



ENGINEERING  
& SURVEY INC.



CHARLTON, MA

508-769-6659  
508-341-2127

March 29, 2019

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

RE: Hank's Marine  
Matthew Shogren  
#1570 Main Street  
Proposed Boat Storage / Boat Repair

Dear Board Members,

Please find the attached plans & application for a Site Plan for property located at 1570 Main Street as own by MDS LLC.

Site Location: 1570 Main Street – Assessors Map 18, Block B, Lot 3  
Total Lot Area: 6 Ac.

Zoning: HB-1/ Highway Business

Present Uses: Residential/Business

Proposed Use: Residential in front of property (rental), Boats to be stored in rear half of property behind privacy fence, Boat repair within the existing shop building located within the storage area (behind privacy fence)  
There will be gated access through fence to access the boat storage/repair area. Abutting lots are residential to the east and west but wooded adjacent to property line in the vicinity of the boat storage area. A 6' chain link fence w/ vinyl privacy inserts is proposed to run parallel with Main Street approximately 200' off of the roadway.

Traffic Impact: The proposed site use will not have an impact to traffic. Only employees of Hank's Marine will be driving to and from the site to place boats in storage and to the repair shop. No customers will be entering or leaving the site.

Water: (Existing, no change)

Sewer: (Existing, no change)

Drainage: No changes to ground cover are proposed, therefore no change to drainage is proposed.

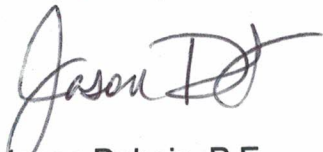
Fire and Police: The proposed storage/repair area will be enclosed by chain link fence from Main Street as well as a gated access to the facility. Building lighting is proposed on buildings and access for fire apparatus is provided; therefore there should be minimal impacts on fire and police.

Permits Required: Site Plan Review (Planning Board)

Waivers: No waivers are requested at this time

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 at 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**

<b>Owner Information</b>			
<b>Name:</b>	Matthew Shogren	<b>Company Name:</b>	Hank's Marine
<b>Signature:</b>			
<b>Address:</b>	111 Main St Cherry Valley, MA 01611		
<b>Phone:</b>	508-892-4788	<b>Email:</b>	Matt@hanksmarine.com
<b>Applicant Information</b>			
<b>Name:</b>	Matthew Shogren	<b>Company Name:</b>	Hank's Marine
<b>Signature:</b>			
<b>Address:</b>	111 Main St Cherry Valley, MA 01611		
<b>Phone:</b>	508-892-4788	<b>Email:</b>	Matt@hanksmarine.com
<b>Primary Contact Person</b> <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
<b>Name:</b>	Matthew Shogren	<b>Company Name:</b>	Hank's Marine
<b>Address:</b>	111 Main St Cherry Valley, MA 01611		
<b>Phone:</b>	508-892-4788	<b>Email:</b>	Matt@hanksmarine.com

**PROJECT INFORMATION**

<b>Project Address:</b>	1570 Main St Leicester	<b>Zoning District:</b>	HB-1
<b>Assessors Map &amp; Parcel #</b>	Map 18, B3	<b>Deed Reference (Book &amp; Page):</b>	59034, Pg 135
<b>Applicable Zoning Bylaw Section(s):</b>			
<b>Proposed Land Use:</b>	Boat Storage, Boat Repair		
<b>Existing Land Use:</b>	Construction, Equipment Repair		



For Planning Office Use:  
File #: \_\_\_\_\_

## PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		N/A	
Total Lot Area:		2 5/8 Acres	
Water Source: (Select One)	<input checked="" 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 checked="" 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		
<b>Brief Project Description:</b> 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.]  Proposed change from construction equipment repair to boat repair and storage. We would be using roughly 1.5 out of the total 2.625 acres. All service and storage would be fenced in with privacy fence. Repair would be done roughly 200' off the road and storage would be roughly 300' off the road.			

## 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 <sup>1</sup>	<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) <sup>2</sup>	<input checked="" type="checkbox"/> n/a
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> n/a	<input checked="" type="checkbox"/> Traffic Study (3 copies)
<input checked="" type="checkbox"/> Fees <sup>3</sup>	<input type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

<sup>1</sup> 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).

<sup>2</sup> 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)

<sup>3</sup> Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

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



# Town of Leicester

## Abutters List

01/30/2019

3:22:12PM

**Filter Used:** DataProperty.ParcelID = '18 A8 0' OR DataProperty.ParcelID = '18 B2 0' OR DataProperty.ParcelID = '18 B4 0' OR DataProperty.ParcelID = '18 B5 0' OR DataProperty.ParcelID = '18 B10 0' OR Data..

Abutters and abutters to the abutters within 300 feet of the subject property 1570 main st . Map 18 parcel B3. Owner: MDS LLC , 111 main st Cherry Valley MA 01611. Book 59034 page 135

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
18 A8 0	1601 MAIN ST	LEINONEN REALTY INC	1601 REALTY LLC	PO BOX 318	E BROOKFIELD	MA	01515
18 B10 0	MAIN ST	GARABEDIAN DEBRA, GARY	AZADIAN ANNA	40 WESTLUND ROAD	BELMONT	MA	02478
18 B2 0	1576 MAIN ST	LANE JR KENNETH G		1576 MAIN ST	LEICESTER	MA	01524
18 B4 0	1560 MAIN ST	ARCHAMBAULT SALLIE M	ARCHAMBAULT JOSEPH	391 PROVIDENCE RD UNIT C	SOUTH GRAFTON	MA	01560
18 B5 0	1548 MAIN ST	ARCHAMBAULT JOSEPH W		1548 MAIN STREET	LEICESTER	MA	01524
18B A1 0	MAIN ST	JACKMAN WENDELL D	JACKMAN MARION B	1573 MAIN STREET	LEICESTER	MA	01524-0092
18B A2 0	1573 MAIN ST	JACKMAN WENDELL D	JACKMAN MARION B	1573 MAIN STREET	LEICESTER	MA	01524-0092
18B A3 0	2 WOODLAND DR	QUINONES JESSICA		2 WOODLAND DR	LEICESTER	MA	01524
18B A4 0	4 WOODLAND DR	HARRIS PAUL A		4 WOODLAND DRIVE	LEICESTER	MA	01524
18B B2 0	1571 MAIN ST	SULLIVAN FRANCIS X	SULLIVAN DENISE C	1571 MAIN STREET	LEICESTER	MA	01524
18B B3 0	MAIN ST	PANAGIOTIDIS PETER	PANAGIOTIDIS LITSA	19 MONTELO DRIVE	PAXTON	MA	01612
18B B3.1 0	MAIN ST	PANAGIOTIDIS ALEXIOS, KATINA	C/O MARIA PERSSON	12 GREENLAY STREET	NASHUA	NH	03063

End of Report