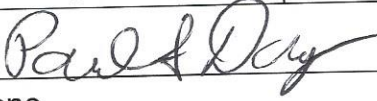
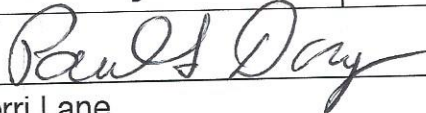


For Planning Office Use:
File #: _____

Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☒ Special Permit ☐ Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	Paul Doray	Company Name:	Rapid Transit LLC
Signature:			
Address:	1 Sherri lane leicester MA 01524		
Phone:	(774) 696-1166	Email:	dorayp@gmail.com
Applicant Information			
Name:	Paul Doray	Company Name:	Rapid Transit LLC
Signature:			
Address:	1 Sherri Lane Leicester MA 01524		
Phone:	(774) 696-1166	Email:	dorayp@gmail.com
Primary Contact Person <small>(The person that will be contacted by Planning Board staff during the application process.)</small>			
Name:	Paul Doray	Company Name:	Rapid Transit LLC
Address:	1 Sherri Lane Leicester MA 01524		
Phone:	(774) 696-1166	Email:	dorayp@gmail.com

PROJECT INFORMATION

Project Address:	704 Main street	Zoning District:	B
Assessors Map & Parcel #	21B A8 0	Deed Reference (Book & Page):	bk. 58394 pg.30
Applicable Zoning Bylaw Section(s):			
Proposed Land Use:	Residential (Duplex)		
Existing Land Use:	Vacant		

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		Three 42 X 50 Duplexes	
Total Lot Area:	(see attached master plan)		
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 checked="" type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input 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.] Create 3 Legally conforming lots and consdtruct 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.

<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 checked="" 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 type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies)
<input checked="" type="checkbox"/> Fees ³	<input 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:			



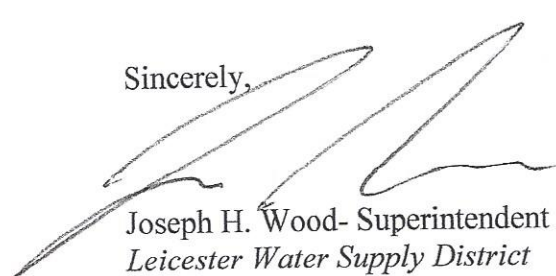
LEICESTER WATER SUPPLY DISTRICT
124 PINE STREET - P.O. BOX 86
LEICESTER, MA 01524
TEL: 508 892-8484 FAX: 508-892-1812
www.lwsd.net

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

Dear Mr. Doray:

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:
 - Connection Fee (\$8,000.00) per living unit
 - Application Fee (\$250.00) per living unit
 - 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

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

Project narrative for 704 Main St.

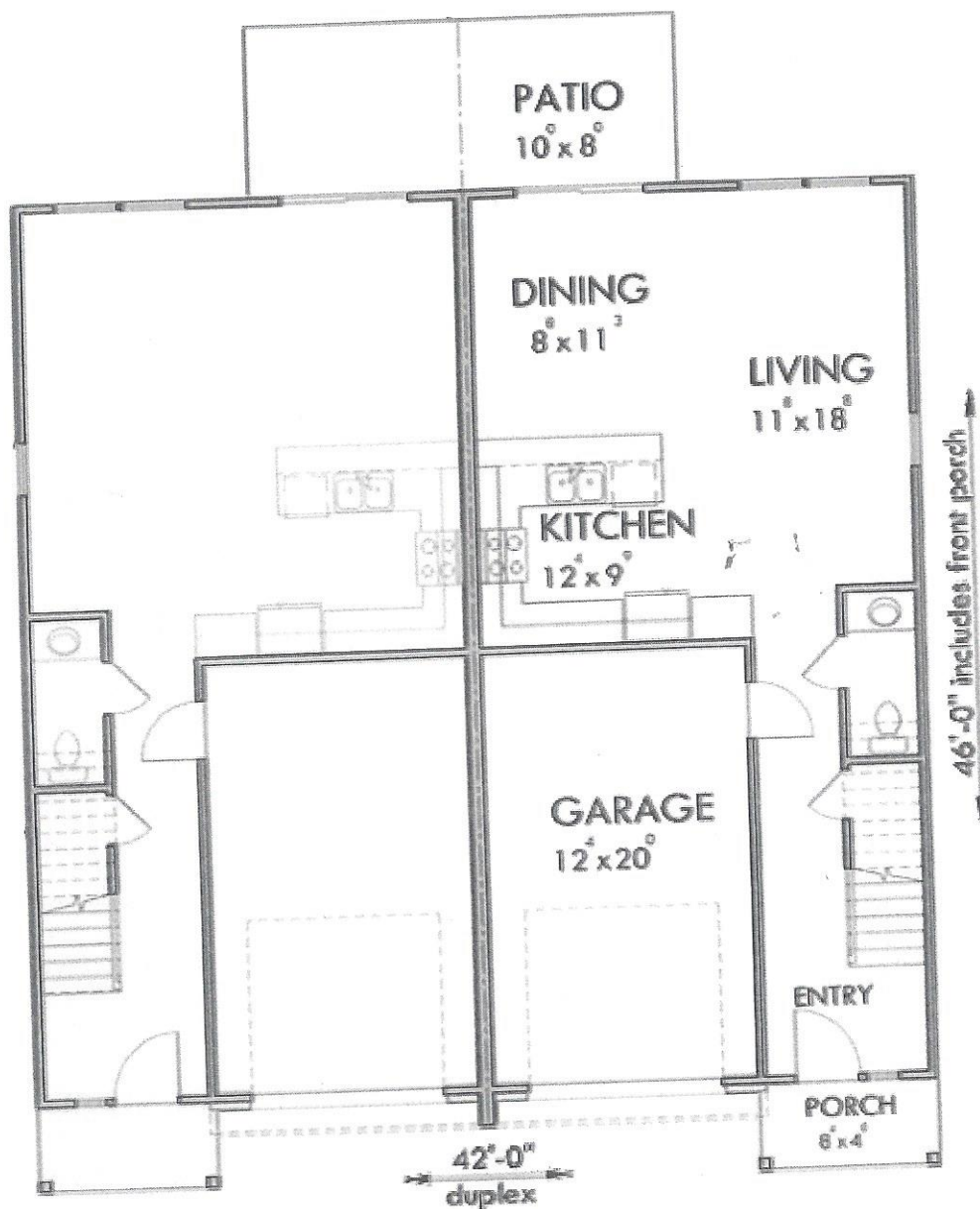
Rapid transit LLC is seeking approval of a proposed townhouse/ duplex project at 704 Main St. The property is parcel 8 block A on assessors map 21B and lies in business zone (B) requiring a minimum square foot area of 15,000 and a minimum frontage of 100 feet. The current property is on the northerly 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.

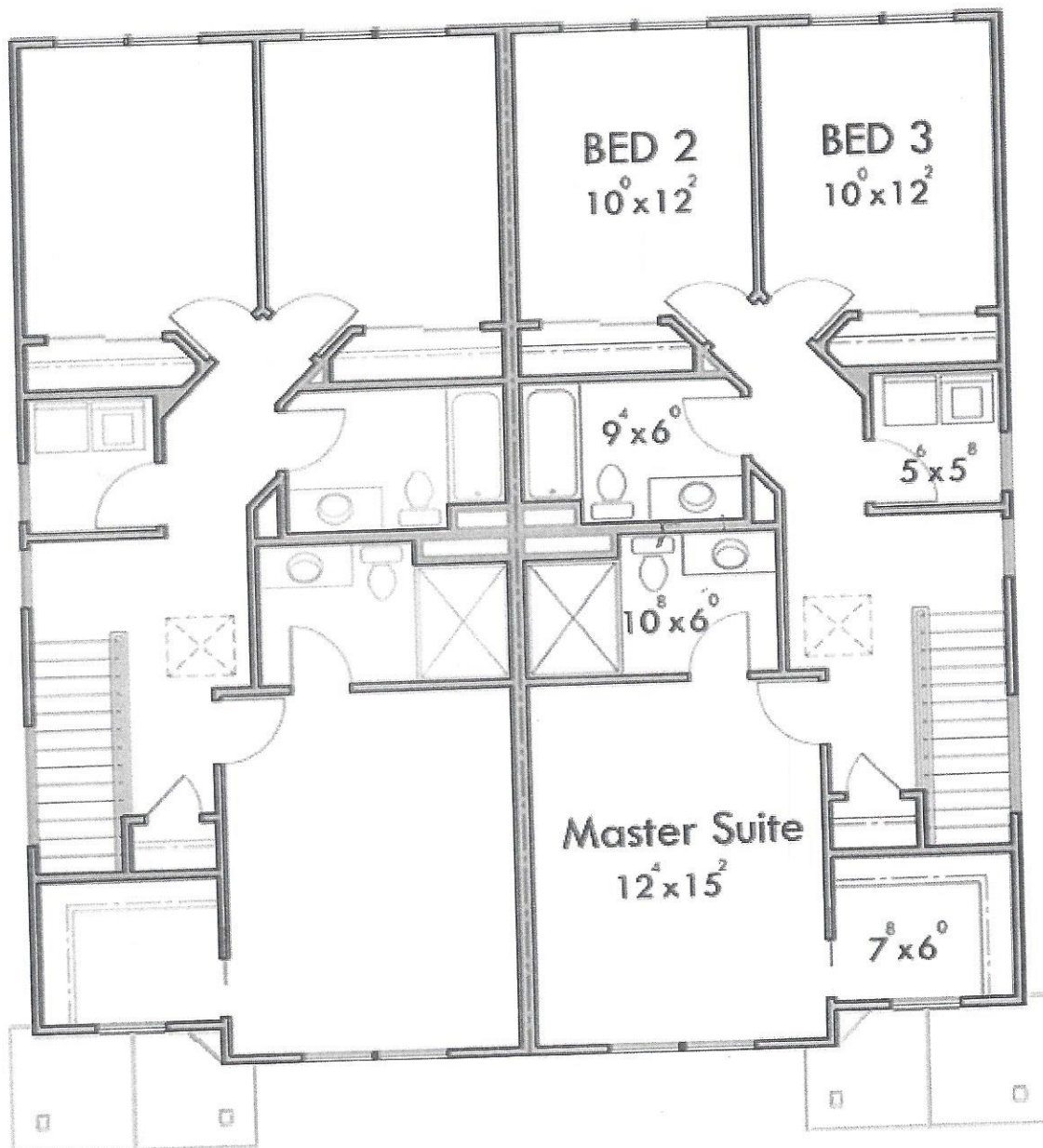
Each building would have town water and town sewer which has been confirmed by Leicester water supply district and Cherry Valley sewer district. We are proposing a single, double wide driveway for each building with each side having its own turn around to avoid having to back out onto Main Street. This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

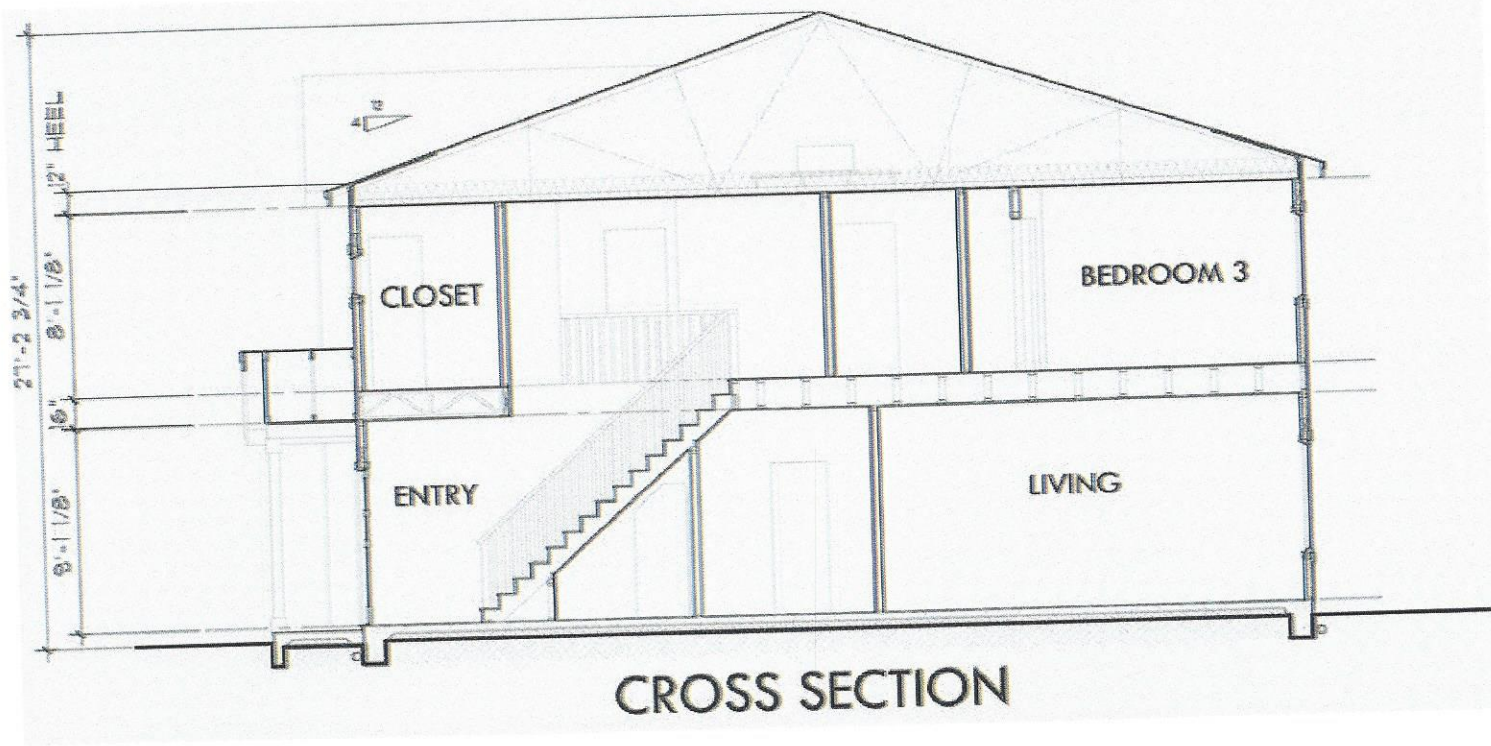
Even though it is business zoned, this property lies in an area surrounded by houses including two current duplexes next door. It lies in an area of Main Street with a long straightaway which provides an extremely good line of sight for exiting and entering the property.













SIDE ELEVATION



REAR ELEVATION

03/30/2021

1:37:45PM

Town of Leicester

Abutters List

PLANNING

Page 1 of 1

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
21 B5 0	747 MAIN ST	CANTOS NANCY M B	CAMPOVERDE CIRC E M RC	747 MAIN STREET	LEICESTER	MA	01524
21 B5.1 0	651 MAIN ST	GREENEY EDGAR F JR TR	E F G REALTY TRUST	76 MCCLELLAN STREET	AMHERST	MA	01002
21 B A1 0	22 WAITE ST	TOWN OF LEICESTER	LEICESTER COMMUNITY FID	3 WASHBURN SQUARE	LEICESTER	MA	01524
21 B A3.1 0	CARLISLE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21 B A3.2 0	CARLISLE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21 B A6 0	CARLISLE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21 B A7 0	MAIN ST	MANTELLI BARBARA		4707 EASTBROOK AVENUE	LAKEWOOD	CA	90713
21 B A8 0	710 MAIN ST	SANTRUM JACQUELINE	SANTRUM JOSE	710 MAIN ST	CHERRY VALLEY	MA	01611
21 B A9 0	724 MAIN ST	CANANE RONALD E	CANANE KATHLEEN A	852 MAIN ST	LEICESTER	MA	01524
21 B D2 0	PINE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21 B H1 0	MAIN ST	MANTELLI BARBARA		4707 EASTBROOK AVENUE	LAKEWOOD	CA	90713
21 B H2 0	CARLISLE ST	CHERRY VALLEY METH CHURCH		CARLISLE ST	CHERRY VALLEY	MA	01611
24A B1 0	593 MAIN ST	LAFRANCE RICHARD L	LAFRANCE LYNN M	593 MAIN STREET	CHERRY VALLEY	MA	01611-3033

End of Report

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

Sandy Genna, Principal Assessor

Prepared by: Kathleen Asquith, Assistant