

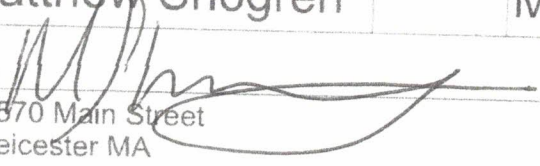
For Planning Office Use:
File #: _____

Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☒ Special Permit ☒ Site Plan Review

CONTACT INFORMATION

Owner Information

Name:	Matthew Shogren	Company Name:	MDS LLC
Signature:			
Address:	1570 Main Street Leicester MA		
Phone:	(774) 696-7227	Email:	matt@hanksmarine.com

Applicant Information

Name:	Same	Company Name:	
Signature:			
Address:			
Phone:		Email:	

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

Name:	Jason Dubois	Company Name:	DC Engineering & Survey, Inc.
Address:	32 Cranberry Meadow Road Charlton, MA 01507		
Phone:	(508) 769-6659	Email:	jdub862001@yahoo.com

PROJECT INFORMATION

Project Address:	1570 Main Street	Zoning District:	HB-1
Assessors Map & Parcel #	18-b-3	Deed Reference (Book & Page):	59034-135
Applicable Zoning Bylaw Section(s):	5.2.02		
Proposed Land Use:	Boat Sales, Storage, & Repair		
Existing Land Use:	Boat Storage/Repair & Residential		

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		1700 SF Existing + 7960 SF Proposed	
Total Lot Area:	118,179 SF		
Water Source: (Select One)	☐ Private Well	☐ Cherry Valley & Rochdale Water District	
	☐ Hillcrest Water District	☒ Leicester Water Supply District	
Sewer Source: (Select One)	☐ Private Septic System	☐ Cherry Valley Sewer District	
	☐ Hillcrest Water District	☒ Leicester Water Supply District	
	☐ 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 20,000 s.f. retail building and associated parking; Use of a 1,000 s.f. portion of an existing structure for a proposed pet grooming clinic.]

Demolition of an existing residential structure and the addition of a boat sales showroom w/ office space to an existing boat repair shop. The boat repair shop is to remain.

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.

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

Town of Leicester

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
18 A8 0	1601 MAIN ST	LEINONEN REALTY INC	1601 REALTY LLC	PO BOX 318	E BROOKFIELD	MA	01515
18 B10 0	MAIN ST	GARABEDIAN DEBRA, GARY	AZADIAN ANNA	40 WESTLUND ROAD	BELMONT	MA	02478
18 B2 0	1576 MAIN ST	LANE JR KENNETH G		1576 MAIN ST	LEICESTER	MA	01524
18 B4 0	1560 MAIN ST	ARCHAMBAULT SALLIE M	ARCHAMBAULT JOSEPH	391 PROVIDENCE RD UNIT C	SOUTH GRAFTON MA	MA	01560
18 B5 0	1548 MAIN ST	ARCHAMBAULT JOSEPH W		1548 MAIN STREET	LEICESTER	MA	01524
18B A1 0	MAIN ST	JACKMAN WENDELL D	JACKMAN MARION B	1573 MAIN STREET	LEICESTER	MA	01524-0092
18B A2 0	1573 MAIN ST	JACKMAN WENDELL D	JACKMAN MARION B	1573 MAIN STREET	LEICESTER	MA	01524-0092
18B A3 0	2 WOODLAND DR	QUINONES JESSICA		2 WOODLAND DR	LEICESTER	MA	01524
18B A4 0	4 WOODLAND DR	HARRIS PAUL A		4 WOODLAND DRIVE	LEICESTER	MA	01524
18B B2 0	1571 MAIN ST	SULLIVAN FRANCIS X	SULLIVAN DENISE C	1571 MAIN STREET	LEICESTER	MA	01524
18B B3 0	MAIN ST	PANAGIOTIDIS LIVING TR	PANAGIOTIDIS TRUSTEE:	1 MONTICELLO DRIVE	PAXTON	MA	01612
18B B3.1 0	MAIN ST	PANAGIOTIDIS ALEXIOS, KATINA	C/O MARIA PERSSON	12 GREENLAY STREET	NASHUA	NH	03063

End of Report



ENGINEERING
& SURVEY INC.



CHARLTON, MA

508-769-6659
508-341-2127

January 4, 2021

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

RE: MDS LLC
Matthew Shogren
#1570 Main Street
Proposed Boat Sales / Boat Repair

Dear Board Members,

Please find the attached plans & application for a Site Plan for property located at 1570 Main Street as own by MDS LLC.

Site Location: 1570 Main Street – Assessors Map 18, Block B, Lot 3
Total Lot Area: 2.7 Ac.

Zoning: HB-1/ Highway Business

Present Uses: Residential/Business

Proposed Use: Boat sales showroom in a new proposed building with office space included. There is 460 S.F. of office space located between the newly proposed showroom area and the existing boat repair garage. The showroom area is 7,200 S.F., the garage is to remain as is., Boats to be stored in rear half of property behind privacy fence, Boat repair within the existing shop building located within the storage area (behind privacy fence)
There will be gated access through fence to access the boat storage/repair area. Abutting lots are residential to the east and west but wooded adjacent to property line in the vicinity of the boat storage area. A 6' chain link fence w/ vinyl privacy inserts is proposed to run parallel with Main Street approximately 200' off of the roadway.

Traffic Impact: The proposed site use will not have an impact to traffic. There is adequate site distance in both directions leaving and entering the site.

Water: Existing well is to be abandoned and a proposed water connection to municipal water is proposed at an existing water stub.

Sewer: A proposed sewer connection is proposed to municipal sewer at an existing sewer stub.

Drainage: The site drainage patterns flow towards the eastern property line. The post developed site will follow the same drainage patterns with the addition of a infiltration basin which will recharge the additional impervious surface as well as treat water quality volume prior to final discharge. A detailed stormwater analysis has been submitted with this application.

Fire and Police: The proposed site will have fire truck access and will have building lights to light the parking and drive areas of the site. The rear portion of the property will have a locked access gate to where boat storage is proposed. There should be minimal impacts on fire and police.

Permits Required: Site Plan Review & Special Permit (Planning Board)

Waivers: No waivers are requested at this time

If you have any additional questions or concerns, please contact me at the number below.

Respectfully Submitted,

Jason Dubois, P.E.

MDS LLC
DB 59034 PG 135

TAX MAP PARCEL ID: 18-B-3

1. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

2. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

4. HORIZONTAL DATUM BASED ON NAD 83 , VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE LEICA SMARTNET VIRTUAL BASE STATIONS.

5: VERTICAL DATUM BASED ON NAVD 88, GEOID 12A, ESTABLISHED VIA GNSS.

6: BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0781E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.

7: WETLANDS NOT CONSIDERED AS PART OF THIS SURVEY, THERE APPEARS TO ONLY BE SOME OFFSITE WETLANDS AREAS.

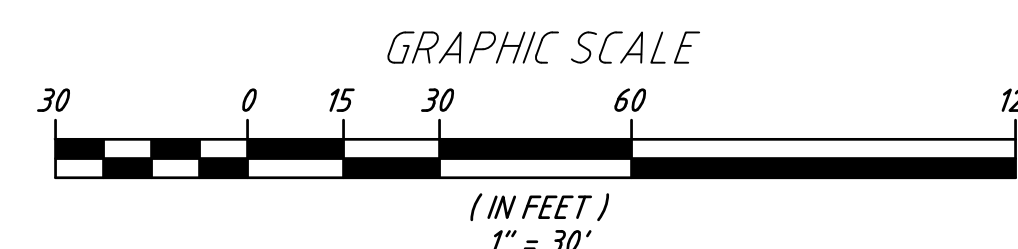


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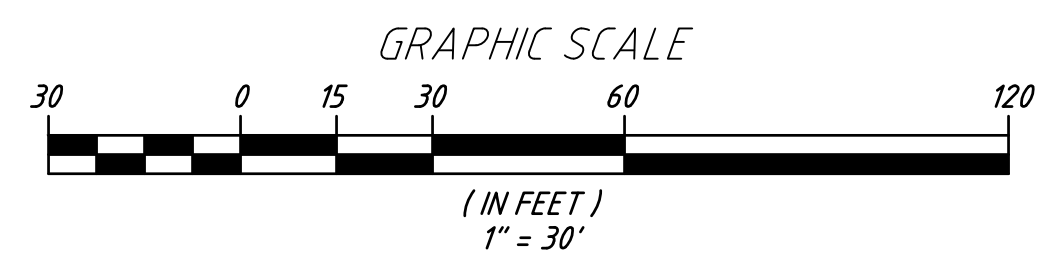
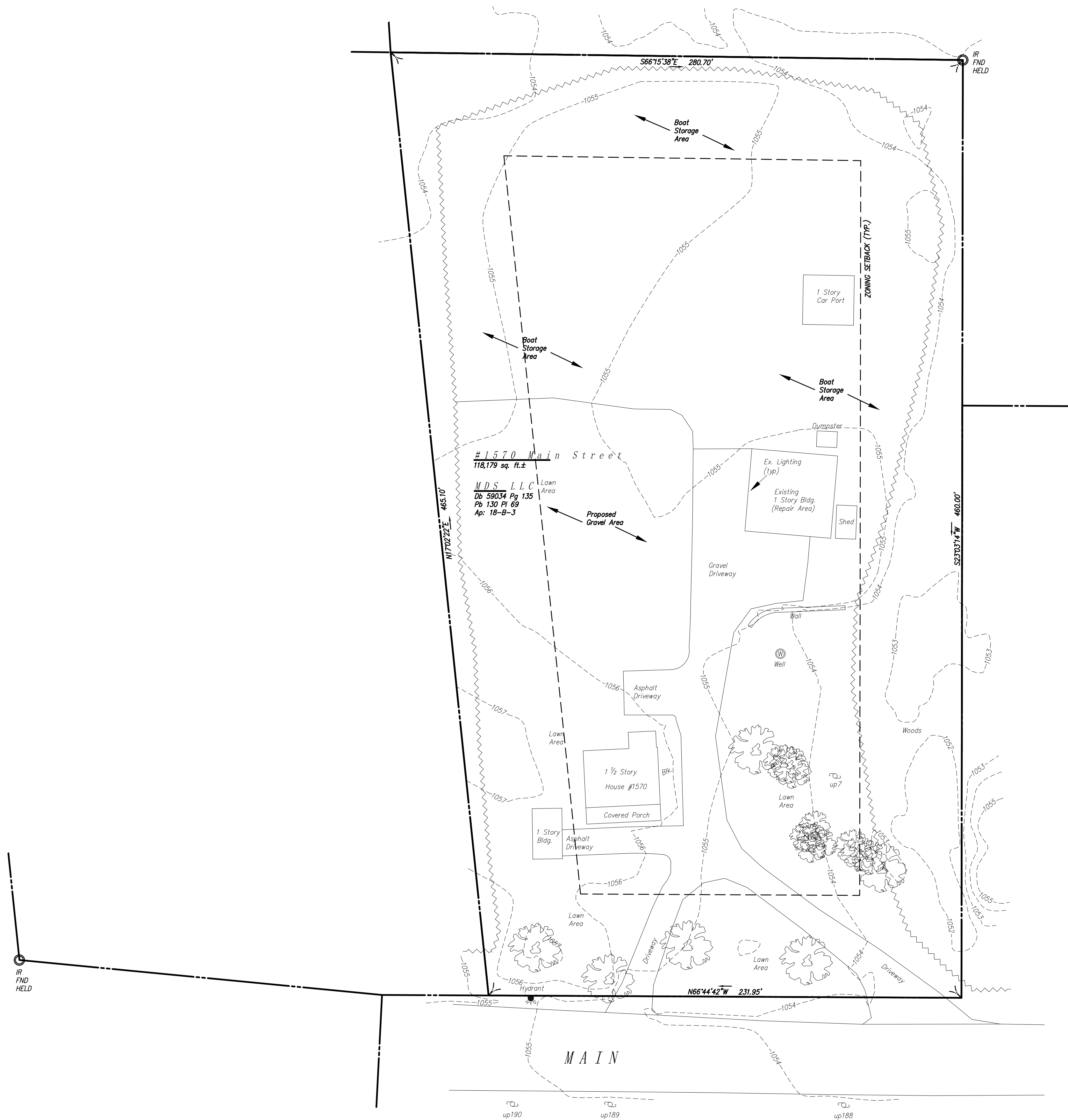
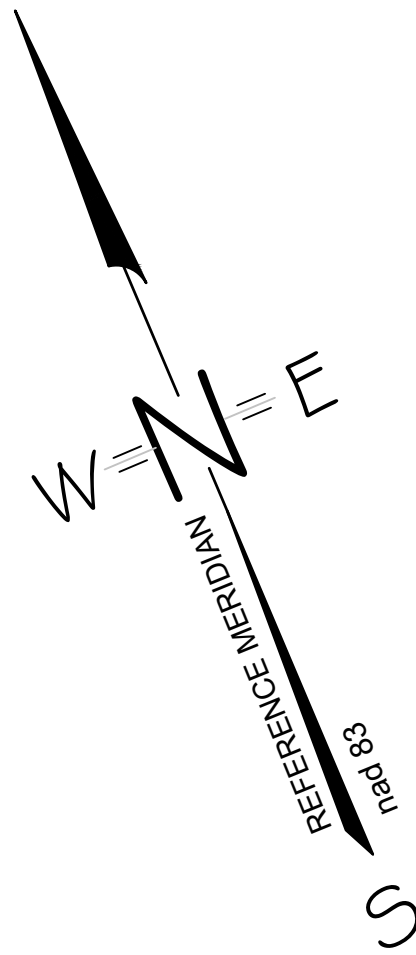
DRAWING LIST	
C	COVER SHEET
X-1	EXISTING CONDITIONS PLAN
S-1	SITE PLAN
L-1	LANDSCAPE PLAN
EC-1	EROSION CONTROL PLAN
D-1	CONSTRUCTION DETAILS

PROPOSED BUILDING COVERAGE: 9,660 S.F. / 118,179 S.F. = 8.2%

MONUMENT		BITUMINOUS	BIT.
IRON PIPE		CONCRETE	CONC
DRAIN MANHOLE	DMH	INVERT	INV.
ELECTRIC MANHOLE	CB	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	CB	POLYVINYL CHLORIDE PIPE	PVC
UTILITY POLE	U	HIGH DENSITY PLASTIC	HDPE
GUY WIRE	GUY	IRON PIPE	I.P.
BENCH MARK	B.M.	FOUND	FND.
CHAIN LINK FENCE		BOLLARD	BOL.
WOOD / STOCKADE FENCE		SEWER MANHOLE	SMH
DRAIN LINE	D	DRAINAGE MANHOLE	DMH
OVERHEAD WIRES	OHW	WATER GATE	WG
CONTOUR 5' INTERVAL		HYDRANT	HYD.
CONTOUR 1' INTERVAL		UTILITY POLE	UP
X 69.33'	SPOT GRADE	GUY WIRE	GUY.



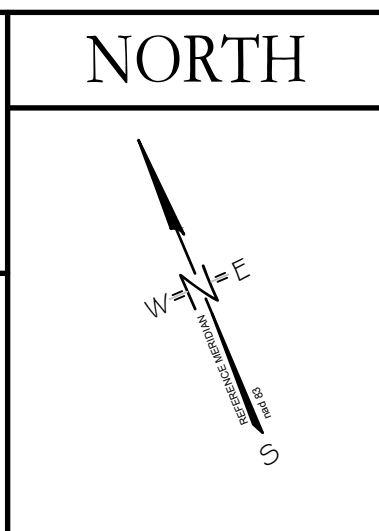
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NO.	DATE	REVISION	BY

JASON D.
DUBOIS, P.E.
PROFESSIONAL
ENGINEER
MA LIC. NO.: 48724

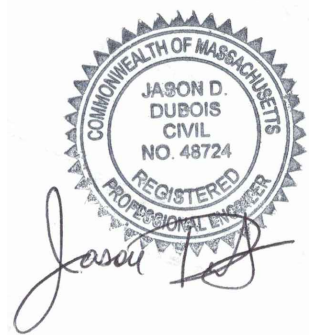
JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
LIC. NO.: 48722

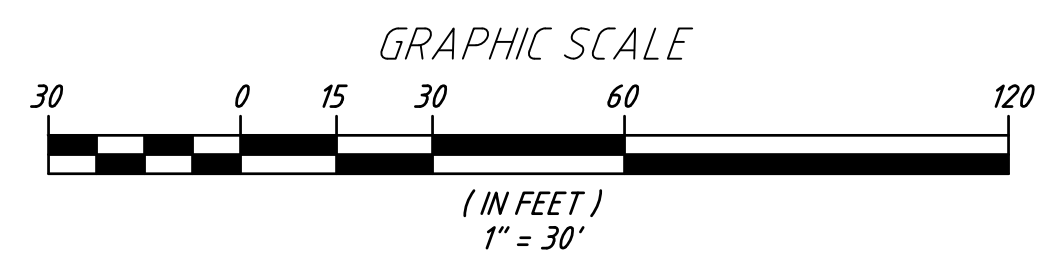
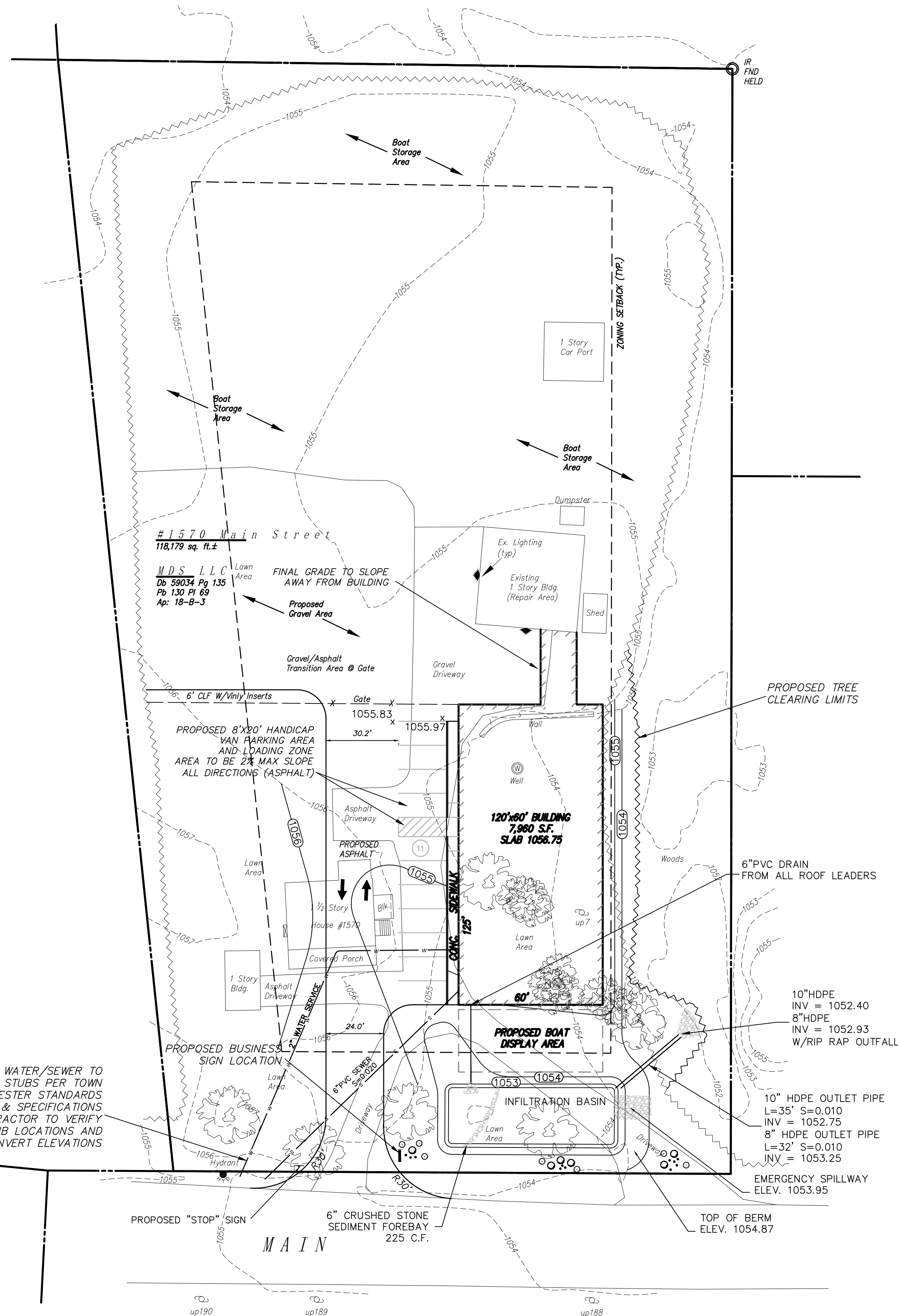


EXISTING CONDITIONS PLAN		DRAWN BY: JSC	
SITE ADDRESS: 1570 Main Street Leicester, MA		CK'D BY: JDD	REV #: 0
CLIENT: MDS LLC 1570 Main Street Leicester, MA		DATE: 1-4-2021	SCALE: 1"=30'
PROJECT #: 19-134		DWG. NO.: X-1	

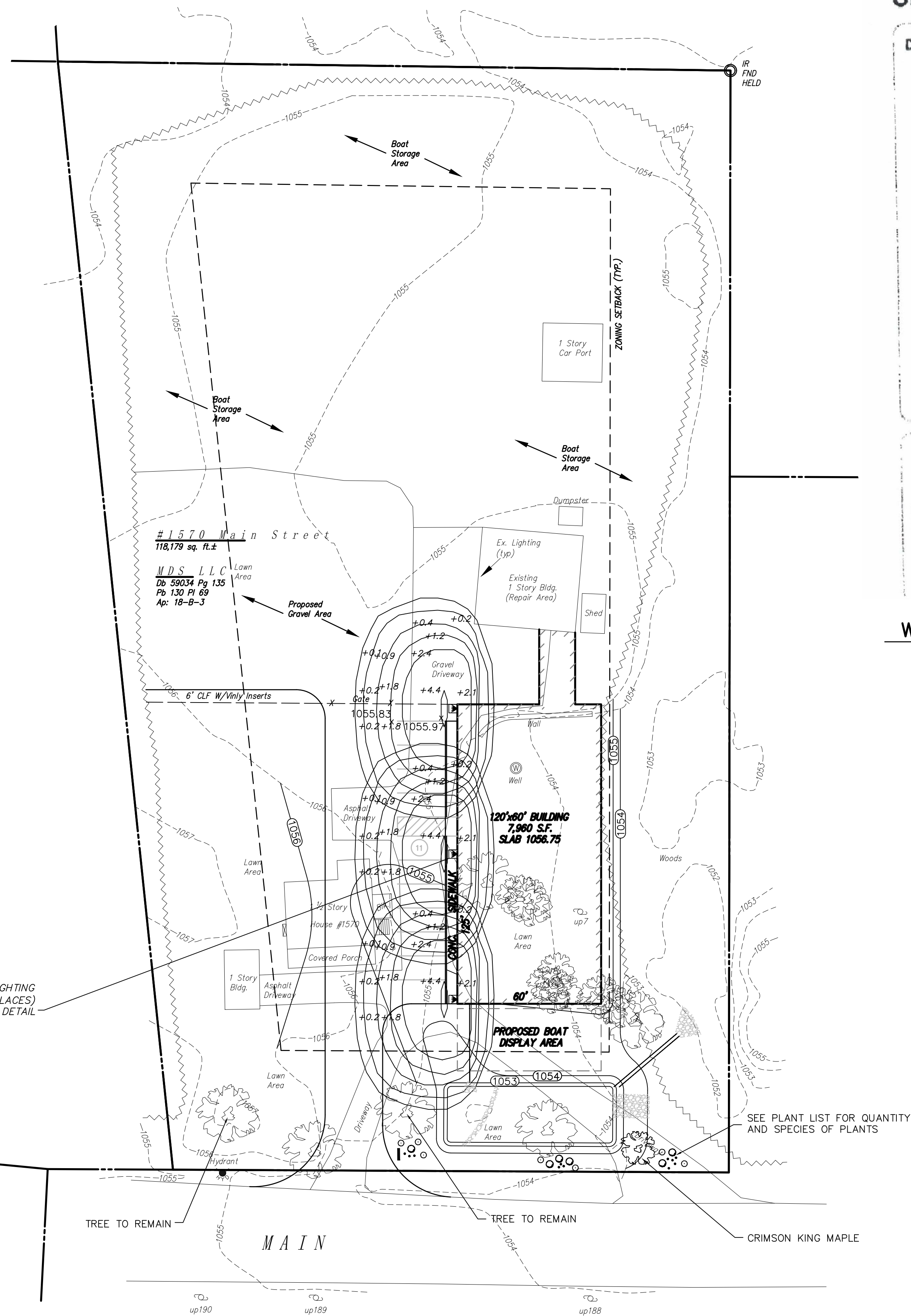
331 GRAINBERRY MEADOW RD
CHARLTON, MA

800-759-8889
508-341-2127





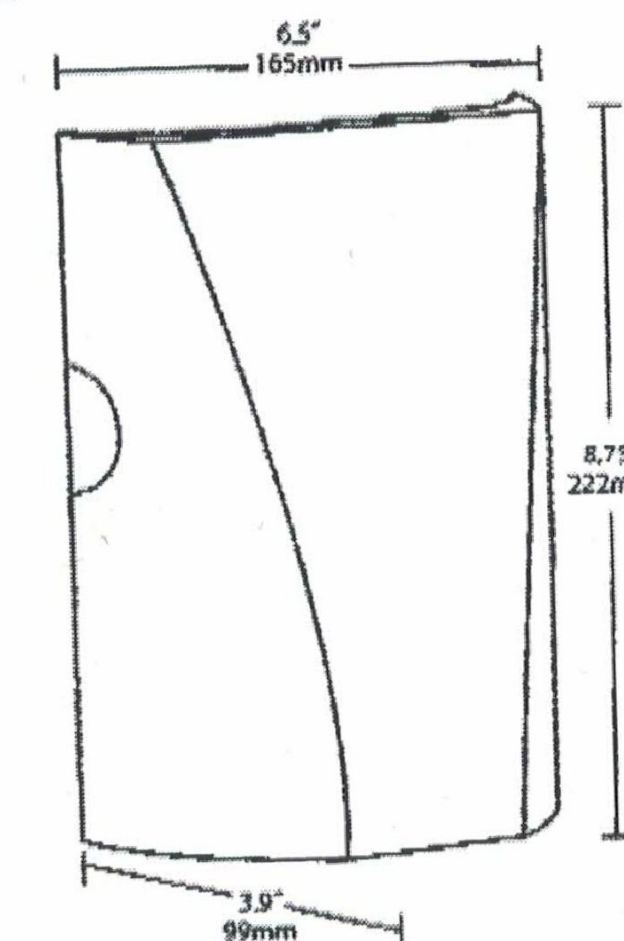
			JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA.LIC.NO.: 48724	NORTH		SITE PLAN SITE ADDRESS: 1570 Main Street Leicester, MA	DRAWN BY: JSC
			JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR L.I.C.NO.: 48722			CIENT: MDS LLC 1570 Main Street Leicester, MA	CK'D BY: JDD REV #: 0
						DATE: 1-4-2021	SCALE: 1' = 30'
						PROJECT #: 19-134	DWG. NO.: S-1
			JDD			ENGINEERING & SURVEY INC.	
NO.	DATE	REVISION	BY			638 GRANBERRY MEADOW RD CHARLTON, MA 508-769-6669 508-341-2127	

**SLIM18**

Features

- Full cutoff, fully shielded LED wallpack
Can be used as a downlight or uplight
Contractor friendly features for easy installation
100,000-hour LED Life
5-Year Warranty

Dimensions



Ordering Matrix

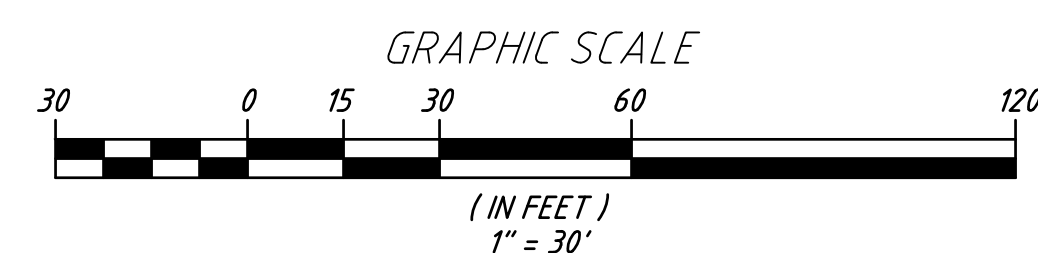
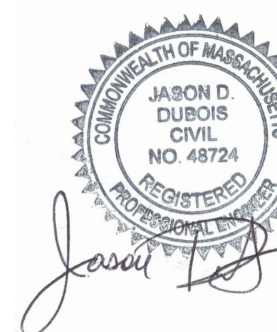
Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable

WALL PACK LIGHTING DETAIL

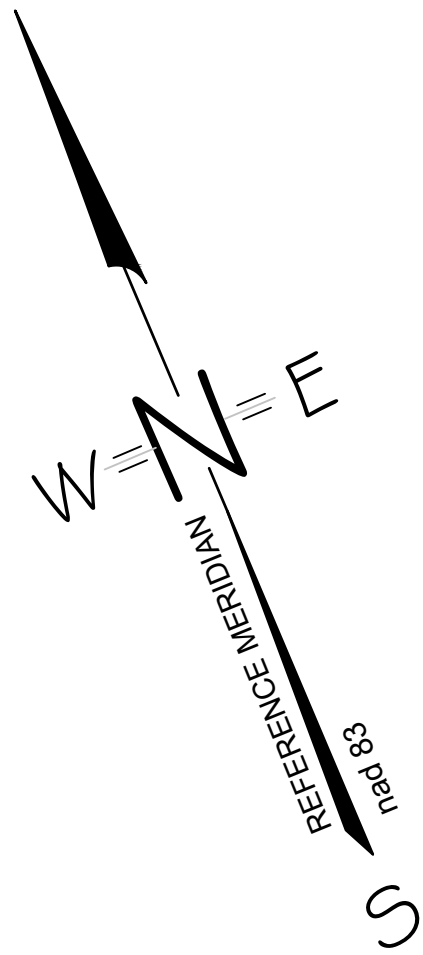
NOT TO SCALE

SITE PLANT LIST

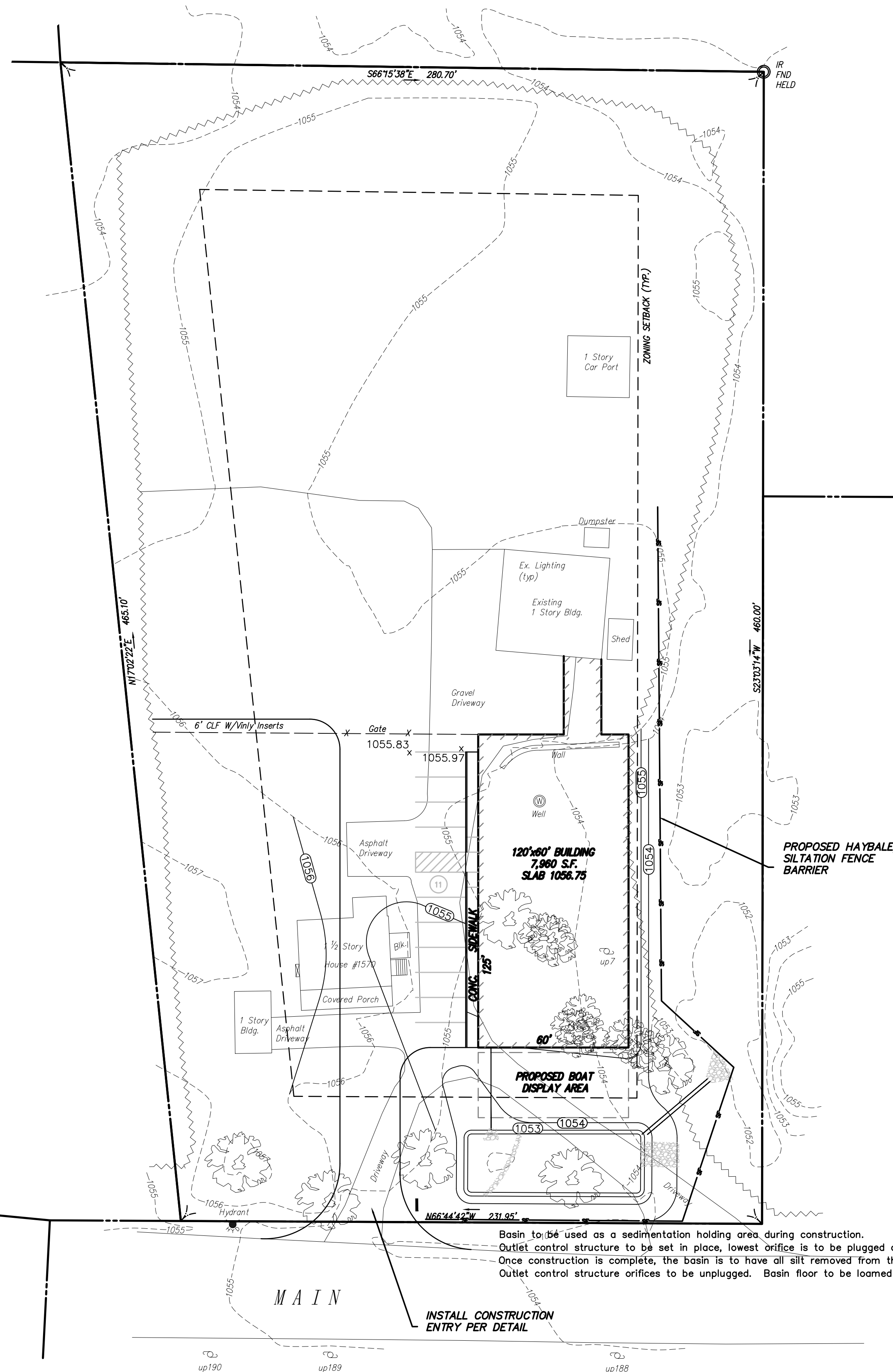
ONE YEARLY LIST					
KEY		QTY.	BOTANICAL NAME	COMMON NAME	SIZE
●		11	TIGER LILY	LILIUM LANCIFOLIUM	1 QT
○		7	HYDRANGEA	HYDRANGEA MACROPHYLLA	2 GALLON
◐		6	RHODODENDRON	RHODODENDRON FERRUGINEUM	2 GALLON
✿		1	CRIMSON KING MAPLE	ACER PLATANOIDES 'CRIMSON KING'	3" – 3.5" B&B



				JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724		NORTH 		SITE PLAN SITE ADDRESS: 1570 Main Street Leicester, MA		DRAWN BY: JSC CK'D BY: JDD REV #:	
				JEREMY S. CRÔTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722				CLIENT: MDS LLC 1570 Main Street Leicester, MA		DATE: 1-4-2021 PROJECT #: 19-134 SCALE: 1"=30' DWG. NO.: S-1	
								 ENGINEERING & SURVEY INC. 			
								SEE CHAIN SURVEY FOR INITIALS AND IRID CHAIN TO THE MARK		800-788-8888	
NO.	DATE	REVISION		JDD	BY						

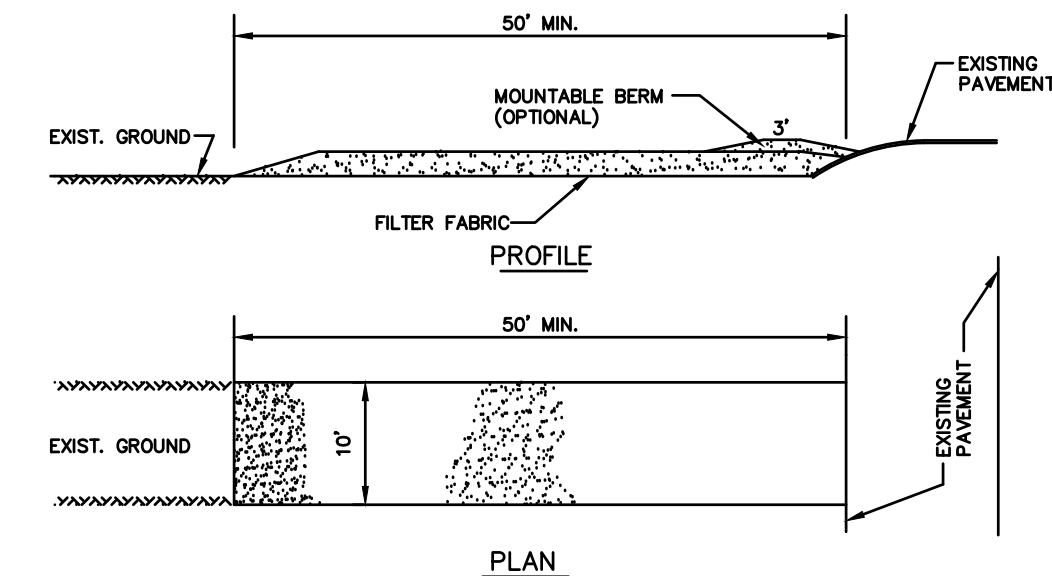
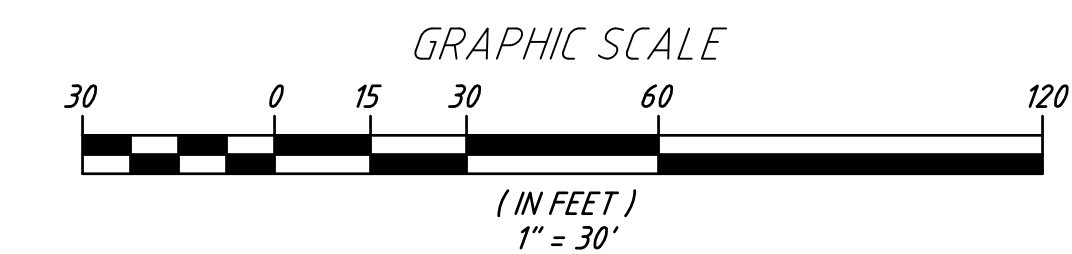


IR
FND
HELD



Basin to be used as a sedimentation holding area during construction.
Outlet control structure to be set in place, lowest orifice is to be plugged during construction.
Once construction is complete, the basin is to have all silt removed from the surface.
Outlet control structure orifices to be unplugged. Basin floor to be loamed & seeded.

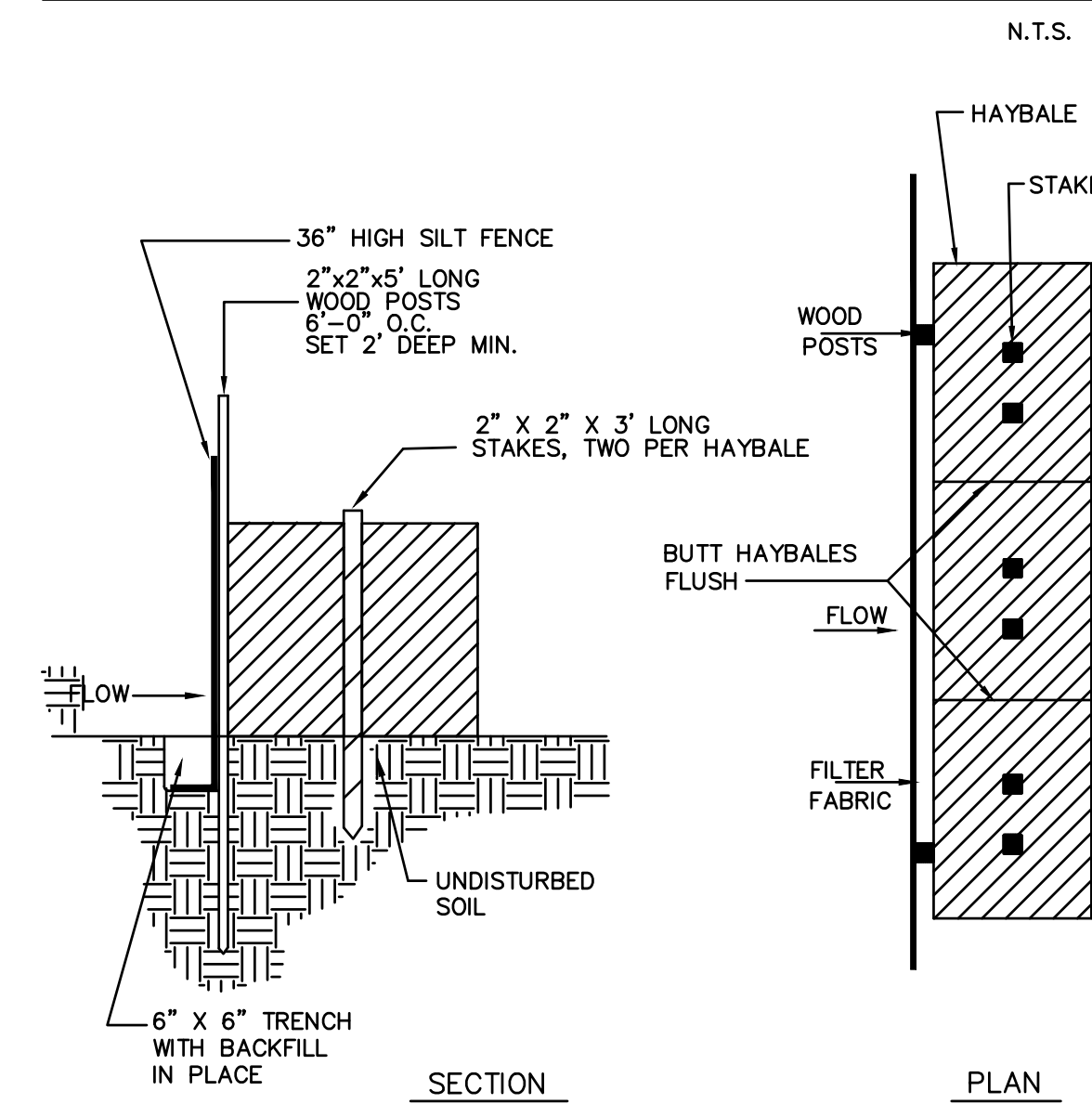
INSTALL CONSTRUCTION
ENTRY PER DETAIL



CONSTRUCTION SPECIFICATIONS

1. Stone size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet.
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter fabric - Will be placed over the entire area prior to placing of stone.
6. Surface water - All surface water flowing or diverted toward construction entrances shall be placed across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be cleaned and or swept by the end of the working day.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping enclosure.
9. Periodic inspection and needed maintenance shall be provided after each rain.

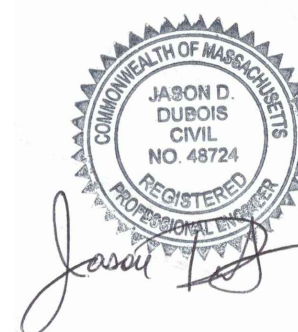
CONSTRUCTION ENTRY



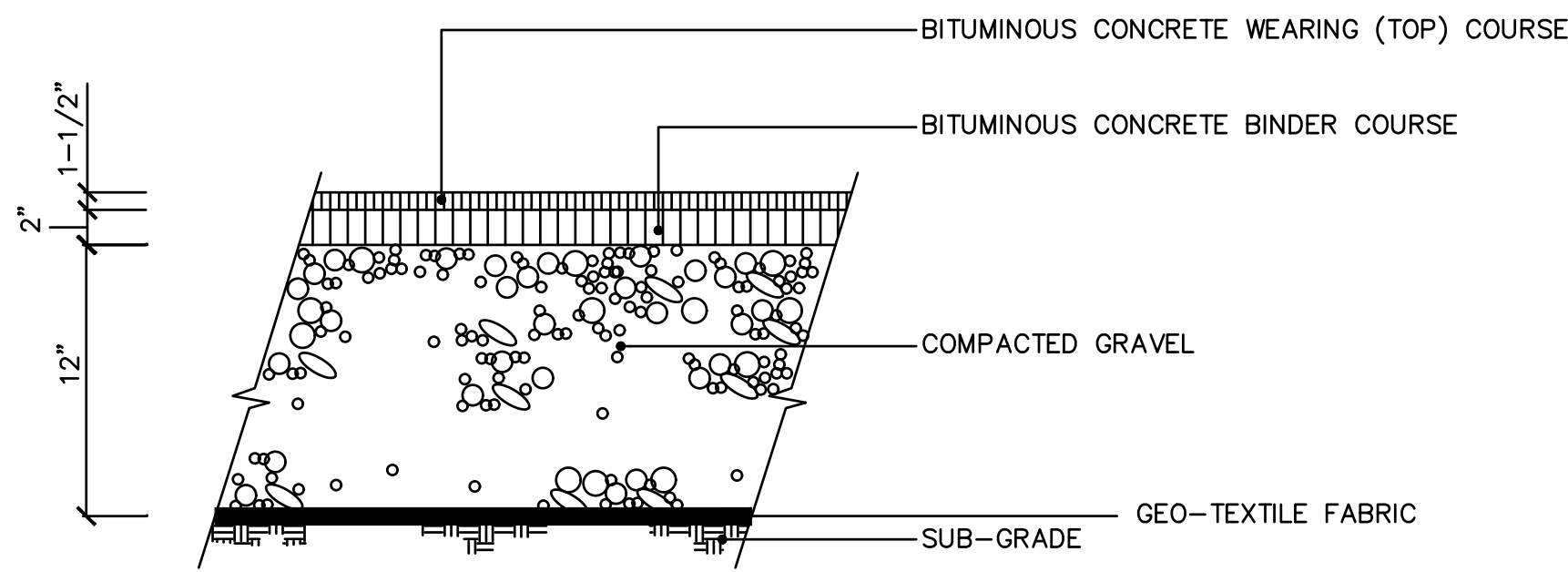
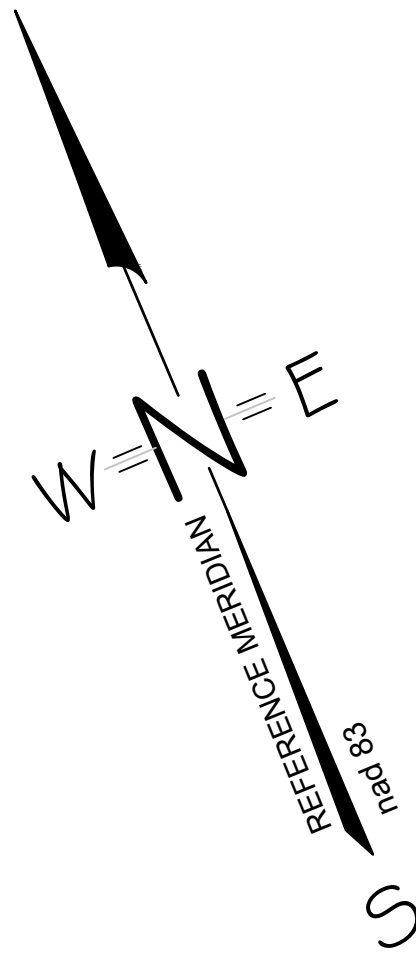
EROSION CONTROL BARRIER SILT FENCE WITH HAYBALE

PLAN/SECTION

N.T.S.

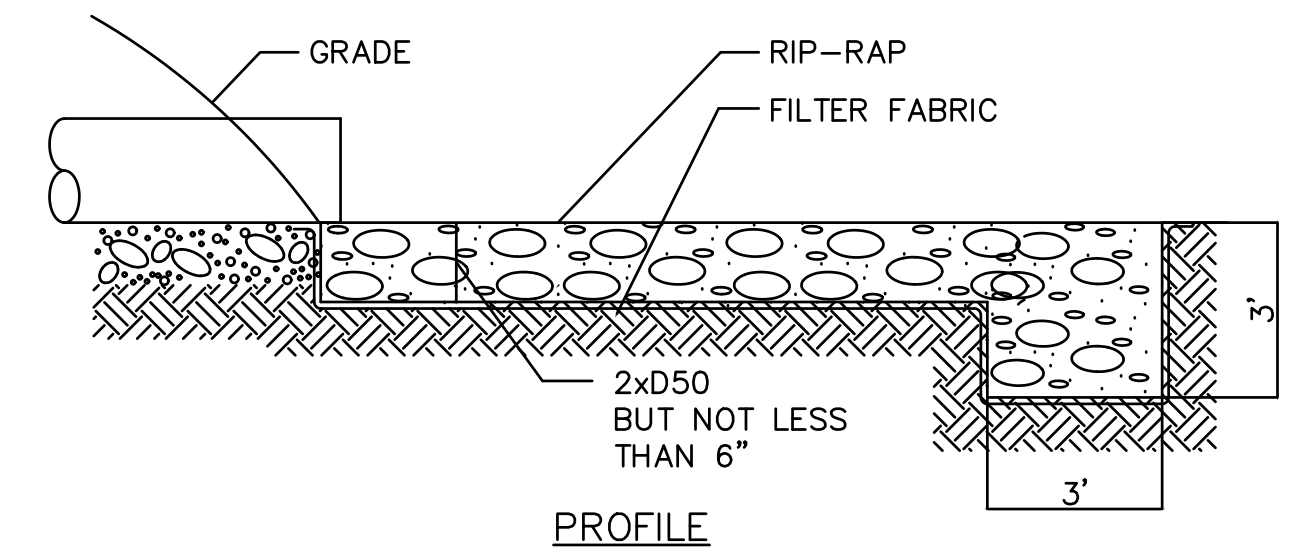


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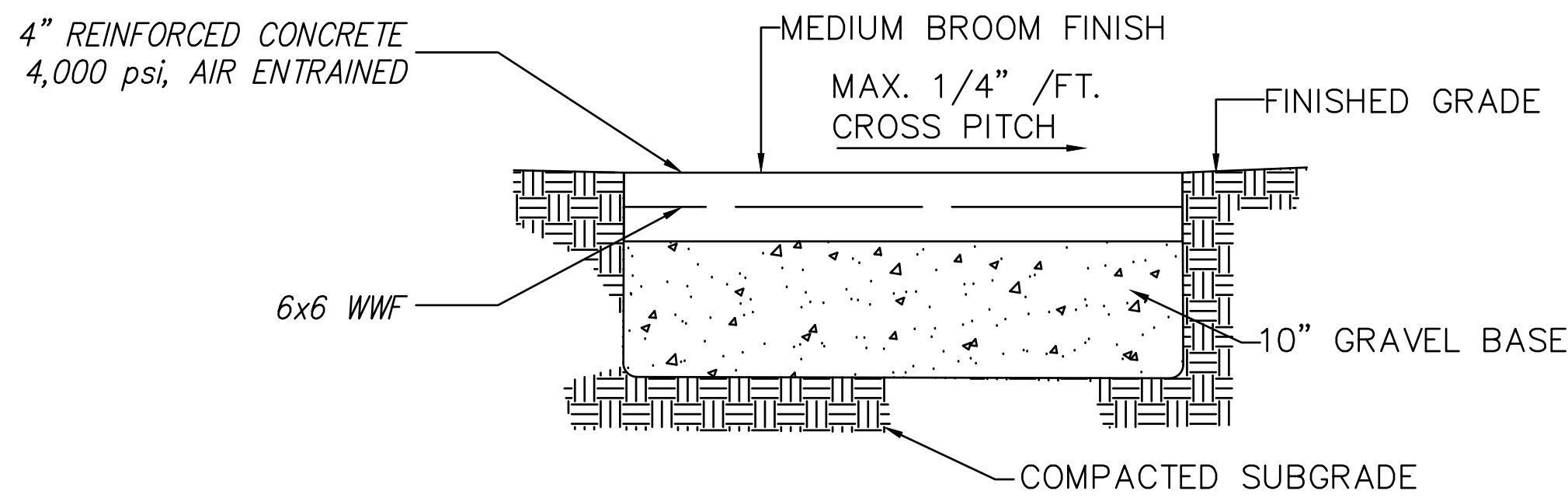
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



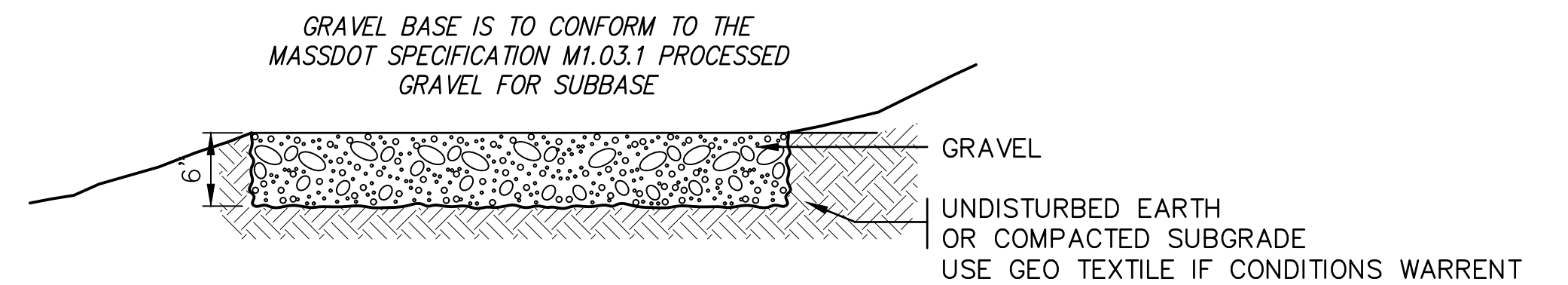
RIP RAP APRON DETAIL

NOT TO SCALE



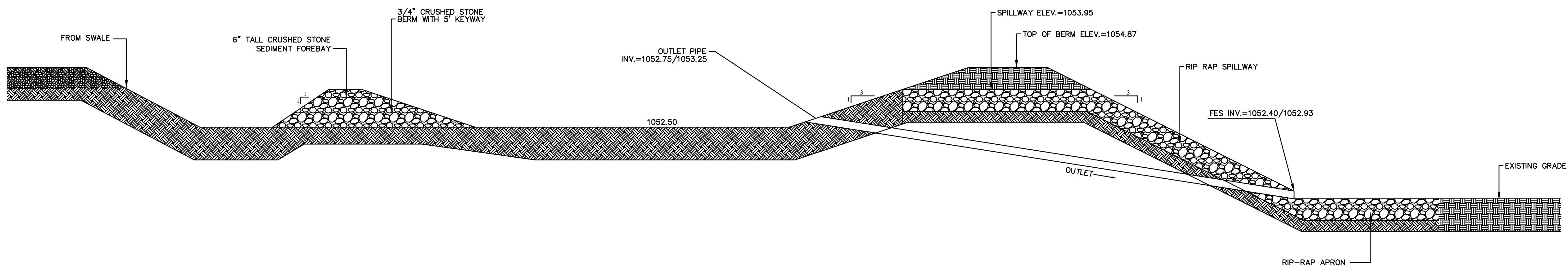
CONCRETE SIDEWALK

NOT TO SCALE

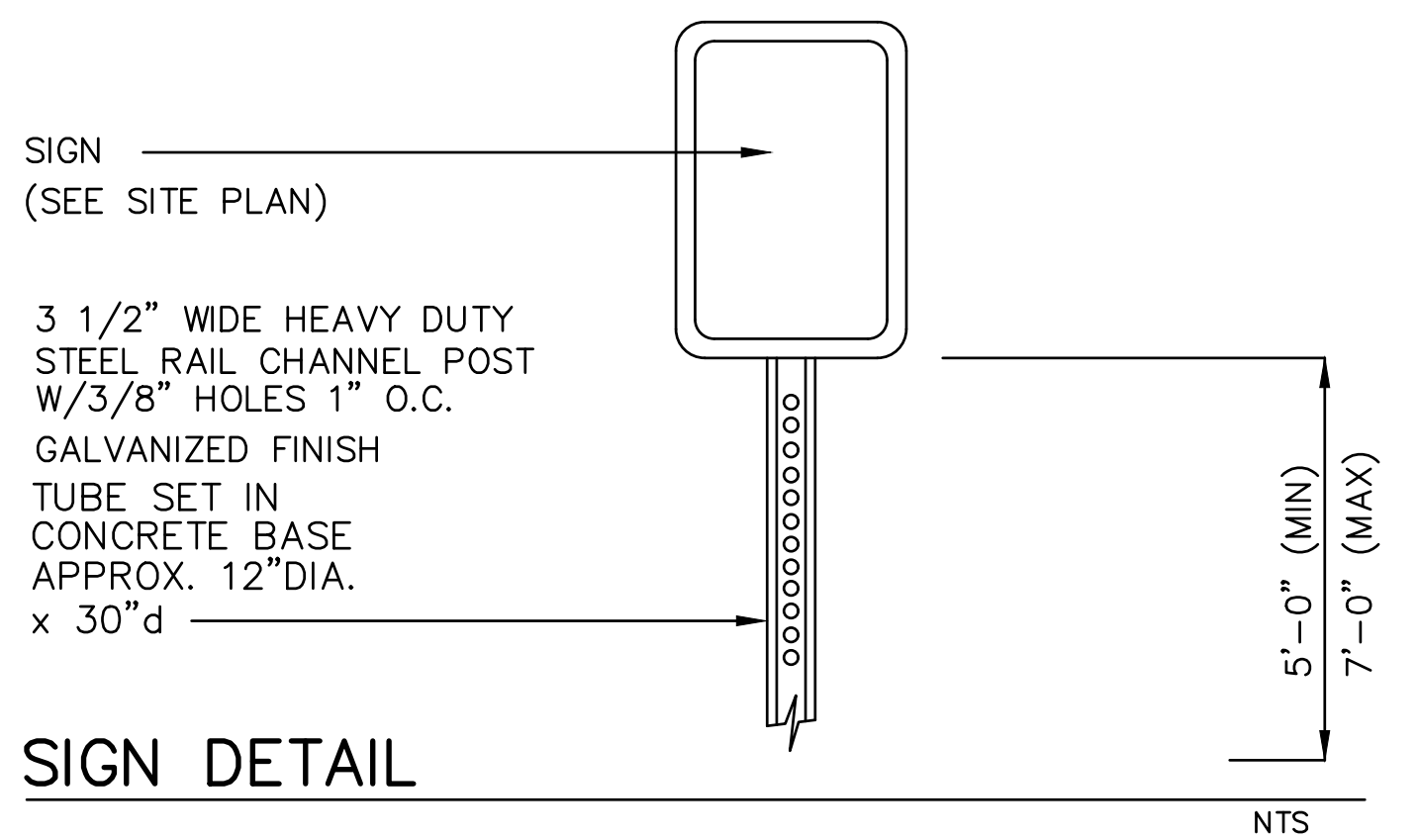


GRAVEL AREA DETAIL

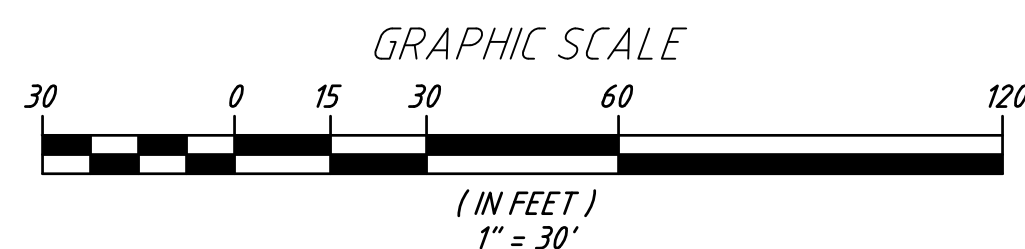
NOT TO SCALE



INFILTRATION BASIN CROSS SECTION



SIGN DETAIL



NO.	DATE	REVISION	BY	JDD	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724	JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722	NORTH 	DETAILS SITE ADDRESS: 1570 Main Street Leicester, MA CLIENT: MDS LLC 1570 Main Street Leicester, MA	DRAWN BY: JSC CK'D BY: JDD DATE: 1-4-2021 PROJECT #: 19-134	REV #: 0 SCALE: 1'=30' DWG. NO.: D-1