

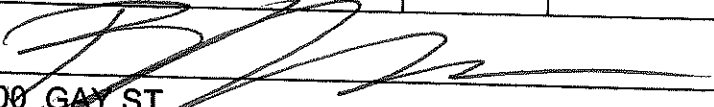
For Planning Office Use:
File #:

Leicester Planning Board
Site Plan Review & Special Permit Application Form


PERMIT TYPE: ☒ Special Permit ☐ Site Plan Review

CONTACT INFORMATION

Owner Information

Name:	BRIAN THIBEAULT	Company Name:	ZJBV PROPERTIES LLC
Signature:			
Address:	300 GAY ST MANCHESTER NH 03103		
Phone:	(603) 641-8608	Email:	josephpropertiesllc@yahoo.com

Applicant Information

Name:	Brian Thibeault	Company Name:	ZJBV PROPERTIES LLC
Signature:			
Address:	300 GAY ST MANCHESTER NH 03103		
Phone:	(603) 641-8608	Email:	josephpropertiesllc@yahoo.com

Primary Contact Person *(The person that will be contacted by Planning Board staff during the application process.)*

Name:	Brian Thibeault	Company Name:	ZJBV PROPERTIES LLC
Address:	300 Gay St Manchester NH 03103		
Phone:	(603) 641-8608	Email:	josephpropertiesllc@yahoo.com

PROJECT INFORMATION

Project Address:	15 Water St Leicester MA	Zoning District:	Central Business
Assessors Map & Parcel #	19B-A3-0	Deed Reference (Book & Page):	3596/450
Applicable Zoning Bylaw Section(s):	5.2		
Proposed Land Use:	Landscaping Business		
Existing Land Use:	Former Fire Station - Currently Vacant		

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PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		4,100 s.f.	
Total Lot Area:	7,950 s.f.		
Water Source: (Select One)	<input type="radio"/> Private Well	<input type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input checked="" type="radio"/> Leicester Water Supply District	
Sewer Source: (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input checked="" type="radio"/> Leicester Water Supply District	
	<input type="radio"/> 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.]

Landscaping/mason business to use existing 4,100 sf building as office for company personnel and storage for company trucks, plows and other landscape related small equipment. No heavy equipment will be stored inside or outside the building. No changes to building or current paved driveway and parking areas will be made. Existing water and sewer sources will be used. No changes to the existing building or site parking and landscaping are being proposed or made so it is my understanding that with the exception of this application no permitting/approvals are needed from other permitting authorities.

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 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 checked="" type="checkbox"/> n/a
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input checked="" type="checkbox"/> Traffic Study (3 copies)
<input checked="" type="checkbox"/> Fees ³	<input checked="" type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	<input checked="" type="checkbox"/> n/a

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:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

DETAILED PROJECT NARRATIVE:

This Special Permit Application is being submitted for use of property located at 15 Water Street in Leicester, MA. A landscaping/mason business to use existing 4,100 sf building as office for company personnel and storage for company trucks, plows and other landscape related small equipment. No heavy equipment will be stored inside or outside the building or property. No changes to the building or current paved driveway and parking areas will be made. Existing water and sewer sources will be used. No changes to the existing building or site parking, paving and landscaping are being proposed or made so it is my understanding that with the exception of this application no permitting/approvals are needed or required from other permitting authorities.