For Planning	Office Use:
File #:	

Leicester Planning Board Site Plan Review & Special Permit Application Form

PERMI	T TYPE: 🗸	Special Permit	Site Pla	ın Revi	ew			
CONTA	ACT INFORM	ATION						
Owner Information								
Name:	Paul Dor	ay		Rapid Transit LLC				
Signatur	e: Fe	well &	Vry					
Address	1 Sherri lane leicester MA			·				
Phone:	(774) 696-	1166	Email:	lora	yp@gm	ail.com		
Applica	nt Information							
Name:	Paul Dor	ay	Com	pany e:	Rapid	Transit L	LC	
Signatu	re:	uIS L	long					
Address	1 Sherri Lan Leicester M							
Phone:	(774) 696-	1166				nail.com		
Primar	y Contact Perso	n (The person the	ut will be conta	cted by	Planning Board	staff during the appli	cation process.)	
Name:	Paul Do		Con Nan	npany		Transit L		
Addres	s: 1 Sherri Lar Leicester M							
Phone:	(774) 696	-1166	Email:	dora	ayp@gr	nail.com		
PRO.	JECT INFORI	MATION						
	Project Address: 704 Main street B							
& Parce	Assessors Map & Parcel # 21B A8 0 Deed Reference (Book & Page): bk. 58394 pg.30							
Applicable Zoning Bylaw Section(s):								
Proposed Land Use: Residential (Duplex)								
Existin	Existing Land Use: Vacant							

Page 1 of 2

For Planning	Office Use:
File #:	

Size of Proposed Structure(s): Three 42 X 50 Duplexes	PROJECT INFO	RMATIO	N, Continued						
Water Source: (Select One) Hillcrest Water District	Size of Proposed St	ructure(s):	Three 42 X 5	0 Du	olexes				
Water Source: (Select One) Hillcrest Water District	Total Lot Area:	(see a	ttached mast	er pla	ın)				
Sewer Source: (Select One) Private Septic System Cherry Valley Sewer District Leicester Water Supply District Oxford Rochdale Sewer District Leicester Water Supply District Dease include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s, retail building and associated parking: Use of a 1,000s, reportion of an existing structure for a proposed pet grooming clinic.] Create 3 Legally conforming lots and consditruct a duplex on each lot. 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- Plans (2-full-size & 11- Plans (2-full-size & 11- Documentation of Availability of Water & Sewer n/a Documentation of Availability of Water & Sewer n/a pdf copy of all required submittals (CD or USB Drive) 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 Regulations for details) and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s for 2 acres or more of tree clearing) Please refer to the Planning Board Vote: Date of Planning Board Vote: Date of Planning Board Vote:	Water Source:	-		Cherry Valley & Rochdale Water District					
Sewer Source: (Select One) Hillcrest Water District Oxford Rochdale Sewer District 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.] Create 3 Legally conforming lots and consditruct a duplex on each lot. 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	(Select One)	Hillcrest	Water District	Leicester Water Supply District					
Certified Abutters List (1 copy) Drainage Analysis/ Stormwater nicluding any waiver requests New Construction of Application Checklist		Private S	Septic System	Cherr	Cherry Valley Sewer District				
Plans (2-full-size & 11- Plans (2-full-size & 11- 11"x17") Traffic Study (3 copies) Documentation of Availability of Water & Sewer n/a n/		Hillcrest	Water District	Leicester Water Supply District					
Please include a brief description on this form (i.e. do not write see altasted). Pleasing structure for a proposed 20,000s, freatal building and associated parking; Use of a 1,000s, f. portion of an existing structure for a proposed pet grooming clinic.] Create 3 Legally conforming lots and consditruct a duplex on each lot. 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. 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 Nocumentation of Availability of Water & Sewer In/a Pfees 3 In/a Pfees 3 In/a Pfees 3 Indeed in a Project Narrative Report, (3 copies) In/a Pfees 3 Indeed in a Project Narrative Report, (3 copies) In/a Pfees 3 Indeed in a Project Narrative Report, (3 copies) In/a Pfees 3 Pees 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 explaning conformance with site Plan Review submittal requirements, submit a narrative explaning conformance with site Plan Review submittal requirements 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) Please refer to the Planning Board Use: Date of Planning Board Use: Date of Planning Board Use: Date of Planning Board Vote:		Oxford F	Rochdale Sewer District						
Use this checklist to ensure you have provided all required information. 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 Documentation of Availability of Water & Sewer In/a Plans (2-full-size & 11- 11"x17") Detailed Project Narrative Report, (3 copies) In/a Traffic Study (3 copies) In/a Plans (2-full-size & 11- In/a Possible 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). certified abutters lists are required for all Special Permit Regulations 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) 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 Planning Board Vote: Date of Planning Board Vote:	pet grooming clinic.] Create 3 Legally of	conforming lo	ots and consdtruct a d	uplex on	each lot.				
Plans (2-full-size & 11- 11"x17") Detailed Project Narrative including any waiver requests 1 Plans (2-full-size & 11- 11"x17") Detailed Project Narrative including any waiver requests 1 Project Narrative Report, (3 copies) n/a Certified Abutters List (1 copy) 2 Traffic Study (3 copies) n/a Plans (2-full-size & 11- In/a Certified Abutters List (1 copy) 2 In/a Project Narrative Report, (3 copies) n/a In/a Project Narrative (CD or USB Drive) 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). 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) Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester For Planning Board Use: Public Hearing/Meeting Date(s): Date of Planning Board Vote:	TT 11 -1 - 1 - al-light to	angues you ha	ve provided all required in for details. 13 copies are rec	formation. juired excep	t where notes:				
of Water & Sewer n/a pdf copy of all required submittals (CD or USB Drive) 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). 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) 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:	Plans (2-full-size		Detailed Project Narrat	ive	Prainage Analysis/ Storniwater Report, (3 copies)				
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: Public Hearing/Meeting Date(s): Date of Planning Board Vote:	of Water & Sewer	Availability		(1 copy) ²	<u></u>				
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). 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) Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester For Planning Board Use: Public Hearing/Meeting Date(s): Date of Planning Board Vote:	Fees ³								
Date of Submittal: Public Hearing/Meeting Date(s): Date of Planning Board Vote:	See Planning Board S don't require conform special permit approv certified abutters lists	nance with Site Plant of the Span of the Span of the Span of S	an Review submittal requirement secial Permit Regulations for deta all Special Permits applications and and-mounted solar over 250,000 s	ails). and for Major af or 2 acres o	Site Plan Review Applications (new r more of tree clearing)				
Public Hearing/Meeting Date(s): Date of Planning Board Vote:	For Planning B	oard Use:							
Date of Planning Board Vote:									
	Public Hearing/M	eeting Date(s)):	and the second second					
	Date of Planning	Board Vote	b:						

Page 2 of 2



LEICESTER WATER SUPPLY DISTRICT 124 PINE STREET - P.O. BOX 86 LEICESTER, MA 01524

TEL: 508 892-8484 FAX: 508-892-1812

www.lwsd.net

October 30, 2018

To whom it may concern:

Please be advised that there is adequate public water supply for the proposed project at 710 Main Street.

Sincerely,

Joseph H. Wood- Superintendent Leicester Water Supply District

Cherry Valley Sewer District

Commissioners

Donald G. Manseau, Chairman

Victor M. Taylor, Commissioner Micheal L. DellaCava, Commissioner

P.O. BOX 138 ROCHDALE, MASSACHUSETTS 01524

OFFICE: (508) 892-9616 FAX: (508) 892-4371

Jennifer M. Wood Treasurer

Benjamin Morris Superintendent

November 08, 2018

Paul Doray Rapid Transit 1 Sherri Lane Leicester Ma. 01524

RE:

Availability of Public Sewers:

710 Main St (vacant lot) Cherry Valley, MA 01611

The intent of this letter is to verify that the above listed property is located in and serviced by the Cherry Valley Sewer District and is available for hook-up to the public sewer system.

The following must be addressed before any construction may begin:

- A completed Sewer Connection Application must be submitted to the Cherry Valley Sewer District
- Payment of the following:
 - O Connection Fee (\$8,000.00) per living unit
 - o Application Fee (\$250.00) per living unit
 - o Inspection Fee (\$50.00) per living unit

(All made payable to the Cherry Valley Sewer District)

Please note that all construction must comply with Federal, State and Local laws and regulations.

Should you have any further questions, please feel free to contact the office at (508) 892-9616.

Respectfully,

Cherry Valley Sewer District Board of Sewer Commissioners

Benjamin Morris Superintendent

☐ Planning Board, ☐ Board of Health, ☐ Building Inspector Town of Leicester Cc:

Project narrative for 704 Main St.

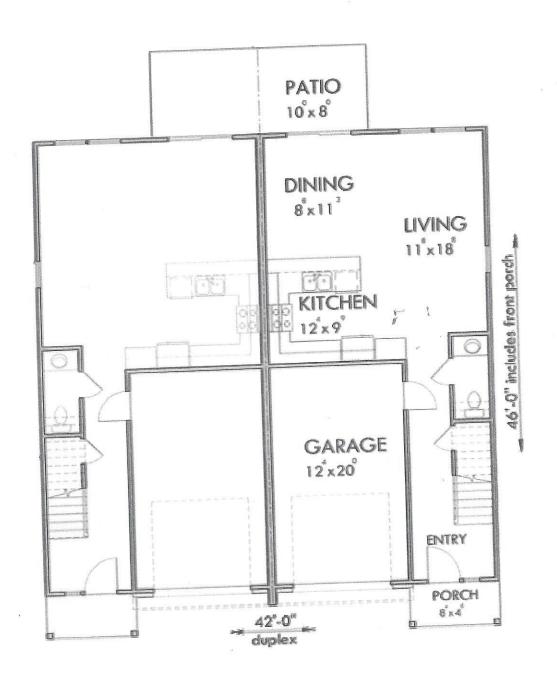
Rapid transit LLC is seeking approval of a proposed townhouse/duplex project at 704 Main St. The property is parcel 8 block A on assessors map 21B and lies in business zone (B) requiring a minimum square foot area of 15,000 and a minimum frontage of 100 feet. The current property is on the northerly side of Main Street and consists of approximately 409 feet of road frontage. We are proposing it be divided into three separate lots with 2 lots having 100 feet of frontage and a third lot with 209 feet of frontage. Each lot is well above the minimum square foot required with a proposed townhouse/duplex built on each lot consisting of approximately 1500 sq. Ft of living area per side and a garage for a total of approximately 3000 square ft per building and two garages. The three buildings would have walkout basements and the East most building would have garages under.

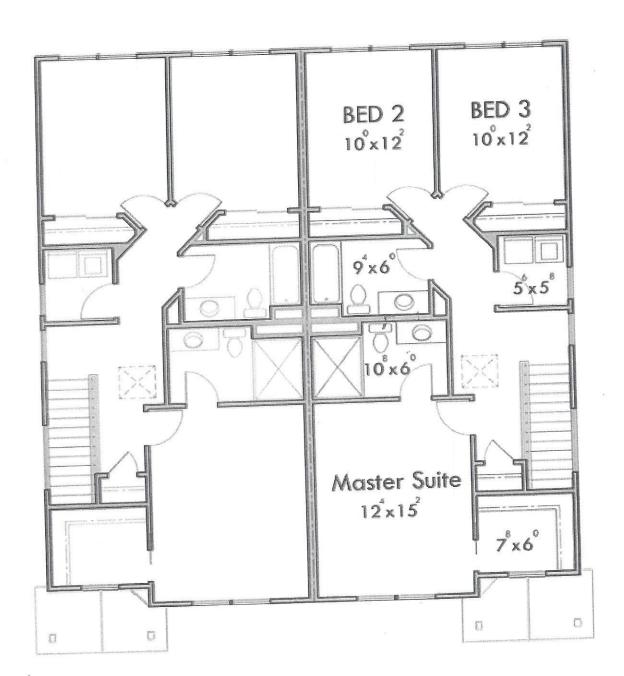
Each building would have town water and town sewer which has been confirmed by Leicester water supply district and Cherry Valley sewer district. We are proposing a single, double wide driveway for each building with each side having its own turn around to avoid having to back out onto Main Street. This would also minimize the required curb cuts to three instead of six.

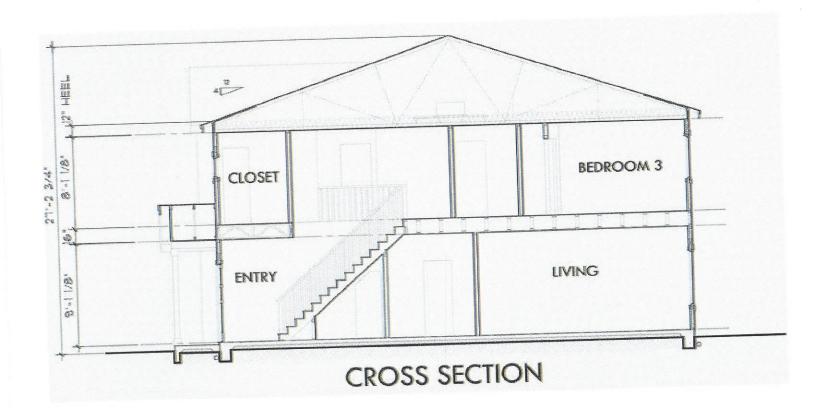
Even though it is business zoned, this property lies in an area surrounded by houses including two current duplexes next door. It lies in an area of Main Street with a long straightaway which provides an extremely good line of sight for exiting and entering the property.





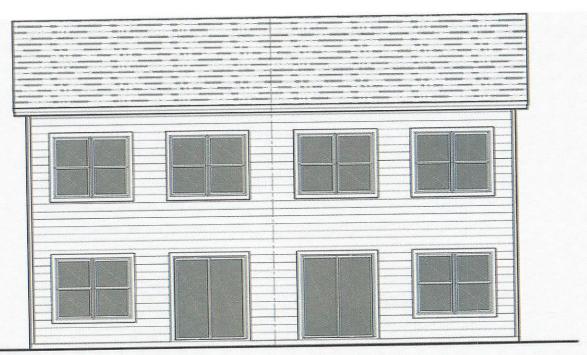








SIDE ELEVATION



REAR ELEVATION

Chemical and Chemical Control	15					7.0
						8
Page 1 o	State Zip	01524	01002	01524	01605	01605
	Stat	MA	MA	MA	MA	MA
PARMING Page 1 of 1	City	LEICESTER	AMHERST	LEICESTER	WORCESTER	WORCESTER
	Mailing Address	RC 747 MAIN STREET	76 MCCLELLAN STREET	LEICESTER COMMUNITY FIE 3 WASHBURN SQUARE	63 MERRIFIELD STREET	63 MERRIFIELD STREET
elcester rs List	Co-Owner	CAMPOVERDE CIRO E M RC 747 MAIN STREET	E F G REALTY TRUST	LEICESTER COMMUNITY		
receil Town of Leicester Aburters List	Owner	CANTOS NANCINAS ANAMAS SERVICIONES DE LA CANTOS NANCINAS DE CANTOS D	GREENEY EDGAR F. JR TR	TOWN OF LEIGESTER	KENNEY PHILD	KENNEY PHILIP
	Location	777 MANINIST	14) MAIN SI	TS STIMM 100	CABISIES!	CABUSIEST
03/30/2021	ParcellD		21 B5 U	21 B5.1 O	218 A1 U	218 A3.1 0

MA	MA	MA	MA	MA	MA	CA	MA	MA	MA	S	MA	MA
LEICESTER	AMHERST	LEICESTER	WORCESTER	WORCESTER	WORCESTER	LAKEWOOD	CHERRY VALLEY MA	LEICESTER	WORCESTER	LAKEWOOD	CHERRY VALLEY MA	CHERRY VALLEY MA
747 MAIN STREET	76 MCCLELLAN STREET	3 WASHBURN SQUARE	63 MERRIFIELD STREET	63 MERRIFIELD STREET	63 MERRIFIELD STREET	4707 EASTBROOK AVENUE	710 MAIN ST	852 MAIN ST	63 MERRIFIELD STREET	4707 EASTBROOK AVENUE	CARLISLE ST	593 MAIN STREET
CAMPOVERDE CIRO E M RC 747 MAIN STREET	E F G REALTY TRUST	LEICESTER COMMUNITY FIF 3 WASHBURN SQUARE					SANTRUM JOSE	CANANE KATHLEEN A				LAFRANCE LYNN M
CANTOS NANCI M B	GREENEY EDGAR F JR TR	TOWN OF LEICESTER	KENNEY PHILIP	KENNEY PHILIP	KENNEY PHILIP	MANTELLEBARBARA	SANTRUM JACOUELINE	CANANE RONAL D	KFNNEY PHILIP	MANTELLI BARBARA	CHERRY VALLEY METH CHURCH	LAFRANCE RICHARD L
747 MAIN ST CANTOS NANCI M B	AE1 MAIN ST	IS MAIN SE	CABISEST	CABUSE ST	CABLISTEST	MAIN ST	TAD MAAIN OF	FO MAN ACC	SIND ST	MAINST	FS FIST IS A	593 MAIN ST

21B A3.10 21B A3.2 0

21B A6 0

21B A7 0 21B A8 0 21B A9 0 21B D2 0 21B H1 0

21B H2 0 24A B1 0

End of Report

01611-3033

90713

01611 01524

01605

01605 90713 01611

> Above is a certified list of abutters and abutters to abutters within 300 feet of subject. Subject property: 704 Main Street, Assessors Map 21B-A8.1-0 Subject owner(s): Rapid Transit LLC

Prepared by: Kathleen Asquith, Assistant Sandy Genna, Principal Assessor