

For Planning Office Use:
File #:

Leicester Planning Board
Site Plan Review & Special Permit Application Form

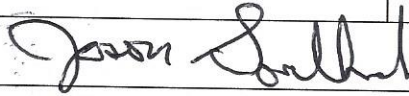
PERMIT TYPE: ☒ Special Permit ☒ Site Plan Review

CONTACT INFORMATION

Owner Information

Name:	JASON SOUTHWICK	Company Name:	
Signature:			
Address:	103 MARSHALL STREET LEICESTER, MA 01524		
Phone:	(508) 792-2764	Email:	jason@marshallstreetdiscgolf.com

Applicant Information

Name:	JASON SOUTHWICK	Company Name:	
Signature:			
Address:	103 MARSHALL STREET LEICESTER, MA 01524		
Phone:	(508) 792-2764	Email:	jason@marshallstreetdiscgolf.com

Primary Contact Person *(The person that will be contacted by Planning Board staff during the application process.)*

Name:	JASON SOUTHWICK	Company Name:	
Address:	103 MARSHALL STREET LEICESTER, MA 01524		
Phone:	(508) 792-2764	Email:	jason@marshallstreetdiscgolf.com

PROJECT INFORMATION

Project Address:	103 MARSHALL STREET	Zoning District:	SA
Assessors Map & Parcel #	5 A3.1 0	Deed Reference (Book & Page):	51300-383
Applicable Zoning Bylaw Section(s):			
Proposed Land Use:			
Existing Land Use:			

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PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		4,000 SQUARE FEET	
Total Lot Area:	19.74 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		
Brief Project Description: 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.] NEW CONSTRUCTION OF 4,000 SQUARE FOOT STRUCTURE FOR USE AS RETAIL DISC GOLF SHOP (CURRENTLY LOCATED IN THE DWELLING).			

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 ¹	<input checked="" type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) <input type="checkbox"/> n/a
<input checked="" type="checkbox"/> Documentation of Availability of Water & Sewer <input type="checkbox"/> n/a	<input checked="" type="checkbox"/> Certified Abutters List (1 copy) ² <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input checked="" type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees ³	<input checked="" type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

¹ 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).

² 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)

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

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

Finlay Engineering Services

*625 Chandler Street
Worcester, MA. 01602
(508) 757-1595*

July 10, 2019

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

Subject: 103 Marshall Street
Leicester, Massachusetts

Attention: Ms. Michele Buck, Town Planner/ Director of Inspectional Services

Dear Ms. Buck:

Finlay Engineering Services, on behalf of Jason Southwick, is pleased to supply you with the following application for standard site plan review for the construction of a 4,000 square foot building on the subject site.

The applicant seeks to modify an existing disc golf operation by building a 4,000 square foot building on the site. The proposed building will be comprised of 1,200 square feet of office space and 2,800 square feet of retail space to be used by Pyramids DGC. Pyramids DGC currently has nine employees. The current hours of operation vary seasonally, 8:00 A.M. to 7:00 P.M. during the spring, summer and fall months and 8:00 A.M. to 5:00 P.M. otherwise and will be unchanged. The existing office space and retail space on the site is located within an existing two bedroom residential dwelling which is situated on the property. The applicant wants to move the existing office and retail operation from the residential dwelling to the proposed building.

The site consists of two parcels that are owned by Mr. Southwick according to the deed which is recorded in Deed Book 51300 Page 383 at the Worcester County Registry of Deeds. Parcel A (7.57 +/- acres) is shown in Plan Book 748 Plan 4 and Parcel B (12.17 +/- acres) is shown in Plan Book 784 Plan 26 which are also recorded at the Worcester County South Registry of Deeds. The existing dwelling, the existing private water supply well, the existing subsurface sewage disposal system, the existing electric service, a majority of the existing gravel access driveway, the existing gravel parking area and a portion of the disc golf course are located on Parcel A. A portion of the existing gravel access driveway, an existing wood frame garage and the majority of the disc golf course are located on Parcel B.

Mr. Southwick obtained a special permit from the Town of Leicester Zoning Board of Appeals on April 29, 2004 to operate a Frisbee golf course and a Frisbee pro shop on the 19.74 acre site that is located in a Suburban Agriculture zoning district. Mr. Southwick also obtained a special permit from the Town of Leicester Zoning Board of Appeals on

Civil Engineers - Land Surveyors

Finlay Engineering Services

*625 Chandler Street
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April 22, 2019 to allow the proposed 4,000 square foot structure to be located between the existing dwelling and the front lot line of the property.

The existing impervious coverage on Parcel A includes the 2,458 square foot rooftop of the existing dwelling, a 98 square foot roof on an existing gazebo and a 25 square foot roof on an outdoor wood burning furnace. The existing impervious area on Parcel B includes a 489 square foot rooftop of an existing garage. The existing building coverage on Parcel A is 0.78%. The existing building coverage on Parcel B is 0.09%. The proposed building has a 4,000 square foot rooftop and will be located on Parcel A. The building coverage on Parcel A following construction of the proposed building will be 1.99%. The cumulative existing building coverage for the 19.74 acre parcel is 0.35%. The cumulative building coverage for the 19.74 acre parcel following construction will be 0.77%. The total impervious area following construction will be 7,070 square feet.

There are 26 existing parking spaces in the gravel parking area. The Town of Leicester Parking regulations require 18 parking spaces for the building size and use. There is no new parking proposed since the operation of the facility is not changing. The applicant is simply moving his current operation from the existing dwelling to the proposed building.

There is currently a private water supply well and a private subsurface sewage disposal system on the site that services the existing dwelling. The proposed building will have one unisex bathroom for employee use only. The new building sewer and water services will be connected to the existing water supply well and the existing subsurface sewage disposal system as shown on the site plan. This plan has been reviewed and approved by the Town of Leicester Board of Health.

We believe the proposal meets the Standards for Site Plan Approval (Section 5.2.05) of the zoning bylaw. The proposal does not change the current operation at the site. We are only proposing to move the existing office and retail space from the existing building to the proposed building.

The new rooftop runoff will be directed to a subsurface recharge trench that has been sized according the Commonwealth of Massachusetts Stormwater Management requirements. The proposed building will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, since the only new impervious area will be directly recharged to the groundwater table. The proposed building will not result in pollution or degradation to surface water or groundwater since only roof water will be recharged.

The applicant hopes to begin construction of the building this fall with an anticipated completion date of spring 2020.

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The plan as submitted requires a waiver to the Town of Leicester Landscaping Regulations. The proposed building is to be located in an open area on the site. The remainder of the site will remain unchanged. The disc golf course and the entrance driveway meanders through a heavily wooded area. It does not appear that additional landscaping is necessary.

The special permit dated April 29, 2004 was conditioned on the requirement that there will be no external lights, therefore, no lighting fixtures are proposed. The applicant hereby requests a waiver to the Leicester Planning Board Parking Regulations Section IV. G. Lighting.

The site is currently serviced by a 12 to 14 foot wide gravel driveway. The applicant is requesting a waiver to the Leicester Planning Board Parking Regulations Section IV. C. which requires a minimum driveway width of 25 feet where a common access/egress driveway is provided.

If you have any further questions or comments, please feel free to contact me.

Sincerely yours,



John E. Finlay II, P.E.
Principal Engineer

CC: Jason Southwick

Finlay Engineering Services
625 Chandler Street
Worcester, MA 01602
(508) 757-1595



John E. Finlay II
7/10/19

RECHARGE CALCULATIONS

CLIENT: Jason Southwick

SITE ADDRESS: 103 Marshall Street
Leicester, Massachusetts

Impervious Areas Proposed:

Rooftop: 4000 S.F.

Total = 4000 S.F.

Recharge Volume Required:

(Soil Type - C)
 $\frac{4000 \text{ S.F.} \times 0.25 \text{ in}}{12 \text{ in/ft}} = 83.33 \text{ C.F.}$

Recharge Trench Proposed:

Using Cultec Contractor Chambers surrounded with 6" of crushed stone:

Storage capacity / unit = 28.81 C.F. (catalog)

Number of units required = $\frac{83.33 \text{ C.F.}}{28.81 \text{ C.F.}} = 2.89 \text{ units}$
Say 3 units

Installed length = $3 \times 7.5' / \text{unit} = 22.5'$

Installed Length = 23.5'

Town of Leicester

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
4 A3.1 0	100 MARSHALL ST	DODGE STEVEN L		100 MARSHALL ST	LEICESTER	MA	01524
4 A4.1 0	90 MARSHALL ST	LEMPICKI BERNARD A		90 MARSHALL STREET	LEICESTER	MA	01524
4 A4.3 0	MARSHALL ST	LEMPICKI BERNARD A		90 MARSHALL ST	LEICESTER	MA	01524
4 A4.4 0	88 A MARSHALL ST	LEMPICKI BERNARD A		90 MARSHALL ST	LEICESTER	MA	01524
5 A1 0	434 MULBERRY ST	434 MULBERRY LLC	MORGAN GAIL M	16 GAY ST	ARLINGTON	MA	02474
5 A2 0	MULBERRY ST	SOUTHWICK JASON J		103 MARSHALL STREET	LEICESTER	MA	01524-1007
5 A3 0	101 MARSHALL ST	SOUTHWICK ALBERT B. SHIRLEY	MARSHALL STREET TRUST	101 MARSHALL ST	LEICESTER	MA	01524
5 A4 0	55 MARSHALL ST	SCOLA FRANKLYN J JR	SCOLA KERRY J	25 BARNES AVENUE	WORCESTER	MA	01605
5 A6.7 0	MULBERRY ST	MASSPORT		ONE HARBORSIDE DR STE 2	EAST BOSTON	MA	02128-2909
6 C4 0	121 MARSHALL ST	BAKER MERIDITH	DAVITT PATRICK	121 MARSHALL ST	LEICESTER	MA	01524
6 C5.4 0	405 MULBERRY ST	GENTILE PETER J	GENTILE PATRICIA A	505 MILL ST	WORCESTER	MA	01602

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 103 Marshall Street, Assessors Map 5-A3.1-0, Deed Ref. 51300/383
 Subject owner(s): Jason Southwick

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant