

For Planning Office Use:
File #: SPR 2018-03

Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☐ Special Permit ☒ Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	ROBERT JOHNSON	Company Name:	101 HUNTOON LLC
Signature:	Stephen Balcewicz Agent For		
Address:	101 HUNTOON HIGHWAY LEICESTER MA 01524		
Phone:	508-892-4884	Email:	
Applicant Information			
Name:	SAME	Company Name:	
Signature:			
Address:			
Phone:		Email:	
Primary Contact Person <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
Name:	STEPHEN BALCEWICZ	Company Name:	BC ENGINEERING & SURVEY INC,
Address:	POB 466 OXFORD MA 01540		
Phone:	508 949 2700	Email:	SBACCWICZ@AOL.COM

PROJECT INFORMATION

Project Address:	101 HUNTOON HWY	Zoning District:	HB-2
Assessors Map & Parcel #	MAP 44 PARCEL B6.3+B2.2	Deed Reference (Book & Page):	56827/364
Applicable Zoning Bylaw Section(s):			
Proposed Land Use:	SAME		
Existing Land Use:	MANUFACTURING		

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PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		90' x 90', = 8,100 SF	
Total Lot Area:	3.06 Ac +/-		
Water Source: (Select One)	<input type="checkbox"/> Private Well	<input checked="" type="checkbox"/> Cherry Valley & Rochdale Water District	
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District	
Sewer Source: (Select One)	<input type="checkbox"/> Private Septic System	<input type="checkbox"/> Cherry Valley Sewer District	
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District	
	<input checked="" type="checkbox"/> Oxford Rochdale Sewer District		
Brief Project Description: Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.]			

Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input checked="" type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input checked="" type="checkbox"/> Detailed Project Narrative including any waiver requests ¹	<input checked="" type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies)
<input type="checkbox"/> Documentation of Availability of Water & Sewer	<input checked="" type="checkbox"/> Certified Abutters List (1 copy) ²	<input type="checkbox"/> Traffic Study (3 copies)
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input checked="" type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees ³	<input checked="" type="checkbox"/> pdf copy of all required submittals (CD or USB Drive)	

¹ See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).

² certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f or 2 acres or more of tree clearing)

³ Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

For Planning Board Use:			
Date of Submittal:	6/26/2018		
Public Hearing/Meeting Date(s):	8/7/2018		
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

B C ENGINEERING & SURVEY, INC.

AERIAL MAPPING, CONSTRUCTION LAYOUT, MORTGAGE PLOT PLANS, SUBDIVISIONS,
PROPERTY LINES, SEPTIC DESIGNS & INSPECTIONS, LAND COURT DOCUMENTS

P. O. BOX 466 OXFORD, MASSACHUSETTS 01540 TEL. (508) 949-2700

June 22, 2018

Town of Leicester
Leicester Planning Board
3 Washburn Square
Leicester, MA 01524

SITE: 101 Huntoon Memorial Highway
Leicester, MA

RE: Project Narrative

To Whom It May Concern;

I am writing this project narrative letter on behalf of my client 101 Huntoon, LLC. The site presently consists of a 135 ft. x 90 ft. metal building with forty (40) parking spaces, storm water facility, and gravel storage areas. The remaining areas, which are undeveloped, consist of wetlands, woods and brush areas.

A proposed 90 ft. x 90 ft. addition to be constructed of the same material as the existing structure, will be located off the rear of the building. There shall be no increase in the number of employees, as the facility is being enlarged for manufacturing purposes and quality control.

In order to mitigate the increase in storm water runoff, a series of three detention facilities are being proposed. First, a subsurface Cultec Recharger Storm Water Management Facility; second, cleaning and enlargement of the existing storm water facility; and finally, a basin with rip-rap spillway. Attached are plans, drainage analysis report, storm water check list and detail sheets for your review.

If you have any questions, or require additional information, please do not hesitate to contact me at my office.

Respectfully submitted,


Stephen Balcewicz
Project Engineer

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Town of Leicester
Development & Inspectional Services

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Abutters List

Page 1 of 1

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
44 A7 0	94 102 HUNTOON MEMORIAL HW	ROBERT A SIGEL TR RT 56 TRUST		117 PADDOCK CIRCLE	MASHPEE	MA	02649
44 A7.1 0	104 HUNTOON MEMORIAL HW	KONCEPTS REALTY LLC		30 MILL STREET/P O BOX 23	ROCHDALE	MA	01542
44 A8 0	106 HUNTOON MEMORIAL HW	JSAY REALTY LLC		55 GILMORE DR	SUTTON	MA	01590
44 B2 0	HENSHAW ST	COOPER MARJORIE JAMES RICH/	COOPERS HILLTOP FARM	515 HENSHAW ST	ROCHDALE	MA	01542
44 B2.1 0	HUNTOON MEMORIAL HW	HCRI MASSACHUSETTS PROPERT		4500 DORR ST	TOLEDO	OH	431615
44 B2.2 0	REAR HUNTOON MEM HW	101 HUNTOON LLC		101 HUNTOON HWY	ROCHDALE	MA	01542
44 B2.3 0	HENSHAW ST	COOPER MARJORIE JAMES RICH/	COOPERS HILLTOP FARM	515 HENSHAW ST	ROCHDALE	MA	01542
44 B6.1 0	105 HUNTOON MEMORIAL HW	BUCZAK EDWIN D		306 MORRILL ST	GILFORD	NH	03249
44 B6.2 0	103 HUNTOON MEMORIAL HW	ASQUITH STEPHEN	ASQUITH CAROL	35 REDFIELD RD	CHERRY VALLEY	MA	01611
44 B6.4 0	99 HUNTOON MEMORIAL HW	FONTAINE PAUL A		P O BOX 313	LEICESTER	MA	01524-0313
44 B6.5 0	HUNTOON MEMORIAL HW	FONTAINE PAUL A		450 BOND ST	LEICESTER	MA	01524
45 A8 0	515 HENSHAW ST	COOPER'S HILLTOP FARM		515 HENSHAW STREET	ROCHDALE	MA	01542

End of Report

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Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 101 Huntoon Memorial Highway, Assessors Map 44-B6.3-0, Deed Ref. 56827/364
 Subject owner(s): 101 Huntoon LLC

John Prescott. Principal Assessor

Prepared by: Kathleen Asquith. Assistant