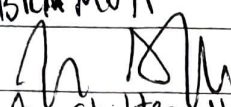


## Leicester Planning Board Site Plan Review & Special Permit Application Form

**PERMIT TYPE:** ☒ Special Permit ☐ Site Plan Review

### CONTACT INFORMATION

#### Owner Information

Name:	Joe, LARRY & DAVE ABRAMOFF	Company Name:	ABC Leicester LLC
Signature:			
Address:	34 Chiltem Hill Dr Worcester, MA 01602		
Phone:	508-667-8254	Email:	joeabramoff@yahoo.com

#### Applicant Information

Name:	Candice Pabarro & Lawrence Marvel	Company Name:	Afro Evolution Steppers
Signature:	Candice Pabarro / Lawrence Marvel		
Address:	879 Main St Leicester, MA 01524		
Phone:	774-253-5435	Email:	candyhotone@gmail.com cpabarro@mcauleynazareth.org

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

Name:	Candice Pabarro	Company Name:	Afro Evolution Steppers
Address:	879 Main St Leicester, MA 01524		
Phone:	774-253-5435	Email:	cpabarro@mcauleynazareth.org

### PROJECT INFORMATION

Project Address:	803 Main St Leicester, MA 01524	Zoning District:	
Assessors Map & Parcel #	Map-21-B3	Deed Reference (Book & Page):	
Applicable Zoning Bylaw Section(s):		Business	
Proposed Land Use:			
Existing Land Use:			

## PROJECT INFORMATION, Continued

Size of Proposed Structure(s):	2,700 sqft.		
Total Lot Area:	5.75 Acres (250470 sqft.) 9,000 sqft of Building		
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		
<b>Brief Project Description:</b> 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]			
1 <sup>st</sup> Floor 2,700 sqft will be used for dance studio and one room for a hair shop with only service of Braiding hair no other service.			

## 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 type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input checked="" type="checkbox"/> Detailed Project Narrative including any waiver requests <sup>1</sup>	<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) <sup>2</sup>	<input checked="" type="checkbox"/> Traffic Study (3 copies)
<input type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees <sup>3</sup>	<input checked="" type="checkbox"/> pdf copy of all required submittals (CD or USB Drive)	

<sup>1</sup> 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).

<sup>2</sup> 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)

<sup>3</sup> Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

<b>For Planning Board Use:</b>			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

*1Candice Pabarroo and Lawrence Marvel  
803 Main st  
Leicester, Ma 01524*

*Page 2- project Narrative-*

*A- The use of this site will be mainly a dance studio and one room will be used for the service of hair braiding only. The hours will be monday to friday 3pm to 830pm, saturday and sunday 10am to 6pm. The plan is to have 4 to 6 employees over a period of time. 3 Main choreographers and 2 jr choreographers.*

*B- The size of the proposed structure is 2,700 (SQFT) with lot size of 9,000 ( SQFT). The building % is*

*C- The size of the whole building is 9,000 (sqft) and 2,700 (sqft) will be what the proposed area be for new use of the dance studio and hair shop.*

*D- The site has around 20 to 30 existing parking spaces with 2 of them as handicap spots. The site is shared with one other business that is a cable company and don't use the parking as it is out base and don't have customers coming in.*

*E- The site has Leicester water and sewer as a supply source.*

*F- N/A*

***Page 7- Waivers: The site in question is a reuse of an existing building, I ask the Leicester board to accept the plans and application materials as submitted and to waive strict compliance with the submittal requirements of the board's special permit Regulations.***



## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
20B C1 0	852 MAIN ST	CANANE KATHLEEN A		852 MAIN STREET	LEICESTER	MA	01524
20B C2 0	850 MAIN ST	CANANE KATHLEEN A		852 MAIN STREET	LEICESTER	MA	01524
20C B1 0	869 MAIN ST	CANANE KATHLEEN A		852 MAIN STREET	LEICESTER	MA	01524
21 B1 0	200 SOUTH MAIN ST	J & S REAL ESTATE LLC		200 SOUTH MAIN ST	LEICESTER	MA	01524
21 B2 0	861 MAIN ST	BC ROADHOUSE PROPERTIES INC		861 MAIN STREET	LEICESTER	MA	01524
21 B4 0	759 MAIN ST	ROMAN CATHOLIC BISHOP WORC		759 MAIN STREET	LEICESTER	MA	01524
21 B6 0	57 HENSHAW ST	LOHNES CYNTHIA		57 HENSHAW ST	LEICESTER	MA	01524
21A A10 0	790 MAIN ST	ENTWISTLE JR CHARLES W	CW ENTWISTLE TR CWE RE	790 MAIN STREET	LEICESTER	MA	01524
21A A11 0	778 MAIN ST	CHARLTON ROAD REALTY LLC		25 WATERVILLE LANE	SHREWSBURY	MA	01545
21A A8 0	800 MAIN ST	ENTWISTLE III CHARLES W		800-802 MAIN ST	LEICESTER	MA	01524

*End of Report*

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

Subject property: 803 Main Street, Assessors Map 21-B3-0, Deed Ref. 51546/384

Subject owner(s): ATC Leicester LLC

Sandy Genna, Principal Assessor

Prepared by: Kathleen Asquith, Assistant









Main St







Full Screen

Deer Po'

Embed a map

Waite Pond

Alumni Field

Becker College

Washburn Sq

Main St

Main St

Market St

Becker College

803 Main St,  
Leicester, MA 01524

803 Main St,  
Leicester, MA 01524

Barbers Crossing  
Road House

S Main St

9

S Main St

Henshaw St

Henshaw St

Mannville St

Messasoit Dr

9

Main St

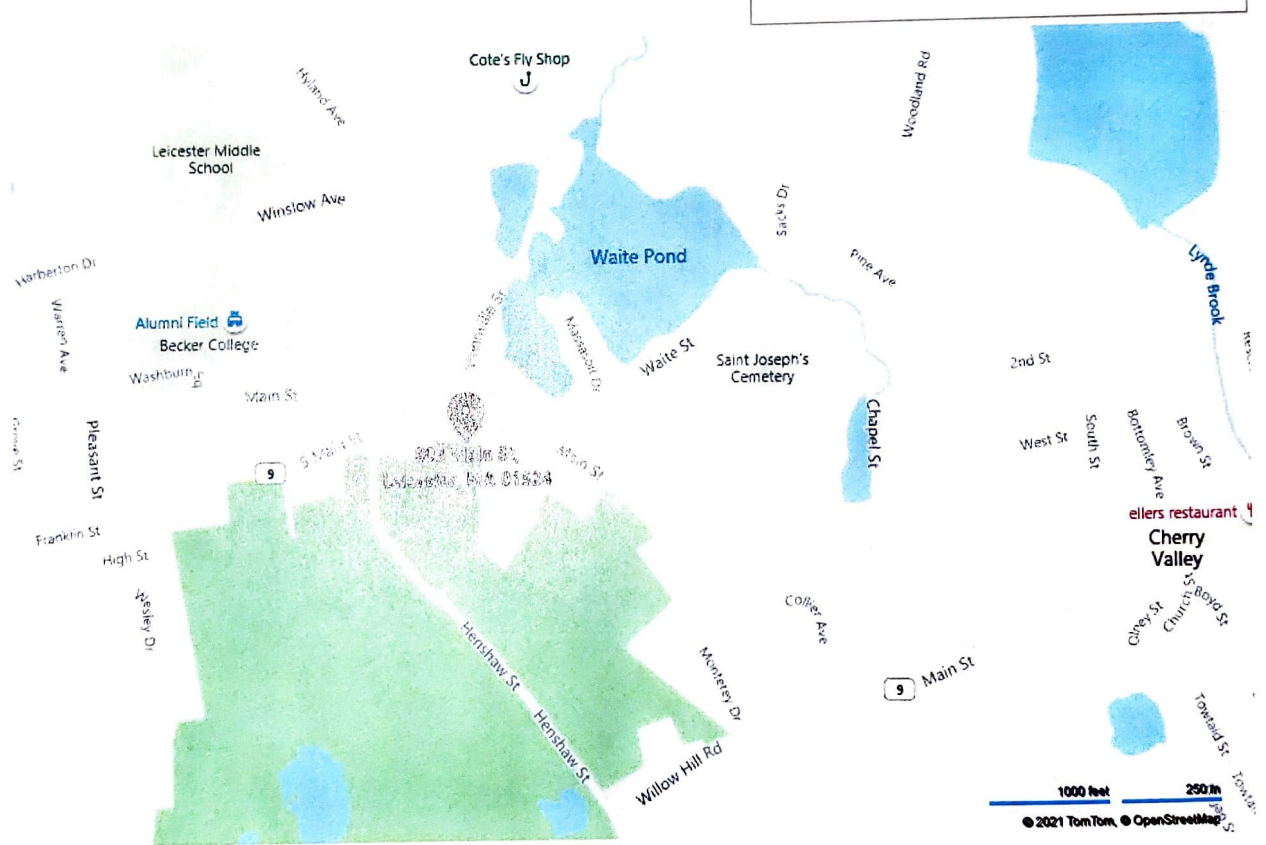
Waite S

Wesley Dr



803 Main St, Leicester, MA 01524

Location: 42.245216, -71.896361









Google

Imagery ©2021 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Map data ©2021 50 ft



803 S Main St

Leicester, MA 01524

Building



Directions



Save



Nearby



Send to your  
phone



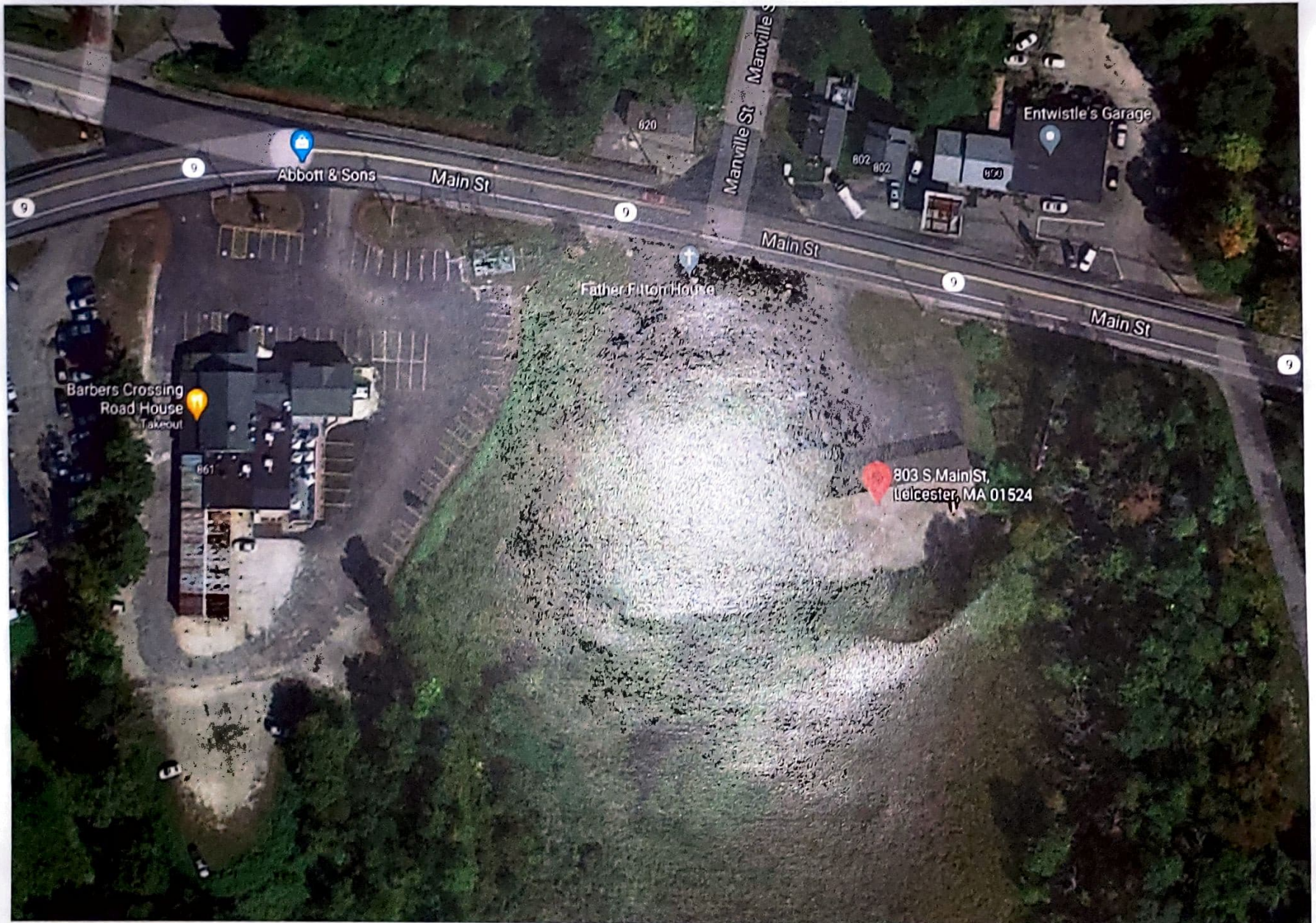
Share

Photos











803 Main St  
Leicester, MA 01524

9  
Main St

Main St