

ENGINEERING
& SURVEY INC.



CHARLTON, MA

508-769-6659
508-341-2127

April 13, 2021

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

RE: Justin Zuffante
Blueberry Lane
Self Storage

Dear Board Members,

Please find the attached plans & application for a Site Plan for property located at Blueberry Lane owned by Justin Zuffante.

Site Location: Blueberry Lane – Assessors Map 26A, Block B, Lot 2
Total Lot Area: 0.70 Ac.

Zoning: BR-1/ Business Residential

Present Uses: Vacant

Proposed Use: The proposed use entails a single building self-storage facility. The total building footprint is 6,600 S.F. and contains 22 10'x20' and 2 20'x50' units. Access to the site will be from Blueberry Lane, there will be a 25' access driveway surrounding the building with two-way traffic throughout the site. The abutting lot to the south is a vacant wooded lot. To the east is a residential house with approximately 50' of wooded buffer and to the north of the site are business uses. The site will be accessible at all times and will be self-service with locking bays and no employees will be needed on-site.
Total lot area of the site is 30,580 S.F.

Lot Coverage: Total building coverage will be 6,600 S.F. Total site building coverage is 21.5%.
Total impervious area of the site is 6,600 S.F. or 21.5% of the site.

Traffic Impact: The proposed site use will not have an impact to traffic. There is adequate site distance in both directions leaving and entering the site and is located on a dead end street only serving three residential properties beyond the site. There will be three 10'x20' parking spaces and one handicapped accessible space.

Water: No water service is proposed.

Sewer: No sewer service is proposed.

Drainage: The site drainage patterns flow towards the southeastern property line. The post developed site will follow the same drainage patterns with the addition of a detention basin prior to final discharge. A detailed stormwater analysis has been submitted with this application.

Fire and Police: The proposed site will have fire truck access and will have building lights to light the parking and drive areas of the site. Site cameras will be installed on the buildings. There should be minimal impacts on fire and police.

Permits Required: Site Plan Review & Special Permit (Planning Board)

The site construction is anticipated to begin in the spring of 2021 and be completed by the end of the year 2021.

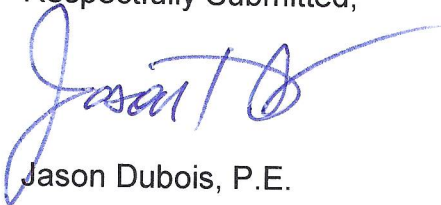
Waivers: No waivers are requested at this time.

The Site Plan application as presented meets the criteria set forth in the Town of Leicester Zoning Bylaws section 3.30 as a self storage facility requiring site plan review in the BR-1 District. The site will not endanger or constitute a hazard to public health as the proposed building and site meets all applicable building code and site requirements. There is adequate traffic flow through the site with larger than required 24' drive aisles and 10'x20' parking spaces with ADA required accessible parking area. There are no proposed needs for water or sewer service as designed. The site is designed according to the Massachusetts Stormwater Handbook and will not have an increase in site runoff. Site runoff is detained as to not increase the runoff leaving the site.

The site traffic generation will result in no adverse impact to Route 9 or any adjacent streets. Site design requirements will be met for the BR-1 district with respect to zoning. The proposed project will be consistent with the master plan as a small scale local business will be developed along the Route 9 corridor.

If you have any additional questions or concerns, please contact me at the number below.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jason Dubois", with a stylized flourish at the end.

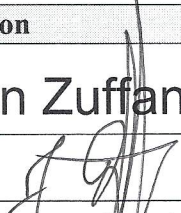
Jason Dubois, P.E.

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:	Justin Zuffante		Company Name:
Signature:			
Address:	140 Spencer Road Oakham, MA 01068		
Phone:	(774) 289-5344	Email:	seamlesscustom@gmail.com
Applicant Information			
Name:			Company Name:
Signature:			
Address:			
Phone:		Email:	
Primary Contact Person <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
Name:	Jason Dubois		Company Name: DC Engineering & Survey, Inc.
Address:	32 Cranberry Meadow Road Charlton, MA 01507		
Phone:	(508) 769-6659	Email:	jdub862001@yahoo.com

PROJECT INFORMATION

Project Address:	Blueberry Lane	Zoning District:	BR-1
Assessors Map & Parcel #	26A B2	Deed Reference (Book & Page):	57636/338
Applicable Zoning Bylaw Section(s):	3.30		
Proposed Land Use:	Self storage		
Existing Land Use:	Vacant		

For Planning Office Use:
File #:

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		6,600	
Total Lot Area:		30,580 S.F.	
Water Source: (Select One)	<input type="radio"/> Private Well	<input type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input 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 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.] New construction of a self storage facility with a 6,600 s.f. building and associated parking.			

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 checked="" 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) ²	<input type="checkbox"/> n/a
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input checked="" type="checkbox"/> Traffic Study (3 copies)
<input checked="" type="checkbox"/> Fees ³	<input checked="" 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:			

Town of Leicester

Abutters List

PLANNING

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State Zip
18 B13 0	1500 MAIN ST	REOV REALTY LLC		1500 MAIN ST	LEICESTER	MA 01524
19 A1 0	1478 MAIN ST	CERUNDOLO LOUIS		1478 MAIN ST	LEICESTER	MA 01524
26A A30 0	8 BLUEBERRY LN	BRADY AMANDA A	BRADY DAVID J	8 BLUEBERRY LANE	LEICESTER	MA 01524
26A A31 0	BLUEBERRY LN	PRATTE MARTIN J		31 RAWSON DR	LEICESTER	MA 01524
26A A32 0	1499 MAIN ST	RYAN JAMES T		1499 MAIN ST	LEICESTER	MA 01524
26A A33 0	1497 MAIN ST	B AND A REALTY LLC		71 E CHARLTON RD	SPENCER	MA 01562
26A A5 0	5 BURNCOAT ST	PELLETIER JEFFREY		5 BURNCOAT STREET	LEICESTER	MA 01524
26A A6 0	17 BURNCOAT ST	RUSHFORD DWAYNE E		17 BURNCOAT ST	LEICESTER	MA 01524
26A A7 0	19 BURNCOAT ST	ARSENAULT LOIS J	ARSENAULT DENIS J	PO BOX 72	LEICESTER	MA 01524
26A B1 0	1485 MAIN ST	BLUEBERRY REALTY LLC		2 ANGELL TERRACE	LEICESTER	MA 01524
26A B17 0	6 MT PLEASANT AV	WOOD KEVIN M	WOOD PAULETTE L	6 MT PLEASANT AVE	LEICESTER	MA 01524
26A B18 0	2 MT PLEASANT AV	GIBNEY JAMES J		2 MT PLEASANT AVE	LEICESTER	MA 01524
26A B18.1 0	1475 MAIN ST	INVICTA PARTNERS LLC		PO BOX 241	LEICESTER	MA 01524
26A B18.2 0	4 MT PLEASANT AV	THEBODO STEVEN	THEBODO MICHELE	4 MT PLEASANT AV	LEICESTER	MA 01524
26A B19 0	1 MT PLEASANT AV	BELISLE JOHN-PAUL R	BELISLE ASHLEY M	1 MT PLEASANT AVENUE	LEICESTER	MA 01524
26A B20 0	1469 MAIN ST	FERRARO GIACOMO P JR	FERRARO JOAN F	PO BOX 104	LEICESTER	MA 01524
26A B3 0	BLUEBERRY LN	LEICESTER WATER SUPPLY		124 PINE STREET	LEICESTER	MA 01524
26A B4 0	7 BLUEBERRY LN	BECKER RICHARD T	BECKER ANGELA M	7 BLUEBERRY LANE	LEICESTER	MA 01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: Blueberry Lane, Assessors Map 26A-B2-0, Deed Ref. 57636/338
 Subject owner(s): Justin Zuffante

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