

Michelle R. Buck, Town Planner
Leicester Development and Inspectional Services
3 Washburn Square
Leicester, Massachusetts 01524

March 22, 2019

RE: Definitive Subdivision Plan
Boutilier Road
ZPT Energy Solutions II, LLC
Map 35/Parcel B3 & Map 35/Parcel B2

Dear Ms. Buck,

On behalf of our client, ZPT Energy Solutions II, LLC, the Applicant, Hannigan Engineering, Inc. is filing a Definitive Subdivision Plan for the construction of a proposed subdivision off Boutilier Road in Leicester, Massachusetts. The project includes land depicted on the Assessor's Map #30 as Parcels B2 (285 Henshaw Street), owned by Nicholas A. Casello, and Parcel B3 (500 Boutilier Road), owned by Nicholas A. and Jaqueline Casello. It is noted that the actual configuration of property lines relative to current deeds and plans of record is different from what is shown on the Assessor's Map. The plans submitted intend to depict the land encompassing the subdivision based on an on-the-ground survey performed by this office.

It is the intent of the applicant to create a subdivision with a single roadway to provide access to two new building lots. The remaining land of 285 Henshaw Street would retain its frontage on Henshaw Street and be compliant with the required lot area. Enclosed, as part of this submittal, is the Application Form, the filing fee of \$1,100.00, the review fee of \$3,480 and thirteen (13) copies of the Definitive Subdivision Plans. We are also including five (5) reduced copies for ease of distribution.

The project property is located along the northerly side of Boutilier Road and to the west of Henshaw Street. The majority of the property currently undeveloped consisting of mainly brush and woodland. A single residential dwelling is located on Henshaw Street. As stated above, the existing dwelling will be separated from the development and retain its access from Henshaw Street, including applicable utilities.

The property contains several areas subject the Wetland Protection Act, most of which is away from the proposed roadway construction. These areas have been delineated by a representative of this office and are depicted on the Definitive Subdivision Plans. The proposed drainage detention basin is proposed to be located within the buffer zone and a filing with the Conservation Commission has been made relative to a recently approved Ground-Mounted Solar Array. This basin was designed to accommodate both the flows from the proposed subdivision and the array.

As part of the proposed development, a single roadway will be constructed to provide access to the individual lots. The proposed roadway will be 36-feet wide with a total length of approximately 177 feet and will be constructed with a cul-de-sac turnaround. The cul-de-sac will allow vehicles to effectively turnaround and return to the entrance of the development.

Along with the construction of the proposed roadway several other utility improvements will be provided as part of the overall development. The project stormwater management system will be addressed by a system of catchbasins and drainage manholes directing the surface runoff to a drainage detention basin for peak rate mitigation and Stormwater treatment. The design of these systems has been performed in conjunction with the previously approved solar array to ensure that the overall disturbance is compliant with the current regulations. A full stormwater analysis has been provided as part of this submittal. Domestic water and sewage disposal are intended to be addressed by on-site wells and septic systems on each of the individual lots.

As part of this submittal, and in an effort to provide comprehensive review for the Definitive Subdivision submittal, a list of waivers to the Leicester Subdivision Regulations is being submitted herewith. The applicant reserves the right to amend the list of waivers as needed during the Definitive Subdivision design and review process.

Waivers:**Section VI.B.1 – Required Improvements for an Approved Subdivision****– Storm Drainage System:**

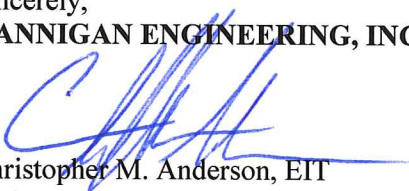
A waiver is requested to utilize high density polypropylene (HDPE) drainage lines within the drainage system of the subdivision.

Section VI.J – Required Improvements for an Approved Subdivision**– Curbing:**


A waiver is requested for the requirement of granite curb inlets at the catchbasins within the subdivision roadway.

At this time, Hannigan Engineering, Inc. is requesting to be placed on the agenda for the next available meeting of the Planning Board to discuss this Preliminary Subdivision Plan. Representatives of this office and the owner/applicant will attend to present the plan and address any concerns raised by the Board at that time. We thank you in advance for your anticipated cooperation regarding this project and look forward to meeting to discuss the plans.

Sincerely,
HANNIGAN ENGINEERING, INC.



Christopher M. Anderson, EIT
Project Engineer



William D. Hannigan, PE
President

Pc: Brendon Gove, ZPT Energy Solutions II, LLC
Pete Forte, ZPT Energy Solutions II, LLC
Ernest Mello, ZPT Energy Solutions II, LLC

J:\My Documents\PROJECTS\2700+2719-ZPT-Casello\Subdivision\2719-Defintive Narrative.docx

FORM C. APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

Date: March 28, 2019

To the Planning Board of the Town of Leicester:

The undersigned, being the applicant as defined under MGL Chapter 41, Section 81L, for approval of a proposed subdivision shown on a plan entitled : _____
Definitive Subdivision Plan - Boutilier Road

and dated _____, located 21 Boutilier Road & 500 Boutilier Road
showing 2 lots on 52.81 total acres. Said applicant hereby submits
said plan as a Definitive Subdivision Plan in accordance with the Rules and Regulations of the
Leicester Planning Board and makes application to the Board for approval of said plan.

The owner's title to the land included within the proposed subdivision, is derived under deed
from Nicholas A Casello & Jacqueline Mathews, dated May 2, 2008, and recorded in
Worcester District Registry of Deeds, Book 42787, Page 182, or under Certificate of
Title No. _____, registered in Worcester Land Registry District, Book _____, Page
_____.

(see below for additional parcel)

Assessors Map & Parcel # 35-B-3 & 35 B 2

Check one of the following (and fill in where appropriate):

- ☐ A preliminary plan of the proposed subdivision has not been submitted to the Board.
- ☐ A preliminary plan of the proposed subdivision, to which the accompanying plan conforms,
was approved by the Board on _____.
- ☒ A preliminary plan of the proposed subdivision was approved by the Board on
Oct 16, 2018, with modifications, which modifications have been
incorporated in the accompanying plan.
- ☐ A preliminary plan of the proposed subdivision was disapproved by the Board on
_____.

Applicant Information		Owner Information* (if not the Applicant)	
Name:	ZPT Energy Solutions II, LLC	Name:	<u>NICHOLAS CASELLO</u>
Signature:	<u>[Signature]</u>	Signature:	<u>[Signature]</u>
Address:	6 Park Avenue	Address:	<u>21 BOUTILIER RD</u>
	Worcester, Massachusetts 01605		<u>LEICESTER MA 01524</u>
Phone #:	508 210-6367	Phone #:	<u>508 326 0346</u>

Received by the Planning Board _____.

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

Filing Fee:

Application: \$1000 + (\$50 x 2 Lots) = \$1,100

Review: \$6,000 - \$2,520* = \$3,480

*Residual from Preliminary Submittal

285 Henshaw Street

Map 35, Parcel B/2

BK39509, Pg087

5/2003

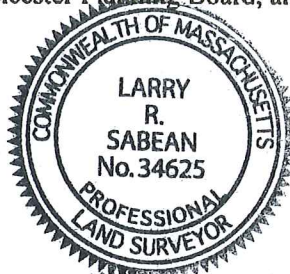
FORM D. DESIGNER'S CERTIFICATE

Date: Mar 28, 2019

To the Planning Board of the Town of Leicester:

I hereby certify that the accompanying plan, entitled DEFINITIVE SUBDIVISION PLAN
-BOUTILIER ROAD IN LEICESTER
and dated MARCH 20, 2019, is true and correct to the accuracy required by the Rules
and Regulations of the Leicester Planning Board, and that all pertinent data are shown.

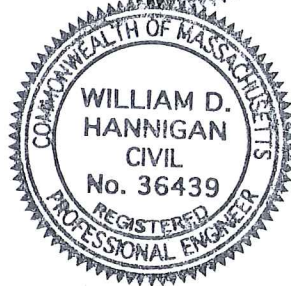
[Seal]



Larry R. Sabeau
Registered Land Surveyor

Registration No. 34625

[Seal]



William D. Hannigan
Registered Professional Engineer

Registration No. 36439

Town of Leicester Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
32 A7 0	253 HENSHAW ST	MORLEY DERMOTT W		253 HENSHAW ST	LEICESTER	MA	01524
32 A9 0	279 HENSHAW ST	SUMMERSON PAUL R	SUMMERSON RITA M	279 HENSHAW ST	LEICESTER	MA	01524
35 A2.1 0	24 BOUTILIER RD	CASELLO NICHOLAS A	CASELLO JAQUELINE	21 BOUTILIER RD	LEICESTER	MA	01524
35 A2.2 0	22 BOUTILIER RD	NGUYEN HAI		22 BOUTILIER RD	LEICESTER	MA	01524
35 B10 0	STAFFORD ST	ROBERTS CHRISTINA L	ROBERTS JOSEPH H III	PO BOX 74	ROCHDALE	MA	01542
35 B2 0	285 HENSHAW ST	CASELLO NICHOLAS P	CASELLO JEANNE A	21 BOUTILIER RD	LEICESTER	MA	01524
35 B2.1 0	21 BOUTILIER RD	CASELLO NICHOLAS P	CASELLO JEANNE A	21 BOUTILIER RD	LEICESTER	MA	01524
35 B3.1 0	680 STAFFORD ST	WITKOWSKI WAYNE P	WITKOWSKI JACQUELINE V	PO BOX 122	ROCHDALE	MA	01542-0122
35 B4 0	678 STAFFORD ST	WITKOWSKI WAYNE JR	WITKOWSKI LORETTA	678 STAFFORD ST	ROCHDALE	MA	01542
35 B5 0	6 OLD STAFFORD TURNPIKE	HOLMES MATTHEW L	HOLMES JEAN M	6 OLD STAFFORD TURNPIKE	ROCHDALE	MA	01542
35 B8 0	STAFFORD ST	INGHAM REALTY INC		197 SOUTH SPENCER ROAD	SPENCER	MA	01562
35 B8.4 0	8 OLD STAFFORD TURNPIKE	FLYNN FRANK B	PAULSON SARA M	8 OLD STAFFORD TURNPIKE	ROCHDALE	MA	01542
35 B8.5 0	10 OLD STAFFORD TURNPIKE	SOUTHARD THOMAS P	SOUTHARD PATRICIA M	10 OLD STAFFORD TURNPIKE	ROCHDALE	MA	01542
35A A3 0	396 AUBURN ST	LD ACQUISITION CO 17 LLC		400 N CONTINENTAL BLVD	EL SEGUNDO	CA	90245
36 A1 0	690 STAFFORD ST	BERANTUO ERICH		690 STAFFORD ST	ROCHDALE	MA	01542
36 A1.3 0	36 BOUTILIER RD	EIP ENERGY I LLC		1435 BEDFORD AV	PITTSBURG	PA	15219
36 A2 0	688 STAFFORD ST	DABRILA ZIGMAS	DABRILA JOANNE	325 LOVELL ST	WORCESTER	MA	01602

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
Subject property: 500 Boutillier Road, Assessors Map 35-B3-0, Deed Ref. 42787/182
Subject owner(s): Nicholas A. Casello & Jaqueline Mathews

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

Town of Leicester

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
31 B14 0	264 HENSHAW ST	WARD NATALIA	IRR TRUST	264 HENSHAW STREET	LEICESTER	MA	01524
31 B15 0	270 HENSHAW ST	LACHAPELLE JUSTINA R		270 HENSHAW STREET	LEICESTER	MA	01524-1278
31 B16 0	284 HENSHAW ST	HAIRAPETIAN LOUIS		P O BOX 475	LEICESTER	MA	01524-0475
31 B17 0	298 HENSHAW ST	MORALES ABIGAIL		298 HENSHAW STREET	LEICESTER	MA	01524
31 B17.1 0	300 HENSHAW ST	LEMERISE JAMIE A		300 HENSHAW STREET	LEICESTER	MA	01524
32 A7 0	253 HENSHAW ST	MORLEY DERMOTT W		253 HENSHAW ST	LEICESTER	MA	01524
32 A8 0	281 HENSHAW ST	CHARMANSKI VALERIE		281 HENSHAW ST	LEICESTER	MA	01524
32 A9 0	279 HENSHAW ST	SUMMERSON PAUL R	SUMMERSON RITA M	279 HENSHAW ST	LEICESTER	MA	01524
35 A1.1 0	315 HENSHAW ST	CORDARO JR JOHN J	CORDARO MARJORIE T	315 HENSHAW ST	LEICESTER	MA	01524
35 A2.1 0	24 BOUTILIER RD	CASELLO NICHOLAS A	CASELLO JAQUELINE	21 BOUTILIER RD	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 285 Henshaw Street, Assessors Map 35-B2-0, Deed Ref. 39509/87
 Subject owner(s): Nicholas P. Casello, Jeanne A. Casello, Nicholas A. Casello

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant