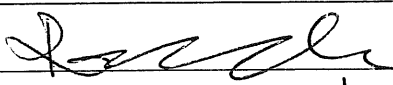
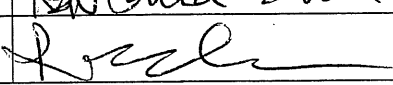


For Planning Office Use:  
File #: SP2017-02

**Leicester Planning Board**  
**Site Plan Review & Special Permit Application Form**

**PERMIT TYPE:** ☒ Special Permit ☐ Site Plan Review

**CONTACT INFORMATION**

Owner Information			
Name:	Ren Guazhu		
Signature:			
Address:	22 Morgan dr N. Grafton MA 01536		
Phone:	917-478-4675	Fax:	
Email:	Sam23645@yahoo.com		
Applicant Information			
Name:	Ren Guazhu		
Signature:			
Address:	22 Morgan dr N. Grafton MA 01536		
Phone:	917-478-4675	Fax:	
Email:	Sam23645@yahoo.com		
Primary Contact Person (The person that will be contacted by Planning Board staff during the application process.)			
Name:	Norman G. Hill, PE PLs / Mark A. Erlich, Esq.		
Address:	214 Worcester St / 13 East Main St N. Grafton MA 01536 / Wob MA 01570		
Phone:	508-839-9526	Fax:	
Email:	erlich.law@ymail.com		

**PROJECT INFORMATION**

Project Address:	1060 Main St	Zoning District:	Bus. (CB)
Assessors Map & Parcel #	19B-E14	Deed Reference (Book & Page):	54829/349
Applicable Zoning Bylaw Section(s):	3.2.03.6		
Proposed Land Use:	Restaurant		
Existing Land Use:	VACANT		
Size of Proposed Structure(s):	existing 2800 sq. ft. unit		

RECEIVED  
2017 MAY - 1 AM 9:32  
PLANNING BOARD  
LEICESTER, MASS.

For Planning Office Use:

File #: SP 2017-02

**PROJECT INFORMATION, Continued**

<b>Total Lot Area:</b>	35,963 s.f.
<b>Water Source:</b> (If "public" water, identify applicable water district)	public LWSD
<b>Sewer Source:</b> (If "public" sewer, identify applicable sewer district)	public LWSD
<b>Brief Project Description:</b> Please include a description on this form (i.e. do not write "see attached"). To open A full service chinese restaurant for eat in And take out. Include a Liquor license.	

**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 of plans (3-full-size & 10- 11"x17")
 ☒ Full Project Narrative including any waiver requests (13 copies)
 ☒ Drainage Analysis/ Stormwater Report, (3 copies)
- ☐ Documentation of Availability of Water & Sewer
 ☐ Certified Abutters List\*
 ☒ 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:			
<b>Date of Submittal:</b>	5/1/2017		
<b>Public Hearing/Meeting Date(s):</b>	6/6/2017		
<b>Date of Planning Board Vote:</b>			
<b>Date Decision Filed with Town Clerk:</b>			

## PROJECT NARRATIVE

Owner RenGua Zhu intends to open a full service Chinese Restaurant at 1060 Main Street, in the vacant space, know as Suite 1. The applicant will operate Eastern Pearl II in this location, which is a sister restaurant to Eastern Pearl in the town of Webster, MA. This restaurant is a very successful restaurant , owned and operated by Mr. Zhu's wife Jie Qiong Wang, and has been in existence for over 6 years. A parking plan has been submitted herewith and has requested a slight waiver for strict compliance to the parking regulations. Proposes seating of 67 seats. Sushi bar and small service/seated bar which is inclusive of the 67 seats. Proper egress and ingress. Full kitchen