

Leicester Planning Board

ANR Plan Application

FORM A. APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 07/27/2023

Property Address:	1 Breezy Green Road		
Assessors Map/Parcel:	25A Lots 11, 14 & 15	Zoning District:	R1
Deed Reference (Book/Page):	Bk. 55289, Page 74		
Plan Purpose:	Lot division following receipt of Special Permit approval from ZBA for Limit Frontage Lot.		

To the Planning Board of the Town of Leicester:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

(Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.)

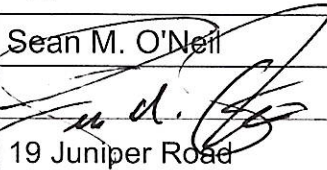
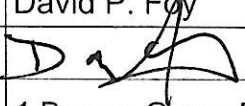
- ☐ 1. The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☒ 2. The division of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as required by the Leicester Zoning By-Law, which requires 150/50 feet for erection of a building on such lot; and every lot shown on the plan has frontage on:
- a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely Breezy Green & Wesley Drive, or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____, or
 - c. a private way in existence prior to the date the Subdivision Control Law became effective in the Town of Leicester, having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon and the buildings erected or to be erected thereon, namely _____.
- ☐ 3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Leicester Zoning Bylaw.

- ☐ 4. The division of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the land prior to the date the subdivision control law went into effect in the Town of Leicester, and one of such buildings remains standing on each of the proposed lots shown on said plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:

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- ☐ 5. Other reasons or comment (See M.G.L., Chapter 41, Section 81-L)

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Applicant Information		Owner Information* (if not the Applicant)	
Name:	Sean M. O'Neil	Name:	David P. Foy
Signature:		Signature:	
Address:	19 Juniper Road Worcester, MA 01602	Address:	1 Breezy Green Road Leicester, Ma 01524
Phone #:	(774) 696-0987	Phone #:	774 696 4239
Email:		Email:	davefoy1969@gmail.com

*If there is more than one owner, all must sign.

Surveyor/ Plan Preparer Contact Information:			
Name:	Robert D. O'Neil, Jr. R.P.L.S.	Company Name:	same
Phone:	(508) 868-5514	Email:	

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