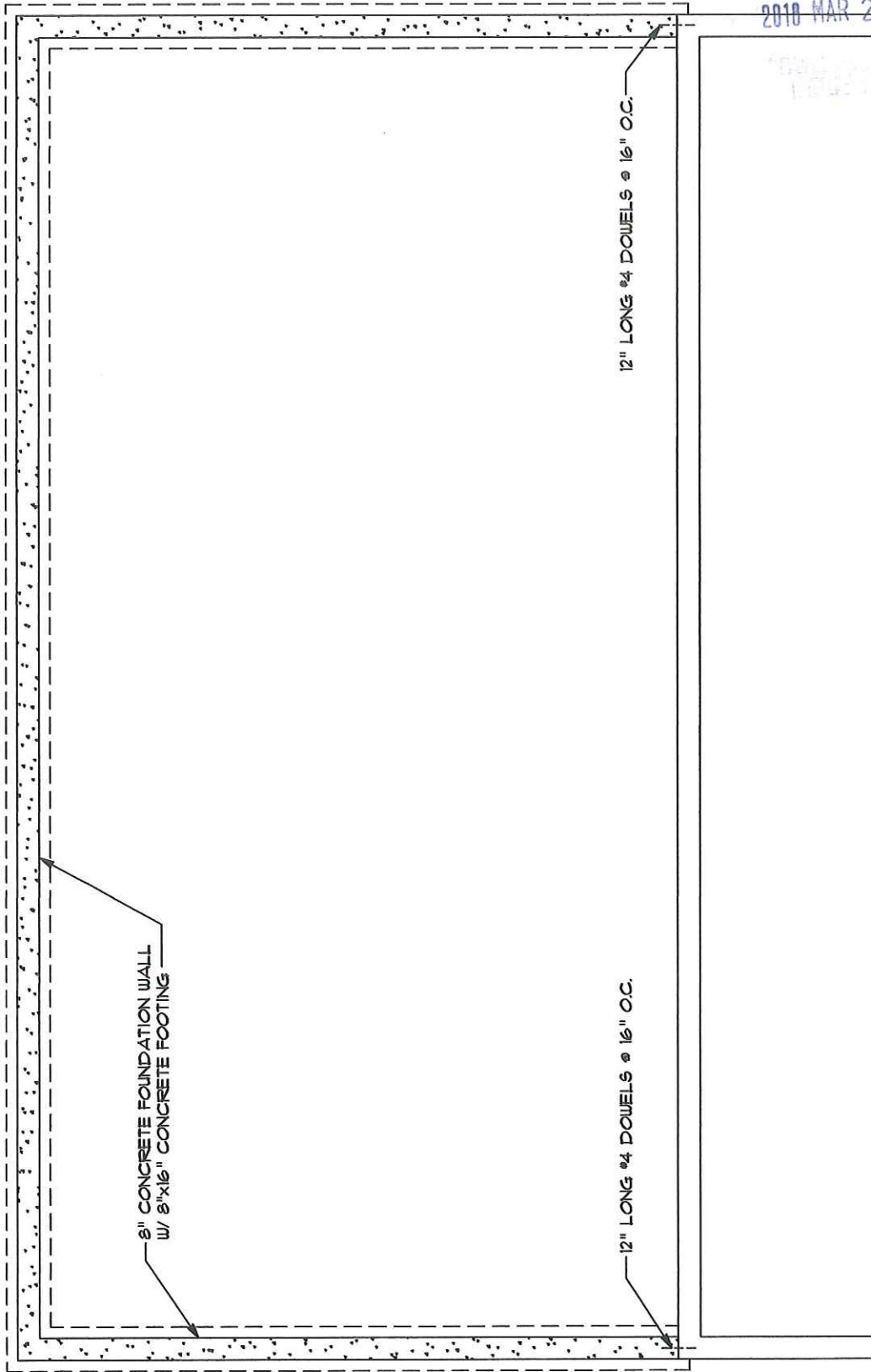


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

RECEIVED

2010 MAR 28 AM 11:17

ENGINEERING OFFICE  
LOWE'S

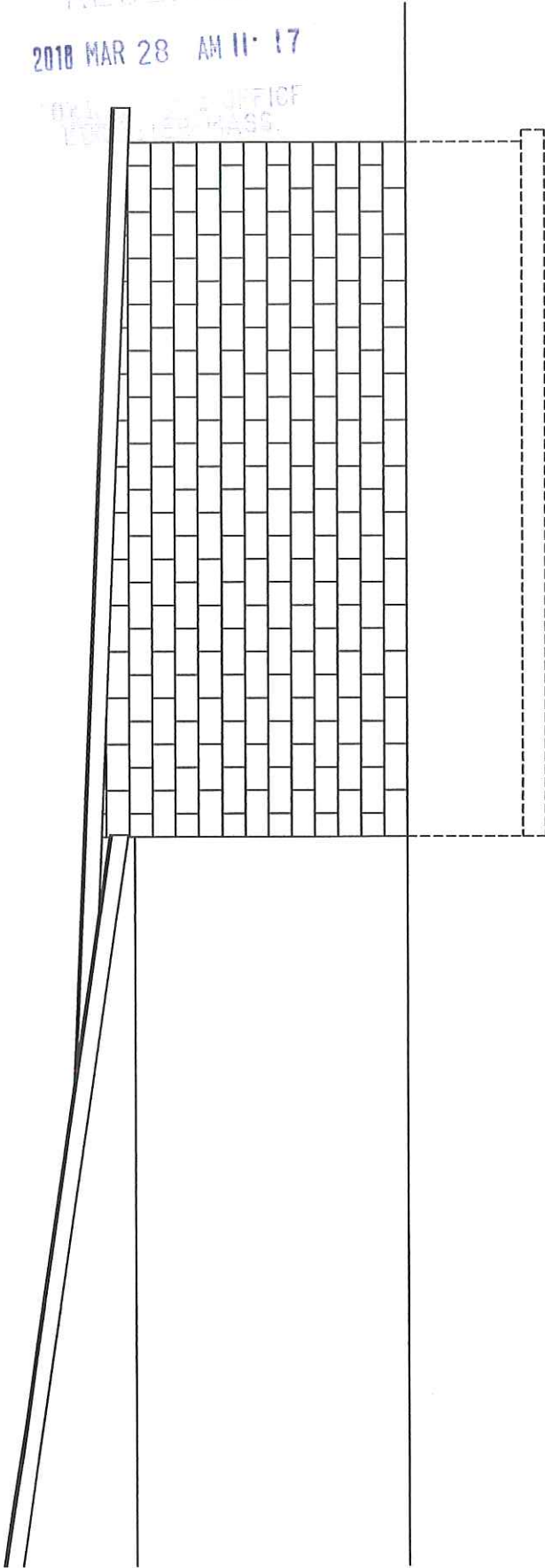


**FOUNDATION PLAN**  
**SCALE: 1/4" = 1'-0"**

RECEIVED

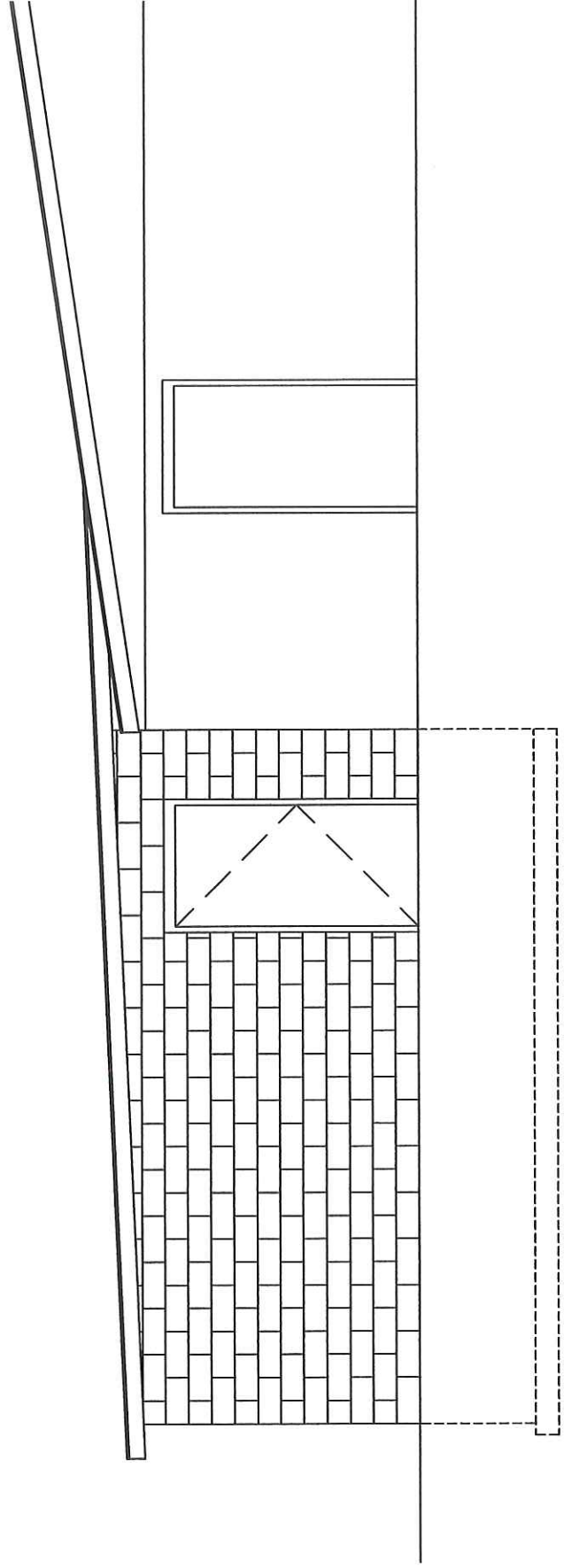
2018 MAR 28 AM 11:17

DEPT. OF PUBLIC WORKS  
COMMONWEALTH OF MASS.



RIGHT SIDE ELEVATION

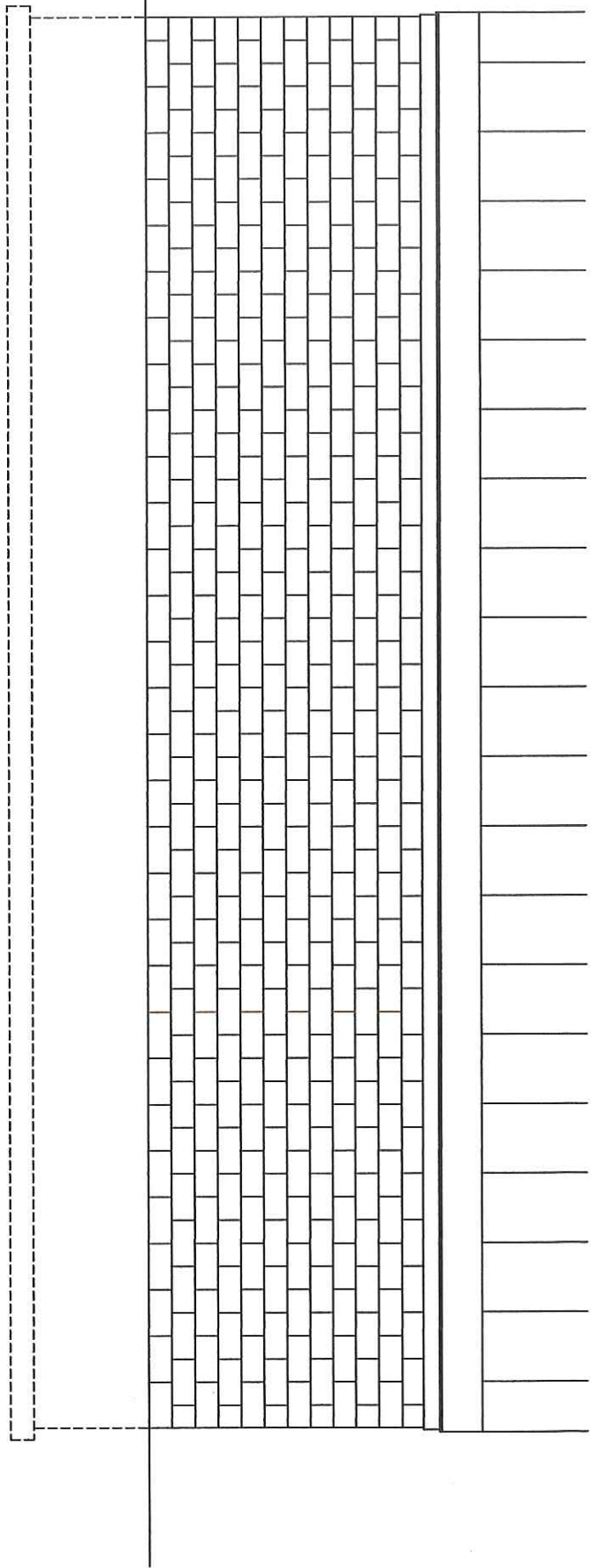
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

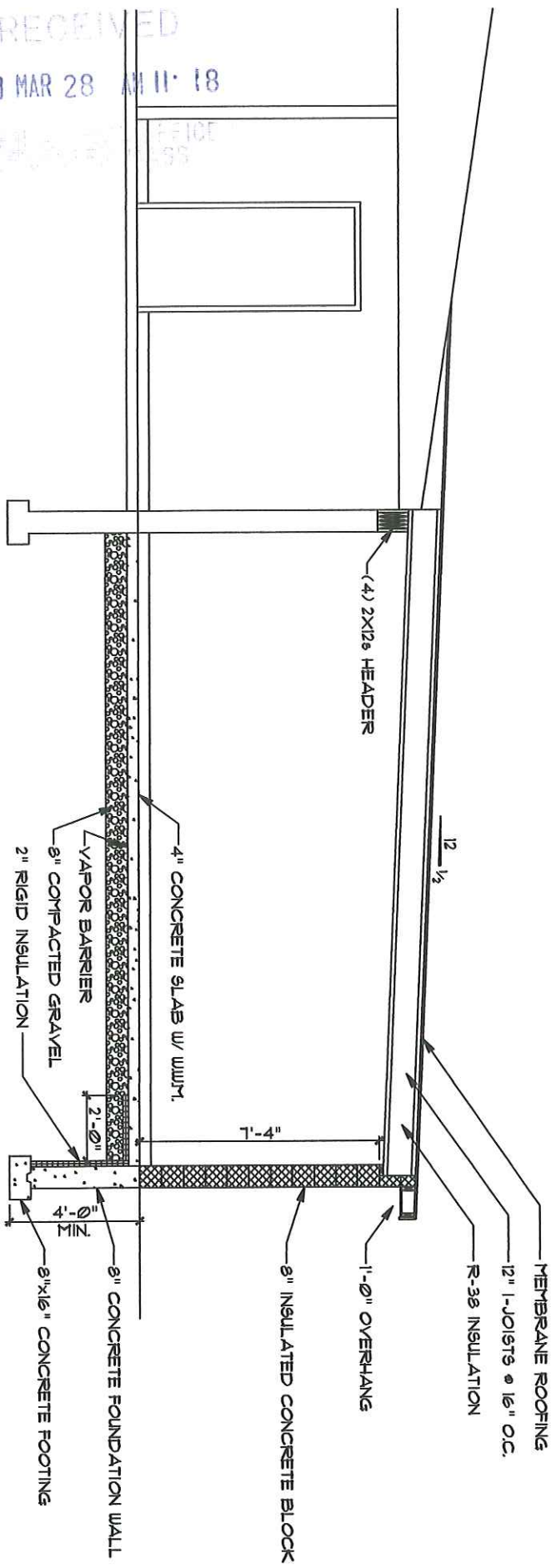
SCALE: 1/4" = 1'-0"





# REAR ELEVATION

SCALE: 1/4" = 1'-0"



# CROSS SECTION

SCALE: 1/4" = 1'-0"

RECEIVED

2010 MAR 28 AM 11:18

OFFICE



02/13/2018  
5:00:22PM

Town of Leicester  
Abutters List

Page 1 of 1

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
46 A2 0	STAFFORD ST	CENTRAL WATER DISTRICT CO IN		P O BOX 327	ROCHDALE	MA	01542-0327
46A A16 0	863 PLEASANT ST	LAIRD JAMES F		863 PLEASANT STREET	ROCHDALE	MA	01542
46A A17 0	865 PLEASANT ST	GRAMMATIC RICHARD J		865 PLEASANT ST	ROCHDALE	MA	01542
46A A19 0	885 PLEASANT ST	HAMMOND PAUL S	GRAMMATIC MARLISE M	PO BOX 228	ROCHDALE	MA	01542
46A A19.1 0	PLEASANT ST	HE PARTH LLC	HAMMOND MARYANNE M	C/O BROOKSIDE PKG STOR	ROCHDALE	MA	01542
47B B13 0	866 PLEASANT ST	ROBIDOUX JOSEPH R, MARIE A TT		875 PLEASANT STREET	ROCHDALE	MA	01542
47B B13.1 0	868 PLEASANT ST	ROBIDOUX JOSEPH R, MARIE A TT		PO BOX 94	ROCHDALE	MA	01542
47B B13.2 0	880 PLEASANT ST	ROBIDOUX JOSEPH R, MARIE A TT		PO BOX 94	ROCHDALE	MA	01542

End of Report

RECEIVED  
2018 MAR 28 AM 11:18

FOR THE TOWN OF LEICESTER  
TOWN CLERK'S OFFICE

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.  
Subject property: 875 Pleasant Street, Assessors Map 46A-A18-0, Deed Ref. 42955/274  
Subject owner(s): He-Parth LLC

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant



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