

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

September 5, 2018

RE: Preliminary 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 Preliminary 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 these current deeds.

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 \$635.00, the review fee of \$3,150 and thirteen (13) copies of the Preliminary 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 Preliminary Subdivision Plans. The proposed drainage detention basin is proposed to be located within the buffer zone and a filing with the Conservation Commission will be required. This will be made concurrent with the Definitive Subdivision review process.

As part of the proposed development, a single roadway will be constructed to provide access to the individual lots. Although this would be considered a non-residential subdivision, the roadway is proposed to be 28-feet wide due to its limited length and access requirements. The length of the road is 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. An initial review of the drainage system and watersheds has been performed and the Preliminary Plans depict the anticipated drainage system for the project. A full stormwater analysis will be provided as part of the Definitive Subdivision 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 preliminary 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.G – Required Improvements for an Approved Subdivision**– Sidewalks:**

A waiver is requested for the requirements of sidewalks on this projects. There are currently no sidewalks on Boutillier Road and the development would not typically lend itself to the need of sidewalks.

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.

Section VI.R.3 – Required Improvements for an Approved Subdivision**– Pavement Width (Industrial Subdivision):**

A waiver is requested for the requirement of 36 feet of pavement for the roadway. The roadway is proposed to be 28-feet wide due to its limited length and access requirements.

Section VI.R.4 – Required Improvements for an Approved Subdivision**– Berm Radii:**

A waiver is requested for the requirement of a 50 foot curb radius at the entrance to the subdivision. A curb radius of 30 feet is proposed.

Section VI.R.7 – Required Improvements for an Approved Subdivision**– Pavement Markings:**

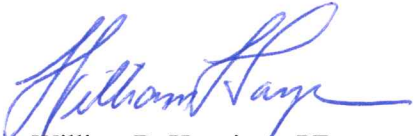
A waiver is requested for the requirement of pavement markings for the roadway.

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-Preliminary Narrative.docx

FORM B. APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

Date: August 29, 2018

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:

Preliminary Subdivision Plan - Boutillier Road in Leicester, Massachusetts

and dated Sept 5, 2018, located 500 Boutillier Road & 285 Henshaw Street, showing three (3) lots lots on 52.92 total acres. Said applicant hereby submits said plan as a Preliminary 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 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 OTHER PARCEL)
Assessors Map & Parcel # MAP 35-B-3 ; 35-B+2.1

| Applicant Information | | Owner Information* (if not the Applicant) | |
|-----------------------|----------------------------------|---|--|
| Name: | ZPT ENERGY SOLUTIONS II, LLC | Name: | <u>Nicholas Casello Jacqueline Casello</u> |
| Signature: | <u>[Signature]</u> | Signature: | <u>[Signature]</u> |
| Address: | 6 PARK AVENUE | Address: | <u>21 BOUTILLIER ROAD</u> |
| | WORCESTER, MASSACHUSETTS 01605 | | <u>LEICESTER MA 01524</u> |
| Phone #: | <u>774-244-2549 508-210-6367</u> | Phone #: | <u>508 326 0346</u> |

Received by the Planning Board _____.

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

285 Henshaw Street
Map 35, Parcel B/2
BK39509, PG087