

Leicester Planning Board

ANR Plan Application

FORM A. APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 05/31/2023

Property Address:	9-17 Charlton Street Rochdale, MA (Leicester)		
Assessors Map/Parcel:	AM 47 PR A21.1, A20, A21, A18	Zoning District:	NB & SA
Deed Reference (Book/Page):	DB14010 PG49, DB 33835 PG 7, DB 35589 PG 377, DB 8647 PG 289		
Plan Purpose:	To alter the lot lines between 4 different parcels.		

To the Planning Board of the Town of Leicester:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

(Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.)

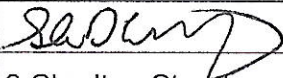
- ☐ 1. The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☒ 2. The division of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as required by the Leicester Zoning By-Law, which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has frontage on:
 - a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely Charlton Street, or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____, or
 - c. a private way in existence prior to the date the Subdivision Control Law became effective in the Town of Leicester, having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon and the buildings erected or to be erected thereon, namely Charlton Street, Ackley Drive.
- ☐ 3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Leicester Zoning Bylaw.

- ☐ 4. The division of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the land prior to the date the subdivision control law went into effect in the Town of Leicester, and one of such buildings remains standing on each of the proposed lots shown on said plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:

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- ☐ 5. Other reasons or comment (See M.G.L., Chapter 41, Section 81-L)

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Applicant Information		Owner Information* (if not the Applicant)	
Name:	Steven LeBoeuf	Name:	
Signature:		Signature:	
Address:	9 Charlton Street Rochdale, MA (Leicester)	Address:	
Phone #:	(508) 509-9791	Phone #:	
Email:	sleboeuf@stutmancontracting.com	Email:	

*If there is more than one owner, all must sign.

Surveyor/ Plan Preparer Contact Information:			
Name:	Michael Marino	Company Name:	CABCO Consult
Phone:	(978) 368-1591	Email:	mmarino@cabcon.com

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LAND AND ENVIRONMENTAL CONSULTING SERVICES

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June 6, 2023

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

Re: ANR Plan – 9-17 Charlton Street (Plan by CABCO Consult dated 3/19/2023)

Planning Board Members,

This letter is to help with any confusion regarding the above referenced ANR plan being submitted for review.

Currently, there are (4) parcels of land situated next to each other in which are all owned by the LeBoeuf family. Their goal is to rearrange some of the lot lines between them. All of these parcels are non-conforming to today's zoning in one way or another whether it would be setback issues with the current dwelling, or minimum lot size requirements.

Regarding the changes with the two easterly lots, (Existing lots 1 & 2), after the proposed changes, there will be no change in lot area between the two. The size of the lots will remain the same. Existing lot 2 will gain 8' of frontage and gain land to help the side yard setback with the current dwelling. The House will now be conforming to today's side yard setback compared to being in violation currently. After the combination of Lot 1C and Lot 2A, the proposed lot will still be as conforming to today's zoning as it was before the changes, and will not be in any farther violation.

Regarding the changes to the two westerly lots, the combination of Existing lot 3 and Lot 4A will bring the side lot line closer to the existing dwelling #17-19. We understand that this will create a violation with today's side yard setback, but feel it will not be detrimental to anyone. The current house #17-19 is only 7.5' from the side lot line on the westerly side and does not meet the front setback as well.

In the end:

- **Lot 1C & 2A will be combined into one undivided lot**
- **Lot 2B, 1A & 1B will be combined into one undivided lot**
- **Existing Lot 3 & Lot 4A will be combined into one undivided lot**
- **Lot 4B will remain its own lot**

Thank you for your time:

Michael Marino
CABCO Consult
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Clinton, MA 01510