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GARY S. BRACKETT

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HAND DELIVERED

June 12, 2017

Deborah K. Davis, Town Clerk
Town of Leicester
3 Washburn Square
Leicester, MA 01524

RE: R.A. Graham Co. Inc.
Application for Special Permit
143 Clark Street, Rochdale

Dear Ms. Davis:

Please accept this letter and attached documents in support of the application of Andrew R. Graham and R.A. Graham Co. Inc. of 70 James Street, Worcester for a Special Permit for a proposed wholesale/warehouse hardware business to be located at 143 Clark Street in Rochdale.

This application is submitted pursuant to Sections 3.32, 3.32B, 4.1, 5.5.03.2 and 6.4.02 of the Leicester Zoning By-Law ("ZBL"). The proposed use will occupy an existing structure containing approximately 48,000 square feet.

In compliance with the requirements of the ZBL, the Planning Board's Rules and Regulations for Special Permit application and the Application Checklist, attached please find the following:

1. 13 Copies of plans (3-full-size and 10 – 11" x 17")
2. Special Permit Application Form (13 copies)
3. Documentation of Availability of Water and Sewer (contained in application)
4. Full Project Narrative including any waiver requests (13 copies)
5. Statement of Compliance with Special Criteria Permit (13 copies)
6. Certified Abutters List
7. Application Fee of \$525.00 payable to the Town of Leicester.

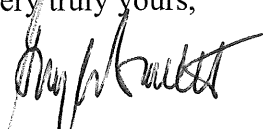
I understand that we will receive instructions from the Planning Board outlining the notification process.

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TOWN OF LEICESTER, MASS

Deborah K. Davis, Town Clerk
Town of Leicester
June 12, 2017
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Please contact me if you have any questions. Thank you for your cooperation.

Very truly yours,



Gary S. Brackett

GSB/dsh

Enclosures

cc: Michelle R. Buck, AICP, Town Planner/Director of Inspectional Services
Andrew R. Graham, President, R.A. Graham Co., Inc.

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:	GEORGE HINMAN			
Signature:	George Hinman			
Address:	26 Rackey Street Westborough, MA 01581			
Phone:	508-450-0940	Fax:	508-892-7200	Email: gbinman@yahoo.com
Applicant Information				
Name:	Andrew R. Graham (Graham Team Usa LLC = Lessor) R.A. Graham Co. Inc = Lessee			
Signature:	[Signature]			
Address:	work RA Graham Co Inc Andy Graham 70 James St. Worcester, MA 01603			
Phone:	800-333-3933 x104	Fax:	888-755-6584	Email: andy@ragraham.com
Primary Contact Person (The person that will be contacted by Planning Board staff during the application process.)				
Name:	Andrew R. Graham			
Address:	See Applicant Info			
Phone:	See Above	Fax:	See Above	Email: See Above

PROJECT INFORMATION

Project Address:	143 Clark St. Rochdale, MA 01542		Zoning District:	R1B
Assessors Map & Parcel #	Map 37 Parcel A5.1	Deed Reference (Book & Page):	Book 13960 / Page 40	
Applicable Zoning Bylaw Section(s):	3.32 ; 3.32B.4.1 ; 5.5.03.2			
Proposed Land Use:	Wholesale/Warehouse Business			
Existing Land Use:	Storage / Warehouse			
Size of Proposed Structure(s):	As is, 48,000 sf			

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Total Lot Area:	4.37 AC
Water Source: (If "public" water, identify applicable water district)	Public / Cherry Valley & Rockdale Water District
Sewer Source: (If "public" sewer, identify applicable sewer district)	Public / Oxford Rockdale Sewer District
Brief Project Description: Please include a description on this form (i.e. do not write "see attached"). Wholesale Hardware Distributor, Selling tools and door hardware across New England. Shipping + Receiving About 22 every day employees. No manufacturing, some light assembly. Relocating from Worcester.	

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 type="checkbox"/> 13 copies of plans (3-full-size & 10- 11"x17") | <input type="checkbox"/> Full Project Narrative including any waiver requests (13 copies) | <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* | <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:			

R.A. GRAHAM CO., INC.

PROJECT NARRATIVE AND REQUEST FOR WAIVER

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TOWN OF WORCESTER OFFICE

This is in regards to a request for Special Use Permit for 143 Clark St/Map 37, parcel A5.1 in the RIB Residential Industrial Business Zone. The deed reference is Book 13960 and Page 40.

Since the operating business is wholesale and not light industrial or light assembly, a special permit is required. This is in accordance with applicable zoning bylaw sections 3.32, 3.32B, 4.1 and 5.5.03.2.

The lot is 4.37 acres and has an existing building of 48,000 square feet. There are no planned additions, construction projects, alterations to the size of the building, alterations to the land/plot layout or alterations to the lot size.

The use will be for a wholesale hardware distributor, the R. A. Graham Company Incorporated, which is currently located in Worcester at 70 James St. The company sells door hardware, tools and more related items to primarily hardware stores and lumber yards throughout the New England area and has been doing so since 1979. The main functions of the business are order entry, order picking and shipping. A very small percentage of work is light assembly, including packaging small wood plugs and stapling on a display header card for retail displaying on peg hooks. Shipping and receiving averages about 5 or 6 truck visits per day, including standard UPS and FedEx trucks, both dropping off and picking up, along with 1 common carrier trailer to drop off deliveries and/or pick up orders. Some days, no common carrier tractor trailers visit the premises.

We do not expect heavy traffic to be caused by the R. A. Graham Company using the building. We also do not expect high levels of noise as there is no manufacturing and only very light assembly. No heavy machinery is used other than an electric forklift. The R. A. Graham Company has rented space in a shared building at its current location in Worcester with several other businesses and has not received complaints as being a poor neighbor-company or tenant.

The proposed number of parking spaces is 33 as shown in the submitted plans. There are right now 19 full-time employees that work at the R. A. Graham facilities. One part time employee does not work every day and 6 sales representatives work in their respective regional territories all the time.

Sales meetings are held on Saturdays approximately 4 - 6 times per year. This only requires 9 to 15 workers to be present and the meetings do not go past 5:00 p.m. Standard business hours are 8:00 a.m. to 5:00 p.m. Monday through Friday, with a few select employees arriving at 7:00 a.m. daily.

Pursuant to the Planning Board Rules and Regulations for Special Permit Applications, I. Application Requirements, 2.F., the applicant requests a waiver of the Site Plan submittal requirements for a new Site Plan for the reason that the proposed use is a reuse of the existing structure and the applicant seeks to employ the Site Plan by Murphy and Associates for the existing building and property dated January 28, 1992.

It is the applicant's understanding that no other permits or approvals are required for the proposed use.

R.A. GRAHAM CO. INC.

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**STATEMENT OF COMPLIANCE WITH
SPECIAL PERMIT CRITERIA**

TOWN ENGINEERING OFFICE
LEMINSTER, MASS.

1. The site is an appropriate location for the proposed use.

The site is located in the R1B Zoning District which allows the proposed use by grant of a Special Permit.

2. There is adequate public sewage and water facilities.

As demonstrated by the application, the site has water service from the Cherry Valley/Rochdale Water District. In addition, public sewer exists from the Oxford Rochdale Sewer District.

3. The use will not have a possible adverse impact on the neighborhood, undue nuisance or serious hazard to vehicles or pedestrians.

As the Project Narrative describes, the proposed use will be wholesale/warehouse hardware business providing items primarily to hardware stores and lumber yards. There will be no retail sales. Other than some minor light assembly, there will be order picking and shipping of goods and supplies. No heavy machines are used other than a forklift. There will be no neighborhood impact from noise, odor or lighting. Vehicle trips per day are limited to employee arrivals and departures and limited truck deliveries and receiving.

4. Adequate and appropriate facilities are provided to ensure the proper operation of the proposed use and structure.

The proposed use will be conducted entirely within the existing 48,000 square foot structure which has an existing use as storage and warehouse space.