

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:	G & J Realty Trust		
Signature:	Jasen Dubois		
Address:	P.O. Box 99 Paxton, MA 01612		
Phone:	508-726-8053	Fax:	
Email:			
Applicant Information			
Name:	- Same as owner -		
Signature:			
Address:			
Phone:		Fax:	
Email:			
Primary Contact Person (The person that will be contacted by Planning Board staff during the application process.)			
Name:	DC Engineering + Survey Inc.		
Address:	Jasen Dubois 310 Cranberry Meadow Road Charlton, MA 01507		
Phone:	508-710-1059	Fax:	
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 pg. 371
Applicable Zoning Bylaw Section(s):	3.30 (a) / 5.2		
Proposed Land Use:	Self Storage / contractors yard / res.		
Existing Land Use:	Residential		
Size of Proposed Structure(s):	10x10 through 40x60		

PROJECT INFORMATION, Continued

Total Lot Area:	6.009 Acres
Water Source: (If "public" water, identify applicable water district)	None needed
Sewer Source: (If "public" sewer, identify applicable sewer district)	None needed
Brief Project Description: Please include a description on this form (i.e. do not write "see attached"). SELF STORAGE UNITS PROPOSED AS WELL AS A CONTRACTOR'S YARD. THE SITE WILL HAVE GATED ACCESS & MEET STORMWATER STANDARDS.	

Application Checklist

Use this checklist to ensure you have provided all required information See Planning Board Site Plan Review & Special Permit Regulations for details.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 13 copies of plans (3-full-size & 10- 11"x17") | <input checked="" type="checkbox"/> Full Project Narrative including any waiver requests (13 copies) | <input checked="" type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) |
| <input checked="" type="checkbox"/> Documentation of Availability of Water & Sewer | <input checked="" type="checkbox"/> Certified Abutters List* | <input type="checkbox"/> Traffic Study (3 copies) |

* certified abutters lists are required for all Special Permits applications and for Site Plan Review Application for projects involving new construction over 30,000 s.f.

Applications will not be accepted without the applicable Application Fee (please refer to the Planning Board's Fee Regulations).

For Planning Board Use:			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			



ENGINEERING
& SURVEY INC.



CHARLTON, MA

508-769-6659
508-341-2127

July 25, 2016

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

Zoning: HB-1/ Highway Business

Present Uses: Residential

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

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)

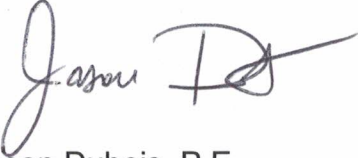
Drainage: The proposed drainage system on the site will have a net decrease in overall stormwater runoff totals. The use of proprietary oil/grit separators are proposed to treat the runoff prior to discharge. An infiltration basin & underground recharge chambers is proposed to meet the recharge requirement.

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.

Waivers: At this time there are no waivers being requested.

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

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Jason Dubois". The signature is stylized, with a large, looped "J" and a distinct "D".

Jason Dubois, P.E.