

GRAZ Engineering, L.L.C.

323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

Transmittal

To: Planning Board
Company: Town of Leicester
Address: 3 Washburn Square
City/State: Leicester, MA 01524

Subject: Parker Street
Form B, Preliminary Plan Application
Date: June 30, 2020
Transmitted: ☐ Mail ☐ Fax ☒ Hand

<input checked="" type="checkbox"/> For Your Approval	<input checked="" type="checkbox"/> Which You requested
<input checked="" type="checkbox"/> For Your Review	<input type="checkbox"/> Approved
<input type="checkbox"/> For Your Signature	<input type="checkbox"/> Approved As Noted
<input checked="" type="checkbox"/> For Your Information	<input type="checkbox"/> Revise And Resubmit
<input type="checkbox"/> For Your Files	<input type="checkbox"/> Not Approved

2	copies	Form B, Application for Approval of Preliminary Subdivision Plan
2	copies	Project Overview, Preliminary Subdivision, Parker Street - North, dated 6/30/20
2	copies	Waiver Requests, Preliminary Subdivision Plan, Parker Street - North dated 6/30/20
2	copies	Oak Bluff Lane Preliminary Subdivision Plan dated 6/30/2020 (Shts 1 & 2, 24"x 36")
11	copies	Oak Bluff Lane Preliminary Subdivision Plan dated 6/30/2020 (Shts 1 & 2, 11"x 17")
1	copy	Town Clerk Notification Letter dated 7/1/20
1	copy	Board of Health Transmittal dated 7/1/20
1	check	Preliminary Application Fee Check for \$ 525.00
1	check	Project Review Fee Check for \$ 3,150.00

Comments: Enclosed is the Form B, Preliminary Subdivision Plan for Parker Street - North submittal for Schold Development, LLC (Matt Schold) for the property located off from the end of the existing northerly section of Parker Street, beginning at a point \pm southerly from the intersection of said Parker Street with Pine Street and depicted on Assessors Map 42, as Parcels A1.0 (± 9.65 acres) & B1.0 (± 63.04 acres).


The fee breakdown for the filing check is as follows:

Preliminary Application Fee:	\$ 525.00
Preliminary Revive Fee:	\$ 3,150.00
Total Local Fee:	<u>\$ 3,675.00</u>

Matt Schold will deliver the checks to Town Hall on the morning of Thursday, July 2nd.

I trust that this submittal meets the requirements of the Board and look forward to discussing this project at your next regularly scheduled meeting. Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
GRAZ Engineering, L.L.C.



Brian MacEwen, P.L.S., B.S.C.E.
Project Manager

cc: Matt Schold, Applicant/Owner

FORM B. APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

Date: 06/30/2020

To the Planning Board of the Town of Leicester:


The undersigned, being the applicant as defined under MGL Chapter 41, Section 81L, for approval of a proposed subdivision shown on a plan entitled:

Parker Street Subdivision

and dated 06/30/2020, located Off Pine Street, showing 3 lots on ±72.69 total acres. Said applicant hereby submits said plan as a Preliminary Subdivision Plan in accordance with the Rules and Regulations of the Leicester Planning Board and makes application to the Board for approval of said plan.

The owner's title to the land is derived under deed from Webster First Federal Credit Union dated 02/01/2019, and recorded in Worcester District Registry of Deeds, Book 60004, Page 48, or under Certificate of Title No. _____, registered in Worcester Land Registry District, Book _____, Page _____

Assessors Map & Parcel # 42/A1.0 (±9.65 Ac) & 42/B1.0 (±63.04 Ac)

Applicant Information		Owner Information* (if not the Applicant)	
Name:	Schold Development, LLC	Name:	
Signature:		Signature:	
Address:	77 Chickering Road Spencer, MA 01562	Address:	
Phone #:	508-612-8777 (Matt Schold Cell)	Phone #:	

Received by the Planning Board _____.

*If there is more than one owner, all must sign.

GRAZ Engineering, L.L.C.



323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

June 30, 2020

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

**Subject: Project Overview
Parker Street - North
Preliminary Subdivision Plan**

Dear Board Members:

Project Overview

In accordance with the Town Leicester Zoning Bylaws and the Planning Board's Subdivision Rules and Regulations, Schold Development, LLC (Owner/Applicant) proposes a three (3) lot subdivision of the land located off from Parker Street and along the existing way which is currently comprised of a gravel and dirt road that is an extension to the south of the existing portion of Parker Street that was improved and laid out by the Town of Leicester in 2004 as depicted in Worcester District Registry of Deeds Plan Book 807, Plan 10. The approximate 72.7 acre site is currently depicted as Parcels A1.0 & B1.0 on Assessors Map 42 and currently with addresses of Parker Street and 89 Parker Street respectively.

Existing Site Conditions

The existing property is a ± 72.77 acre undeveloped woodland currently divided by a gravel and dirt cart road (right-of-way status unknown) named Parker Street that extends southerly from the southerly sideline of Pine Street to the northerly sideline of Baldwin Street.

The project site is the land described as recorded in the Worcester District Registry of Deeds (WDRD) in Book 60004, Page 48, and depicted as Parcels A and C in Plan Book 800, Plan 29. The entire project site is located in the Suburban/Agriculture (SA) zoning district

The northerly boundary of the project site is bounded by lands owned by the Y.W.C.A., the easterly & southerly boundaries are bounded by multiple private owners, and the westerly boundary is bounded by the easterly edge of Stiles Lake. The site consists of a mix of oak, maple, and pine trees along with various mixed hard and soft woods as well as mountain laurel. The site generally slopes uphill in a south to southeasterly direction from the southerly end of the improved portion of Parker Street near the Stiles Lake spillway. There are several Bordering Vegetated Wetlands (BVW) located adjacent to and within portions of the project site.

The proposed work for the roadway improvement beginning at the end of the improved portion of Parker Street is within the 100-foot buffer zone adjacent wetlands. Therefore the project will be subject to the jurisdiction of the MADEP Wetlands Protection Act and the Leicester Conservation Commission local wetlands regulations. A Notice of Intent for the project will be required respectively.

Proposed Site Conditions

The project proposes the development of the extension of the Parker Street public right-of-way and three (3) lots with their legal frontages to be on the proposed roadway extension. The proposed building lots will be provided with private septic systems & domestic water wells with overhead electrical and communication services from the existing public utilities located in Parker Street. The existing graveled and dirt travelled way currently known as Parker Street shall be laid out and developed into a dead-end cul-de-sac ($\pm 2,150'$) right-of-way and with a 18-foot wide paved roadway that is proposed to be submitted to the Town for acceptance as a public way upon completion.

The proposed ground cover for the majority of the site would remain undeveloped excepting the areas developed for the roadway improvements and the three (3) residential lots (barns, drives, lawns, etc.).

I trust that this information will assist the Planning Board in their review of the Applicant's Preliminary Subdivision Application submittal. Should you require further information, please contact us as soon as possible.

Respectfully yours,
GRAZ Engineering, L.L.C.



Brian MacEwen, P.L.S., B.S.C.E.
Project Manager



Paul Grasewicz, P.E., P.L.S.

BCM/PFG/bcm

cc: Matt Schold, Schold Development, LLC (Owner/Applicant)
Paul Grasewicz, GRAZ Engineering, LLC

GRAZ Engineering, L.L.C.



323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

June 30, 2020

Leicester Planning Board
3 Washburn Square
Leicester, MA 01524

**Subject: Waiver Requests
Preliminary Subdivision
Parker Street - North**

Dear Board Members:

On behalf of Schold Development, LLC (Owner & Applicant), GRAZ Engineering, L.L.C. (GRAZ) requests the following waivers from the Leicester Subdivision Regulations adopted on September 19, 1995 as amended through September 20, 2006. Please note that the Applicant shall request that the proposed subdivision road be accepted as a public way upon completion.

Section V, A.Streets, 2.Width, (a):

Minimum width of travelled way shall be 28-feet.

To waive the minimum travelled way width of 28-feet and allow a travelled way width of 18-feet.

The Applicant requests a waiver to the 28-foot minimum travelled way width to minimize site disturbance and the amount of impervious pavement while maintaining a width consistent with that portion of Parker Street laid out and approved by the Town around 2004 as set forth in the Easement & Taking Plan recorded in the Worcester District Registry of Deeds Plan Book 807, Plan 10.

By allowing a travelled way width of 18-feet the amount of impervious pavement can be reduced, thereby minimizing the amount of site disturbance required for the proposed roadway drainage improvements without compromising safe vehicular movements.

Section V, A.Streets, 4.Dead End Streets, (a):

Maximum length of dead end streets shall not exceed 500-feet.

To waive the requirement that dead end streets shall not exceed 500-feet and allow a dead end cul-de-sac length of $\pm 2,150$ -feet.

The Applicant requests that a dead end cul-de-sac length of $\pm 2,150$ -feet, as measured from the intersection of Parker Street with the southerly sideline of Pine Street, be allowed due to the local conditions for this site.

As background, we offer the following: the issue of limiting dead end cul-de-sac length is associated with the number of dwelling units served by the roadway and general public safety (i.e. ingress/egress with emergency apparatus). The Institute of Transportation Engineers (ITE) suggests in general a maximum limit of 25 dwelling units and 750-1000 feet for cul-de-sac in low-density developments. ITE more specifically suggests that the average daily trips/day (ADT) for dead end cul-de-sacs be limited to a maximum of 200. Studies indicate that the average dwelling produces 10 trips/day. Thus, the maximum potential number of building lots accounting for the Y.W.C.A. properties and the proposed project would be 7-9 lots. This would generate 70-90 trips/day. Thus the proposed development along with the full development of the Y.W.C.A. properties along this portion of Parker Street would have both the number of dwelling units (7-9) and an anticipated average daily trips/day (70-90) that are less than 50-percent of the recommended ITE maximums of 25 and 200 ADT respectively. It should be noted that a large portion (± 500 -feet) of the both sides of Parker Street between Pine Street and the proposed cul-de-sac is

Granting this waiver would not be inconsistent with the regulations as the proposed dead end street length is acceptable under standard engineering practice for the predicted traffic volume to be generated by the new and existing dwellings anticipated to use this proposed roadway.

Section V, A.Streets, 4.Cross-Section, (a):

Typical cross-section requires sidewalks on both sides of the roadway.

To waive the requirement for sidewalks.

The Applicant requests that sidewalks not be required for the proposed roadway to be consistent with the existing local public and private way conditions and to minimize the amount of impervious and thereby reduce the need for drainage infrastructures.

Section V, C.Drainage, (1-7):

The requirement for the drainage system to be designed in compliance with the Massachusetts DEP Stormwater Management policy.

To waive the requirement for a conventional catch basin roadway drainage system and allow the proposed roadway drainage system to be comprised of grassed roadway shoulder drainage swales consistent with the most northerly section of Parker Street as designed by the State for the Town of Leicester around 2003-2004.

The Applicant requests that the due to the number of proposed building lots that the roadway drainage system be allowed to be a roadway shoulder of grassed drainage swales with intermittent stone check dams that would be consistent with the existing northerly portion of Parker Street as improved previously by the Town. This would minimize the site disturbance areas for the project.

Section VI, E.Underground Wiring and Lighting, (1):

All wiring, cables and other appurtenances of electric power, and telephone shall be placed underground within the limits of the street right-of-way.

To waive the requirement for underground installation utilities (electrical, telephone, cable, & other communication cables) and allow the utilities to be installed overhead.

The Applicant requests that above noted utilities allowed to be installed as overhead so as to be consistent with existing utilities currently in place on the local public and private adjacent private ways.

Section VI, G.Sidewalks, 4.Cross-Section, (1-3):

Sidewalks shall be installed on both sides of the roadways.

To waive the requirement for sidewalks.

The Applicant requests that sidewalks not be required for the proposed roadway to be consistent with the local public and private way conditions and to minimize the amount of impervious and thereby reduce the requirements for drainage infrastructures.

Section VI, I.Planting:

Shade trees having a trunk diameter of at least two inches shall be planted, usually to be spaced not more than 40-feet apart on both sides of the roadway.

To waive the requirement for roadway shade tree plantings.

*GRAZ Engineering, LLC
Preliminary Plan Waivers Request, Parker Street - North
Schold Development, LLC (Owner/Applicant)*

*June 30, 2020
Leicester, MA
Page 3 of 3*

The Applicant requests that roadway shade tree plantings not be required for the proposed roadway given the rural nature of the proposed project and to be consistent with the existing improved portion of Parker Street and the other adjacent public and private way conditions.

I trust that this information will assist the Planning Board in their review and approval of the Applicant's Preliminary Plan submission. Should you require further information, please contact us as soon as possible.

Respectfully yours,
GRAZ Engineering, L.L.C.



Brian MacEwen, P.L.S., B.S.C.E.
Project Manager



Paul Grasewicz, P.E., P.L.S.

BCM/PFG/bcm

cc: Matt Schold, Schold Development, LLC
Paul Grasewicz, GRAZ Engineering, LLC

GRAZ Engineering, L.L.C.



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July 1, 2020

Town Clerk
Town of Leicester
3 Washburn Square
Leicester, MA 01524

**Subject: Preliminary Subdivision
Parker Street - North
Assessors Map 42, Parcels A1.0 & B1.0**

To the Town Clerk:

Project Overview

In accordance with the Massachusetts Subdivision Control Law, Chapter 41, Section 81T and the Town of Leicester Subdivision Rules and Regulations, Section III, B.1.h, this letter shall serve as notice that on July 1, 2020, GRAZ Engineering, LLC submitted a Preliminary Subdivision plan entitled "Parker Street - North" with the Leicester Planning Board to subdivide land located off Parker Street on behalf of Schold Development, LLC with a business address of 77 Chickering Road, Spencer, MA 01562 (Owner/Applicant). The land is depicted on Assessors' Map 42 as Parcels A1.0 & B1.0 with street addresses of Parker Street and 89 Parker Street respectively. The land is described in the Worcester District Registry of Deeds Plan Book 60004, Page 48. The submitted plan proposes the development of the extension of the Parker Street right-of-way and three (3) lots with their legal frontages to be on the proposed roadway extension.

Should you require further information, please contact us as soon as possible.

Respectfully yours,
GRAZ Engineering, L.L.C.

Brian MacEwen, P.L.S.
Project Manager

BCM/bcm

cc: Matt Schold, Schold Development, LLC

GRAZ Engineering, L.L.C.

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Transmittal

To: Board of Health
Company: Town of Leicester
Address: 3 Washburn Square
City/State: Leicester, MA 01524
Subject: Parker Street - North
Preliminary Subdivision Plan
Date: July 1, 2020
Transmitted: ☐ Mail ☐ Fax ☒ Hand

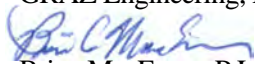
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<input checked="" type="checkbox"/> For Your Review	<input type="checkbox"/> Approved
<input type="checkbox"/> For Your Signature	<input type="checkbox"/> Approved As Noted
<input checked="" type="checkbox"/> For Your Information	<input type="checkbox"/> Revise And Resubmit
<input type="checkbox"/> For Your Files	<input type="checkbox"/> Not Approved

1	copy	Form B, Application for Approval of Preliminary Subdivision Plan
1	copy	Parker Street - North Preliminary Subdivision Plan dated 06/30/2020
	copy	
	copy	

Comments: As required by the Leicester Planning Board Subdivision Regulations, enclosed is the Form B, Preliminary Subdivision Plan for Parker Street - North submittal for Schold Development, LLC (Matt Schold) for the property off Parker Street and depicted on Assessors Map 42 as Parcels A1.0 & B1.0. I trust that this submittal meets the requirements of the Board and look forward to discussing this project with you.

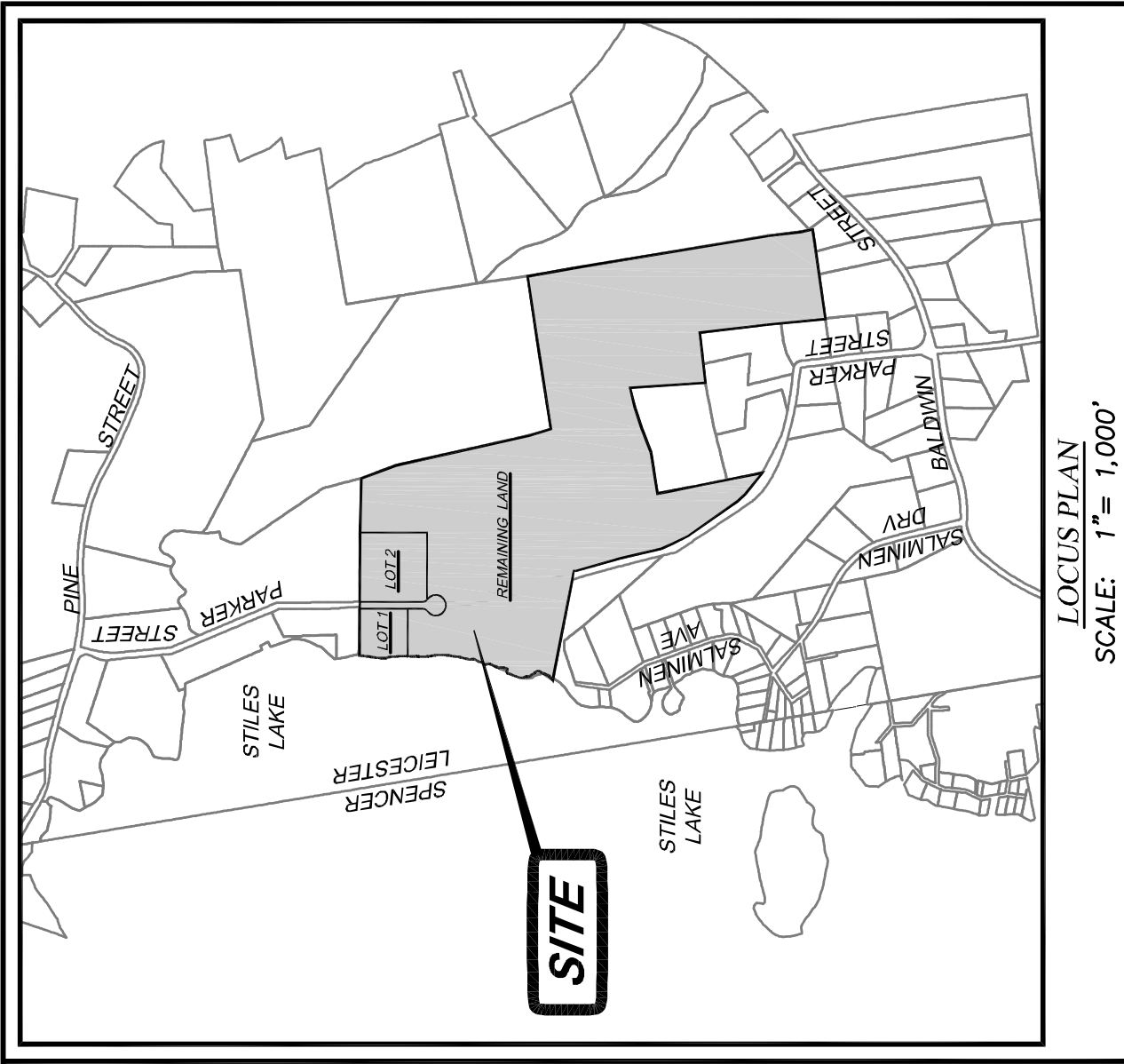
Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
GRAZ Engineering, L.L.C.



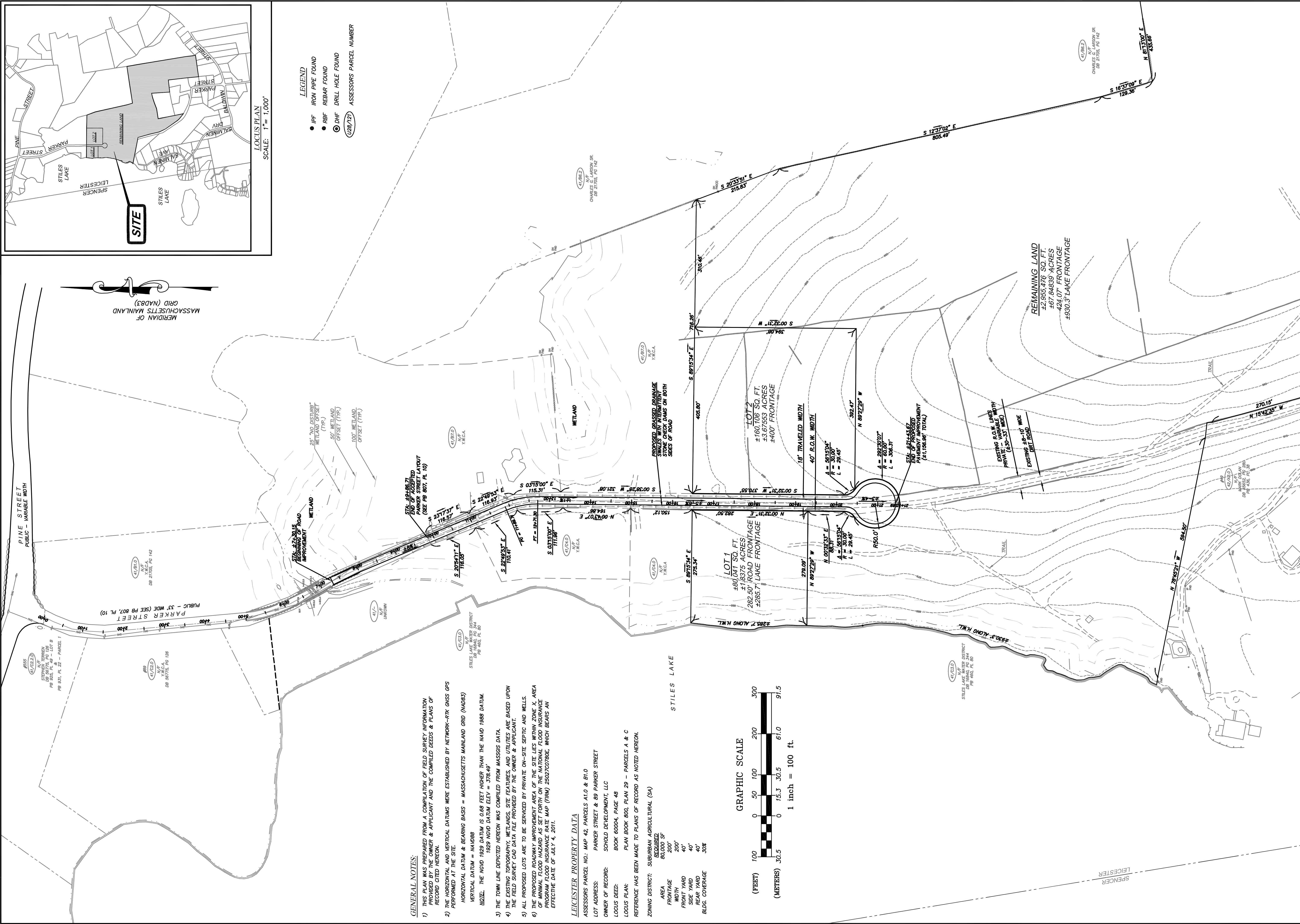
Brian MacEwen, P.L.S., E.I.T.
Project Manager

cc: Matt Schold, Schold Development, LLC (Applicant/Owner)



LOCUS PLAN
SCALE: 1"= 1,000'

- LEGEND
- I/P IRON PIPE FOUND
 - R/BF REBAR FOUND
 - D/HF DRILL HOLE FOUND
 - (128/13) ASSESSORS PARCEL NUMBER



GENERAL NOTES:

- 1) THIS PLAN WAS PREPARED FROM A COMPILATION OF FIELD SURVEY INFORMATION PROVIDED BY THE OWNER & APPLICANT AND THE COMPILED DEEDS & PLANS OF RECORD CITED HEREON.
- 2) THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY NETWORK-RTK GNSS GPS PERFORMED AT THE SITE.
HORIZONTAL DATUM = NAD83
VERTICAL DATUM = NAVD83
NOTE: THE NAVD 1983 DATUM IS 0.68 FEET HIGHER THAN THE NAVD 1988 DATUM.
1929 NGVD DATUM ELEV = 378.49'
- 3) THE TOWN LINE DEPICTED HEREON WAS COMPILED FROM MASSOS DATA.
- 4) THE EXISTING TOPOGRAPHY, WETLANDS, SITE FEATURES, AND UTILITIES ARE BASED UPON THE FIELD SURVEY CAD DATA FILE PROVIDED BY THE OWNER & APPLICANT.
- 5) ALL PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE ON-SITE SEPTIC AND WELLS.
- 6) THE PROPOSED ROADWAY IMPROVEMENT AREA OF THE SITE LIES WITHIN ZONE X, AREA 1, WHICH IS A FLOOD HAZARD ZONE. THE PROPOSED ROADWAY IMPROVEMENT SHALL BE FOR A 20' WIDE ROADWAY. THE SURFACE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 2502707080E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2017.

LEICESTER PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 42, PARCELS A10 & B10
LOT ADDRESS: PARKER STREET & 89 PARKER STREET
OWNER OF RECORD: SCHOLD DEVELOPMENT, LLC
LOCUS DEED: BOOK 60004, PAGE 48
LOCUS PLAN: PLAN BOOK 800, PLAN 29 - PARCELS A & C

REFERENCE HAS BEEN MADE TO PLANS OF RECORD AS NOTED HEREON.

ZONING DISTRICT: SUBURBAN AGRICULTURAL (SA)

RECORDED:

AREA:

FRONTAGE:

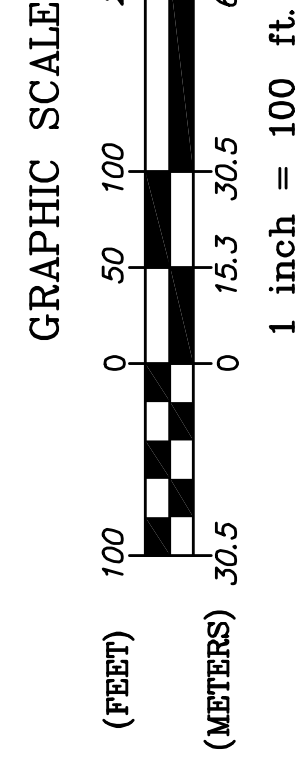
WIDTH:

FRONT YARD:

SIDE YARD:

REAR YARD:

BLDG. COVERAGE:



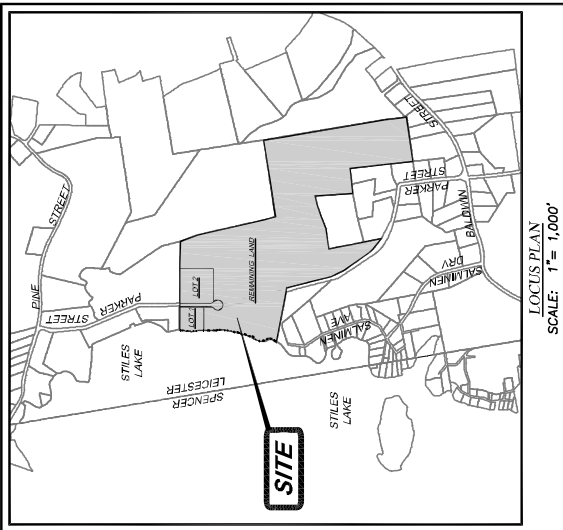
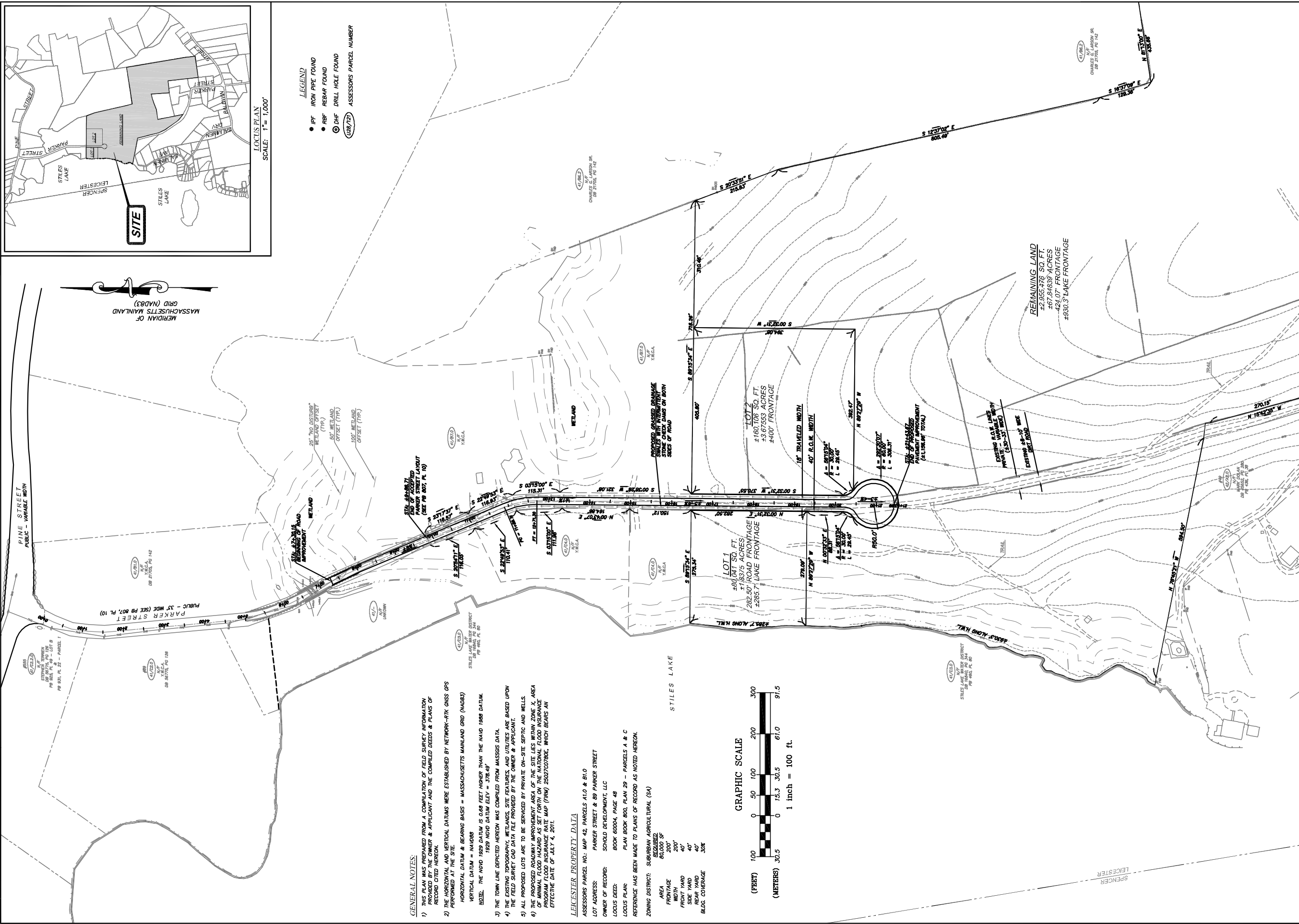
PARKER STREET - NORTH
LEICESTER, MASSACHUSETTS

PRELIMINARY SUBDIVISION PLAN
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-6959 Fax: (603) 585-6960





GENERAL NOTES:

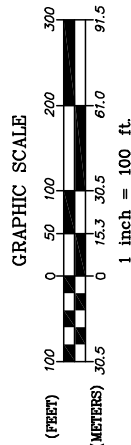
- 1) THIS PLAN WAS PREPARED FROM A COMBINATION OF FIELD SURVEY INFORMATION PROVIDED BY THE OWNER & APPLICANT AND THE COMPILED DEEDS & PLANS OF RECORD CITED HEREON.
- 2) THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY NETWORK-RTK GNSS GPS PERFORMED AT THE SITE.
- 3) THE TOWN LINE DEPICTED HEREON WAS COMPILED FROM MASSGIS DATA.
- 4) THE EXISTING TOPOGRAPHY, WETLANDS, SITE FEATURES, AND UTILITIES ARE BASED UPON THE FIELD SURVEY CAD DATA FILE PROVIDED BY THE OWNER & APPLICANT.
- 5) ALL PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE ON-SITE SEPTIC AND WELLS.
- 6) THE PROPOSED ROADWAY IMPROVEMENT AREA OF THE SITE LIES WITHIN ZONE X, AREA FLOOD HAZARD AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 250270706L, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

LEICESTER PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 42, PARCELS A1.0 & B1.0
LOT ADDRESS: PARKER STREET & 89 PARKER STREET
OWNER OF RECORD: SCHOLD DEVELOPMENT, LLC
BOOK DEED: BOOK 60004, PAGE 48
LOCUS PLAN: PLAN BOOK 800, PLAN 29 - PARCELS A & C
REFERENCE HAS BEEN MADE TO PLANS OF RECORD AS NOTED HEREON.

ZONING DISTRICT: SUBURBAN AGRICULTURAL (S4)

AREA
RECORDED
FRONTAGE
WIDTH
FRONT YARD
SIDE YARD
REAR YARD
BLDG. COVERAGE




SCALE	1" = 40'	DRAWN BY	CHECKED BY	DATE
REV.	DATE	DESCRIPTION	BY	

PARKER STREET - NORTH
LEICESTER, MASSACHUSETTS

PRELIMINARY SUBDIVISION PLAN
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

GRAZ Engineering, L.L.C.
323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-6959 Fax: (603) 585-6960





SHEET 2 OF 2

SCALE	1" = 40'	
REV.	DATE	BY

DRAWN BY	CHECKED BY	DATE
BCM	PHG	JUNE 30 2020

DESCRIPTION	BY

PARKER STREET - NORTH
LEICESTER, MASSACHUSETTS

PRELIMINARY SUBDIVISION PLAN
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

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