

ENGINEERING
& SURVEY INC.



CHARLTON, MA

508-769-6659
508-341-2127

March 11, 2018

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

RE: C&J Realty Trust
#1749 Main Street
Proposed Self Storage Site / Contractor's Yard

Dear Board Members,

Please find the attached plans, application and drainage calculations for a Site Plan Review Application and Special Permit Application for property located at 1749 Main Street as own by C & J Realty Trust.

Site Location: 1749 Main Street – Assessors Map 17, Block A, Lot 8
Total Lot Area: 6 Ac.

Zoning: HB-1/ Highway Business

Present Uses: Residential

Proposed Use: Self Storage Units/ Contractor's Yard/ Residential

This application is to amend a previously approved site for self storage as well as a contractors yard and an existing residential structure to remain. The application is to replace a section of smaller single storage units of 10'x10' through 10'x40' units with a single climate controlled 50'x150' building that will also have a lower level by including a full foundation instead of stepping the slabs to follow grade. There will be access to the main level by the front and the lower level will have access from the back. There is also a small office area proposed within the existing residential structure to serve the self storage facility.

There will be camera's located on site to monitor activity. Abutting lots are residential to the east and vacant to the west. A landscape buffer along with a 6' chain link fence w/ vinyl privacy inserts.

Construction schedule for the site is to start from the rear of the site and complete sections of storage units. As each section is completed and as more business requires more units, additional storage units will be constructed towards the front of the site.

The contractor's yard will be utilized for periodic parking of heavy equipment that is currently owned by the applicant.

There will be 7 total parking spaces provided on the site.

Traffic Impact: The proposed site use will not have an impact to traffic.

Water: Public Water Supply (Existing, no change)

Sewer: Public Sewer (Existing, no change)

Drainage: The proposed drainage system on the site will have a net decrease in overall stormwater runoff totals. The use of proprietary oil/grit separators are proposed to treat the runoff prior to discharge. An infiltration basin & underground recharge chambers is proposed to meet the recharge requirement.

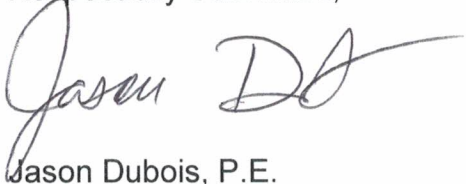
Fire and Police: The proposed will be surrounded by chain link fence as well as a gated access to the facility. Building lighting is proposed on all buildings and access for fire apparatus is provided; therefore there should be minimal impacts on fire and police.

Permits Required: Special Permit & Site Plan Review (Planning Board)
Conservation Commission Notice of Intent
Mass DOT Curb Cut

Waivers: A waiver is being requested from Section 5.E of the Leicester Stormwater Bylaw. Due to various site constraints; high groundwater table, slopes, vicinity of wetlands, and shape of lot, there is no economically feasible way to meet the recharge requirement. The site is mapped as Hyrdologic Group C & D soils and groundwater elevations are within 18" of the ground surface. Even with shallow recharge chambers, with the proper cover below the pavement, there is no way to meet the required offset to groundwater. The only way to meet this would be to raise the site an additional 2'+/- to an already overwhelmingly filled site that already requires an excess of 10,000 of material to be brought in. In by doing so would make the proposed site buildout economically unfeasible.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jason Dubois", with a stylized flourish extending from 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:		Company Name:	C & J Realty Trust
Signature:			
Address:	PO Box 99 Paxton, MA 01612		
Phone:	508.726.8653	Email:	
Applicant Information			
Name:	Same	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, PE	Company Name:	DC Engineering
Address:	32 Cranberry Meadow Road Charlton, MA 01507		
Phone:	508.769.6659	Email:	jdub862001@yahoo.com

PROJECT INFORMATION

Project Address:	1749 Main Street	Zoning District:	HB-1
Assessors Map & Parcel #	17-A8	Deed Reference (Book & Page):	51518/371
Applicable Zoning Bylaw Section(s):	3.30 / 5.2		
Proposed Land Use:	Self Storage/Contractor Yard/Residential		
Existing Land Use:	Self Storage/Contractor Yard/Residential		

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):	10X10 through 50x150	
Total Lot Area:	6.009 Acres	
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.] The site was previously approved for self storage as well as a contractors yard with the existing residential structure to remain. This application is to amend the previous approval by replacing one of the self storage areas to a single unit 50'x150' climate controlled building instead of multiple smaller units. There is also an additional small office space proposed within the existing residential building to serve the storage business needs. Some of the smaller 10'x10' storage units have been removed.		

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 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 checked="" type="checkbox"/> n/a ON FILE
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input 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:			