



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

April 16, 2019

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

Attention: Michelle Buck, Town Planner
Subject: Project narrative and Submission for Site Plan approval
Reference: Topnotch Realty Corp, 1762 Main Street, Leicester, proposed new parking lot

Dear Michelle:

Please find enclosed a submission for site plan approval for a new parking lot to be located at 1762 Main Street in Leicester. Following is our project narrative:

This parking lot will be used by the Cultivate site, which is located next door. We are not proposing any changes to the existing Cultivate site currently.

Please find enclosed the following:

two full size sets of prints and eleven reduced size sets of prints

two sets of our stormwater management report

two copies of the completed Application form

one check for the application fee

a one copy of our request for a certified list of abutters

Please let me know the cost of the newspaper advertisement and we will provide a check to cover that expense. Please let me know if you have any questions or desire any additional information.

Sincerely,
Land Planning incorporated

Norman G. Hill, P.E.

214 Worcester Street
North Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

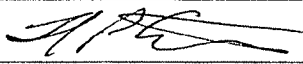
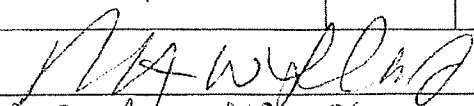
1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111

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:	Ted Antanavica	Company Name:	TOP NOTCH REALTY Corp
Signature:			
Address:	TopNotch Realty Corp 208 Pine St Leicester, MA 01524		
Phone:	(508) 892-8590	Email:	tedant@antanavica.net
Applicant Information			
Name:	Rob Lally	Company Name:	Cultivate
Signature:			
Address:	P.O. Box #12006 Wellesley, MA 02482		
Phone:	617-689-3719	Email:	LallyRob@GMAIL.COM
Primary Contact Person (The person that will be contacted by Planning Board staff during the application process.)			
Name:	Norman Hill	Company Name:	Land Planning Inc.
Address:	214 Worcester Street N. Grafton, MA 01536		
Phone:	508-839-9526	Email:	nhill@landplanninginc.com

PROJECT INFORMATION

Project Address:	1762 Main Street, Leicester	Zoning District:	
Assessors Map & Parcel #	17 B1	Deed Reference (Book & Page):	
Applicable Zoning Bylaw Section(s):	5.2 Site Plan		
Proposed Land Use:	Parking Lot		
Existing Land Use:	Was a house lot with a house.		

For Planning Office Use:
File #:

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):	None	
Total Lot Area:	1 Acre	
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	
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.] This is for a proposed additional parking lot for the abutting Cultivate facility.		

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"/> Traffic Study (3 copies)
<input type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees ³	<input type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

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:			