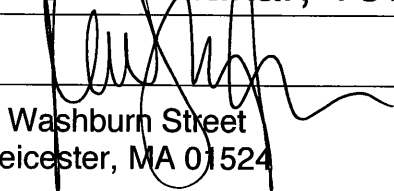



Leicester Planning Board Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☐ Special Permit ☒ Site Plan Review

CONTACT INFORMATION

Owner Information					
Name:	Kevin Mizikar, Town Administrator				
Signature:					
Address:	3 Washburn Street Leicester, MA 01524				
Phone:	(508) 892-7000	Fax:	(508) 892-7070	Email:	mizikark@leicesterma.org
Applicant Information					
Name:	Charlie Van Voorhis				
Signature:					
Address:	Durland - Van Voorhis Architects 20 Pearl Street; PO Box 1169 Mattapoisett, MA 02739				
Phone:	(508) 993-6567	Fax:	(888) 392-8693	Email:	cvanvoorhis@dvvarchitects.com
Primary Contact Person <i>(The person that will be contacted by Planning Board staff during the application process.)</i>					
Name:	Charlie Van Voorhis				
Address:	Durland - Van Voorhis Architects 20 Pearl Street; PO Box 1169 Mattapoisett, MA 02739				
Phone:	(508) 993-6567	Fax:	(888) 392-8693	Email:	cvanvoorhis@dvvarchitects.com

PROJECT INFORMATION

Project Address:	1136 Main Street Leicester, MA 05124		Zoning District:	Central Bus. - CB
Assessors Map & Parcel #	Map 19B Lots 30 & 30A	Deed Reference (Book & Page):	Book 1460 Page 557	
Applicable Zoning Bylaw Section(s):				
Proposed Land Use:	Municipal Use			
Existing Land Use:	Municipal Use			
Size of Proposed Structure(s):	Existing Building - 7,685 sf; Proposed - 16,556 sf			

PROJECT INFORMATION, Continued

Total Lot Area:	44,420 sf
Water Source: (If "public" water, identify applicable water district)	Town Water & Sewer
Sewer Source: (If "public" sewer, identify applicable sewer district)	Town Water & Sewer
Brief Project Description: Please include a description on this form (i.e. do not write "see attached"). The Leicester Library renovation and addition will renovate approximately 7,600sf of the existing historic library and add a three-level, 8,900 sf addition off the north end of the existing building. The proposed plan increases the parking capacity from 13 spaces to over 30 by building a new lot at north end of the site. In addition to these site improvements, the parking area will contain a new sub-surface storm water detention system. The existing single-lane drive along the east side of the building will be replaced by a two-way drive on the west side.	

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 type="checkbox"/> Documentation of Availability of Water & Sewer | <input 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:			

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Town of Leicester
Development & Inspectional Services

Site Plan Review/Special Permit Application

1) General description of the proposed project

The existing library is currently sited at 1136 Main Street and has been since it was built in 1895. But as the town has grown larger around it, the needs for the library have also grown, and have now exceeded the limits of the existing facility. The project will completely renovate the existing building – modernizing the mechanical, electrical and life safety systems and improving accessibility – while also adding an accessible entrance, elevator and emergency stair. The site will also be improved by the creation of a new two-way drive off of Route 9 and a new parking lot with 31 spaces including accessible ones.

The project has been designed to maintain and restore as much of the historic building as possible, keeping the historic windows and going to great lengths to preserve the beautiful interior finishes. The addition will connect to the existing building along the north wall and extend approximately 50 feet to the north. The exterior massing will mimic the old building with the roof pitch and eave heights matching, but the body of the building will be brick masonry with some stone accents instead.

The project is partly funded by the Massachusetts Board of Library Commissioners who have reviewed the project and whose financial support is based on the project meeting their standards for library construction. Those requirements include necessary space for collections, the need for suitable parking, accessibility and adequate space for projected library needs.

While the proposed project complies with all of the dimensional requirements stipulated in the zoning by-laws including setbacks and building coverage, the project will be seeking a variance/special permit to allow the project to exceed the impervious coverage limit. In order to mitigate the impact of that coverage the project has been designed with an engineered subsurface storm water detention system. As a result, upon completion discharge to the abutting properties will not only be reduced from its current volume, but the addition of catch basins and gas/ oil separators will improve the water quality of that discharge considerably.

2) Description of permits & approvals for other agencies

MBLC - Construction grant review & approval
MAAB - Variance for reuse of historic entry
Mass DOT - Approval for curb cut alteration on State Route 9
Leicester Conservation Commission - Order of Conditions
Town of Leicester - Building Permit

3) Proposed development schedule

The Leicester Public Library is planning on moving out of its current facility in mid- January 2017 and beginning construction in the spring of 2017.

- January 15, 2017 - Move out date
- May 15, 2017 - Construction Start Date
- September 1, 2018 - Construction Completion

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Development & Inspection Services
MAP NO. 15

