

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 <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
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:	710 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):		Four 42x50 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 4 legally conforming lots and construct 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 type="checkbox"/> n/a
<input checked="" type="checkbox"/> Documentation of Availability of Water & Sewer <input type="checkbox"/> n/a	<input checked="" type="checkbox"/> Certified Abutters List (1 copy) ² <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input 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:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

Project Narrative for 710 Main Street

Rapid Transit LLC is seeking approval of a proposed townhouse/duplex project at 710 Main Street. The property is Parcel 8 Block A on assessor's map 21B and lies in Business Zone (B) requiring a minimum square foot area of 15,000 and a minimum Frontage of 100'. The current property is on the northerly side of Main Street and consists of approximately 509 feet of road frontage. We are proposing it be divided in to four separate lots with three lots having 125' of frontage and a fourth lot with 149' 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 square feet of living area per side and a garage for a total of approximately 3,000 square feet per building and two garages. The two west most buildings would have walkout cellars and the two east most buildings would also 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 turnaround to avoid having to back out on to Main Street. This would also minimize the required curb cuts to four instead of eight.

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

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



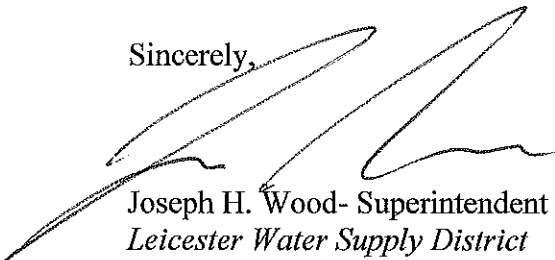
LEICESTER WATER SUPPLY DISTRICT
124 PINE STREET - P.O. BOX 86
LEICESTER, MA 01524
TEL: 508 892-8484 FAX: 508-892-1812
www.lwsd.net

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,

A handwritten signature in black ink, appearing to read "J. Wood", is written over the printed name.

Joseph H. Wood- Superintendent
Leicester Water Supply District

11/15/2018

11:45:37PM

Town of Leicester

Page 1 of 1

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
21 B5 0	747 MAIN ST	CANTOS NANCY M B	CAMP OVERDE CRO 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
21B A1 0	22 WAITE ST	TOWN OF LEICESTER	LEICESTER COMMUNITY FIE	3 WASHBURN SQUARE	LEICESTER	MA	01524
21B A3.1 0	CARLISLE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21B A3.2 0	CARLISLE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21B A6 0	CARLISLE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21B A7 0	MAIN ST	MANTELLI BARBARA		4707 EASTBROOK AVENUE	LAKEWOOD	CA	90713
21B D2 0	PINE ST	KENNEY PHILIP		63 MERRIFIELD STREET	WORCESTER	MA	01605
21B H1 0	MAIN ST	MANTELLI BARBARA		4707 EASTBROOK AVENUE	LAKEWOOD	CA	90713
21B 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

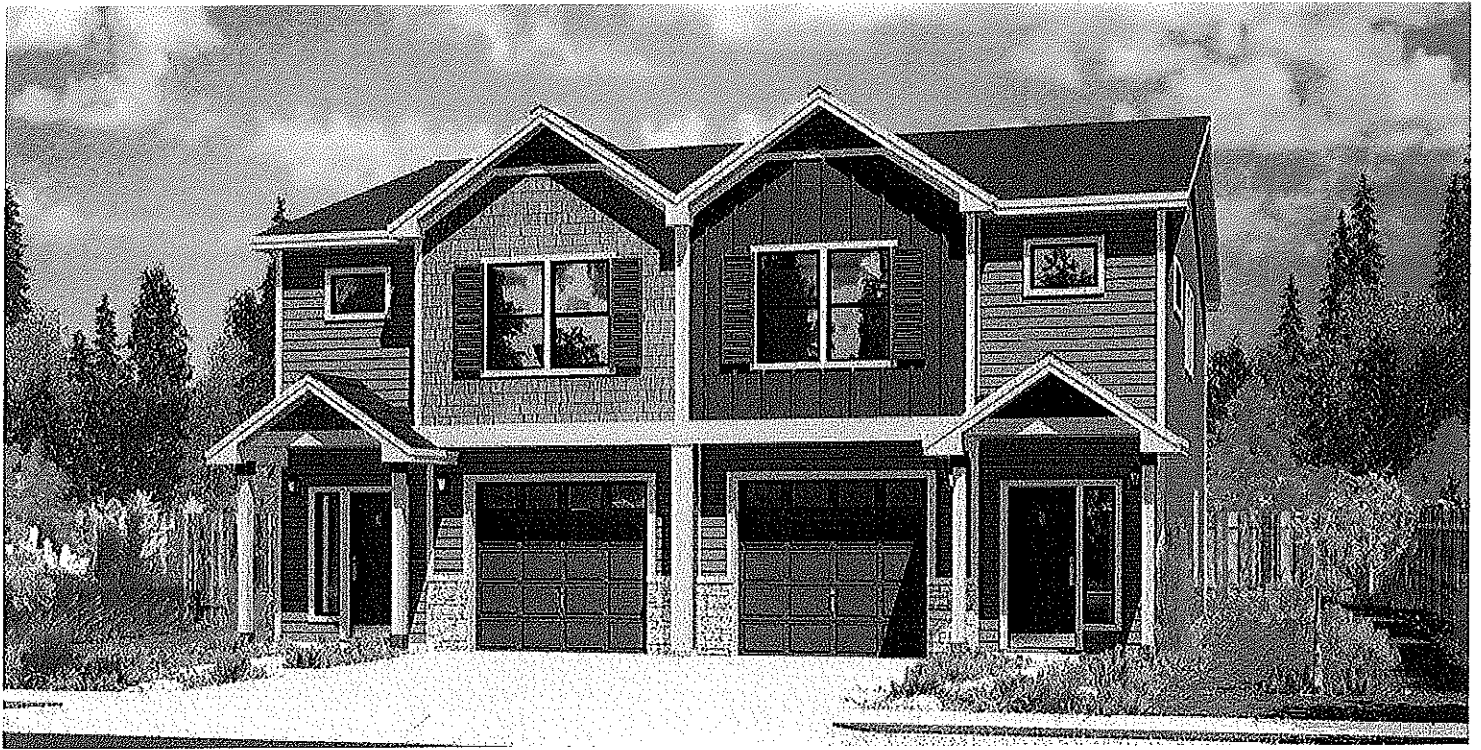
Above is a certified list of abutters and abutters to abutters within 300 feet of subject.

Subject property: 710 Main Street, Assessors Map 21B-A8-O, Deed Ref. 58394/30

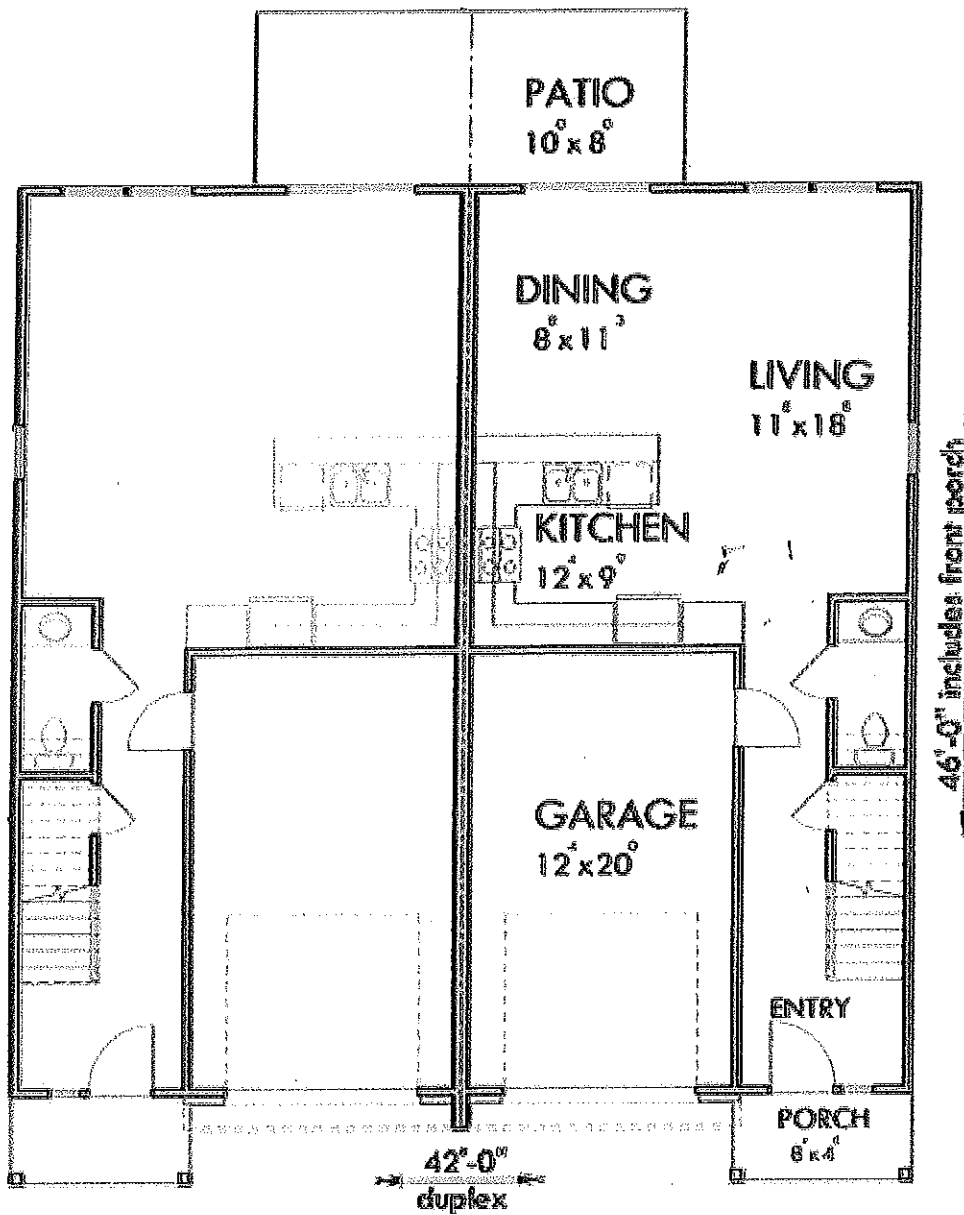
Subject owner(s): Rapid Transit LLC

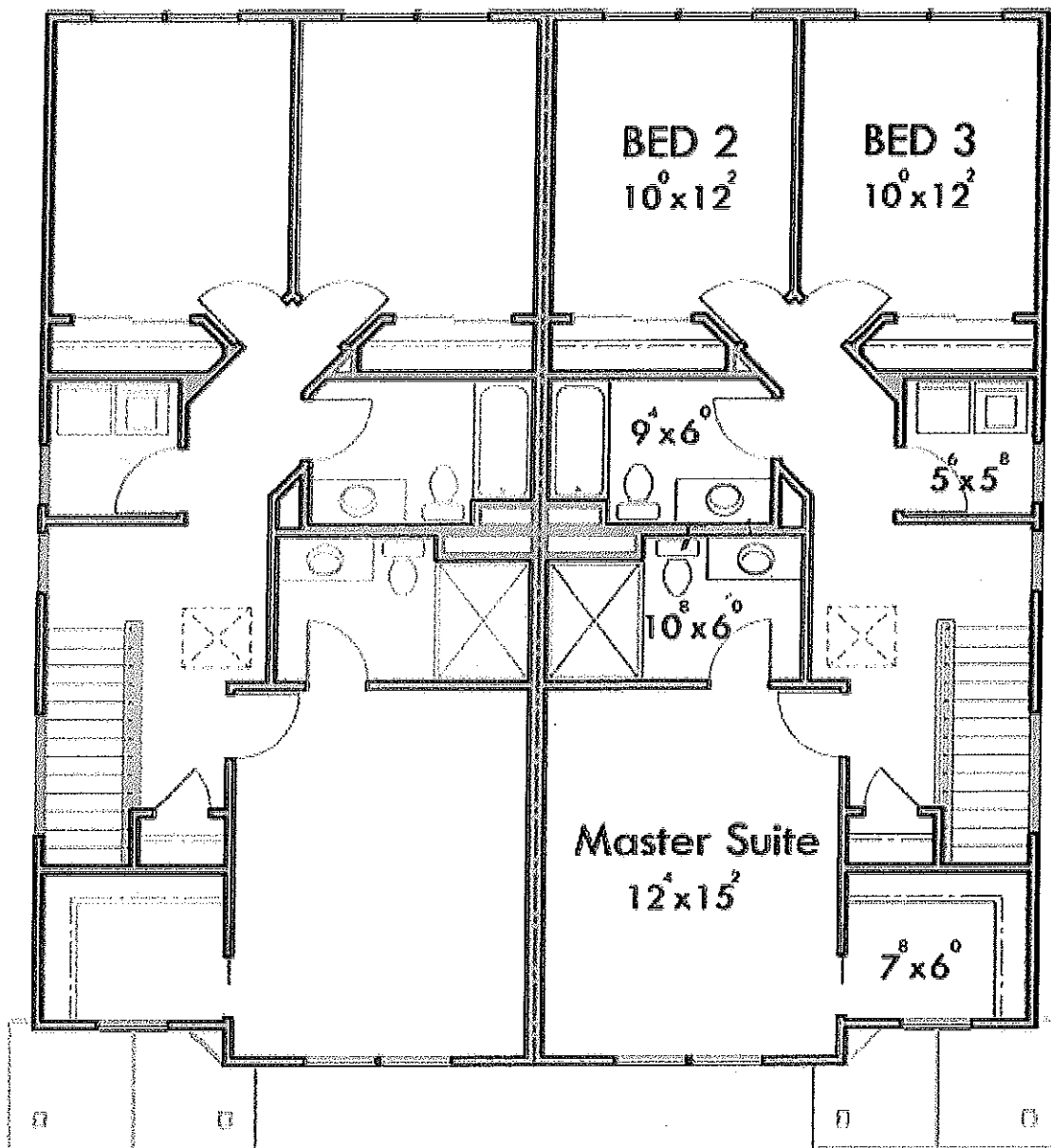
John Prescott, Principal Assessor

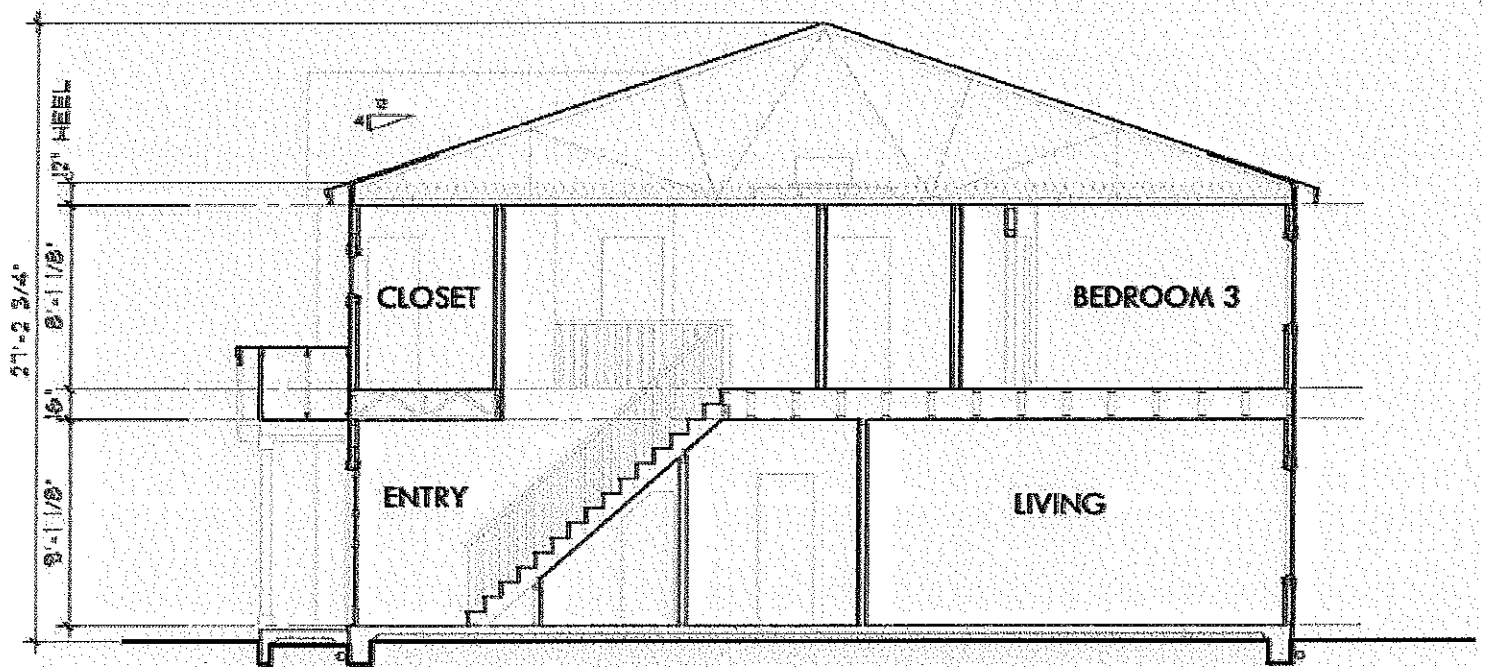
Prepared by: Kathleen Asquith, Assistant











CROSS SECTION



SIDE ELEVATION



REAR ELEVATION