

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:	Matt Schold	Company Name:	Central Land Development Corp.
Signature:	Matt Schold		
Address:	One Charlesview Road, Suite 1 Hopedale, MA 01747		
Phone:	(508) 612-8777	Email:	ScholdDev@gmail.com
Applicant Information			
Name:	Same as Owner	Company Name:	
Signature:			
Address:			
Phone:		Email:	
Primary Contact Person <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
Name:	Same as Owner	Company Name:	
Address:			
Phone:		Email:	

**PROJECT INFORMATION**

Project Address:	Off Paxton Street	Zoning District:	SA
Assessors Map & Parcel #	Map 19, A14,A14.1,A14.2	Deed Reference (Book & Page):	59309/122
Applicable Zoning Bylaw Section(s):	5.13		
Proposed Land Use:	Open Space Residential Development		
Existing Land Use:	Vacant		

## PROJECT INFORMATION, Continued

<b>Size of Proposed Structure(s):</b>			
<b>Total Lot Area:</b>	60 acres		
<b>Water Source:</b> (Select One)	<input type="radio"/> Private Well	<input type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input checked="" type="radio"/> Leicester Water Supply District	
<b>Sewer Source:</b> (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input checked="" 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 Open Space Residential Development to include 13 residential lots, 31 acres of Open Space, 2,000 foot long cul-de-sac roadway and additional 1,995 foot long gravel drive access. New roadway will front on Paxton Street.			

## 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 checked="" 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) <sup>2</sup> <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input checked="" type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees <sup>3</sup>	<input checked="" 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

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

**FORM B. APPLICATION FOR APPROVAL OF PRELIMINARY PLAN**

Date: May 25, 2021

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:

Preliminary Plan Open Space Residential Development in Leicester, Massachusetts

and dated May 25, 2021, located Off of Paxton Street,

showing 13 lots on 60.2 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 Becker College,

dated July 30, 2018, and recorded in Worcester District Registry of Deeds, Book 59309, Page 122, or under Certificate of Title No. \_\_\_\_\_, registered in Worcester Land Registry District, Book \_\_\_\_\_, Page \_\_\_\_\_  
Assessors Map & Parcel # Map 19, parcels A14, A14.1, A14.2

Applicant Information Owner Information* (if not the Applicant)		
Name:	Matt Schold-Central Land Development Corp.	Name:
Signature:	<i>Matt Schold</i>	Signature:
Address:	One Charlesview Road, suite 1	Address:
Hopedale, MA 01747		
Phone #:	(508) 612-8777	Phone #:

Received by the Planning Board \_\_\_\_\_.

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

# Summit Engineering & Survey, Inc.

Leicester Planning Board  
3 Washburn Square  
Leicester, Ma 01524

June 2, 2021

Re: **Open Space Residential Development  
Off Paxton Street  
Assessor's Map 19, Parcels A14, A14.1, A14.2**

## Project Narrative: Existing

### Conditions

The locus site is a vacant wooded tract of land west of Paxton Street and north of Sargent Pond. The tract comprises 60 acres with the southeastern portion abutting Paxton Street. The site is also accessible via an existing 50 foot wide access easement to Paxton Street at the northeast corner of the tract. The land abuts Sargent Pond with approximately 3,700 feet of water frontage and the entirety of the site slopes from its northern border southerly toward Sargent Pond.

### Proposed Conditions

A new roadway will be constructed from Paxton Street through the site and terminating with a cul-de-sac. A second means of access (gravel drive) will continue from the cul-de-sac back through the northerly portion of the subdivision connecting to Paxton Street through the existing access easement.

Abutting the new cul-de-sac roadway are 13 proposed residential lots with 10 of those lots having water frontage on Sargent Pond. The remainder of the site will be designated as Open Space having a total area of 31 acres. The greater portion of the open space will be along the northern side of the tract, directly accessible from the proposed gravel way. Two other open space parcels along the southern border will provide access from the cul-de-sac roadway to Sargent Pond.

Underground utility services will be provided within the new cul-de-sac roadway from Paxton Street. Sanitary sewer service will be a combination of gravity and pressure lines connecting to the existing Paxton Street infrastructure, in addition potable water and fire protection will also be extended from Paxton Street.

A stormwater management system will be constructed within the roadway consisting of deep sump/hooded catch basins, drainage manholes and piping which will flow toward several stormwater basins for solids removal treatment and post-development rate attenuation. The system will be designed and constructed in compliance with local and state stormwater management standards and will utilize the appropriate best management practices under those standards.  
information.

Respectfully Submitted,  
Summit Engineering & Survey, Inc.

By: *Peter Lavoie*  
Peter Lavoie, Project Engineer

# Summit Engineering & Survey, Inc.

June 2, 2021

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

*via hand delivery*

Re: **Modification of Open Space Residential Development  
Off Paxton Street "Smugglers Cove"**

Dear Members of the Board,

On behalf of our Client, DJT Properties, LLC, this office submits a Request for Waivers from the requirements of the Town of Leicester's Rules and Regulations Governing the Subdivision of Land as follows;

1. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW MORE THAN 10 LOTS ON A DEAD- END STREET. (24' Proposed).
2. ZONING BY-LAW SECT. 5.13.07,C,(1): TO ALLOW A BUFFER STRIP LESS THAN 100 AT THE PERIMETER OF THE PROJECT.  
(\*REDUCED BUFFER AREA AT ROADWAY ENTRANCE FOR CONSTRUCTION/GRADING. NO BUFFER STRIP PROPOSED ALONG THE PORTION OF THE PERIMETER THAT ABUTS SARGENT POND)
3. ZONING BY-LAW SECT. 5.13.07,B,(6): TO ALLOW DRAINAGE BASIN-1 TO BE CONSTRUCTED ON OPEN SPACE PARCEL C.  
(BASIN AREA-17,000± SF = 1.4% OF OPEN SPACE PARCEL C)
4. SUBDIVISION RULES & REGULATIONS, SECT. V,2.WIDTH,(a): TO ALLOW A WAY WIDTH OF 24 FT.
5. SUBDIVISION RULES & REGULATIONS, SECT. V,5.CROSS-SECTION: TO ALLOW FOR DELETION OF SIDEWALKS.
6. SUBDIVISION RULES & REGULATIONS, SECT. VI,G.SIDEWALKS,1-3. TO ALLOW FOR DELETION OF SIDEWALKS
7. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH (2,000 FT. PROPOSED)

We look forward to working with the Board and the other Town Offices on this project. Please do not hesitate to contact this office if you have any questions or require any additional information.

Respectfully Submitted,  
Summit Engineering & Survey, Inc.

By: *Peter Lavoie*

Peter Lavoie, Project Engineer

3:58:48PM

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
15 A15 0	150 PAXTON ST	WHITE VIRGINIA B	TRUSTEE, WHITE TRUST	10 MURPHYS WAY	UXBRIDGE	MA	01569-2916
15 A16.1 0	PAXTON ST	WHITE VIRGINIA M	TRUSTEE, WHITE TRUST	150 PAXTON STREET	LEICESTER	MA	01524
16 A3 0	175 PAXTON ST	LAKEWOOD LLC		PO BOX 20136	WORCESTER	MA	01602
16 A3.2 0	17 WHITTEMORE ST	HYLAND MARY V		17 WHITTEMORE ST	LEICESTER	MA	01524
16 A3.3 0	PAXTON ST	HYLAND ROBERT M		17 WHITTEMORE ST	LEICESTER	MA	01524
16 A3.4 0	PAXTON ST	SOOJIAN MARK	SOOJIAN MATTHEW	1640 MAIN ST	LEICESTER	MA	01524
16 A3.5 0	173 PAXTON ST	CENTRAL LAND DEVELOPMENT		31 WHITEWOOD RD	MILFORD	MA	01757
19 A14.6 0	127 PAXTON ST	MACKENZIE-LAMB FRANK	MACKENZIE-LAMB MEREDI	21 ELMWOOD AVENUE	CHERRY VALLEY	MA	01611
19 A14.7 0	125 PAXTON ST	BATTELLE WILLIAM	BATTELLE CATHY	125 PAXTON STREET	LEICESTER	MA	01524
19 A14.8 0	123 PAXTON ST	BARIL LORI L		123 PAXTON STREET	LEICESTER	MA	01524-1107
19 A15 0	147 PAXTON ST	ANDUJAR JHOEL		147 PAXTON ST	LEICESTER	MA	01524
19 A16 0	149 PAXTON ST	SHEEHAN JOHN M	SHEEHAN CHRISTINA H	149 PAXTON ST	LEICESTER	MA	01524
19 A18 0	LAKE SARGENT DR	CENTRAL LAND DEVELOPMENT		31 WHITEWOOD RD	MILFORD	MA	01757
19 A19 0	LAKE SARGENT DR	LEICESTER COUNTRY CLUB LLC		PO BOX 138	LEICESTER	MA	01524
20A A1 0	144 PAXTON ST	CONSIGLIO ANTHONY P		144 PAXTON ST	LEICESTER	MA	01524
20A A4 0	140 PAXTON ST	KAPURCH GLORIA	BESSE BRIAN M	140 PAXTON ST	LEICESTER	MA	01524
20A A5 0	140.5 PAXTON ST	GAFFNEY & ASSOCIATES LLC		21 SHERMAN GROVE	SPENCER	MA	01562-1429

End of Report

PLEASE NOTE: Sargent Pond is an abutter.

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.

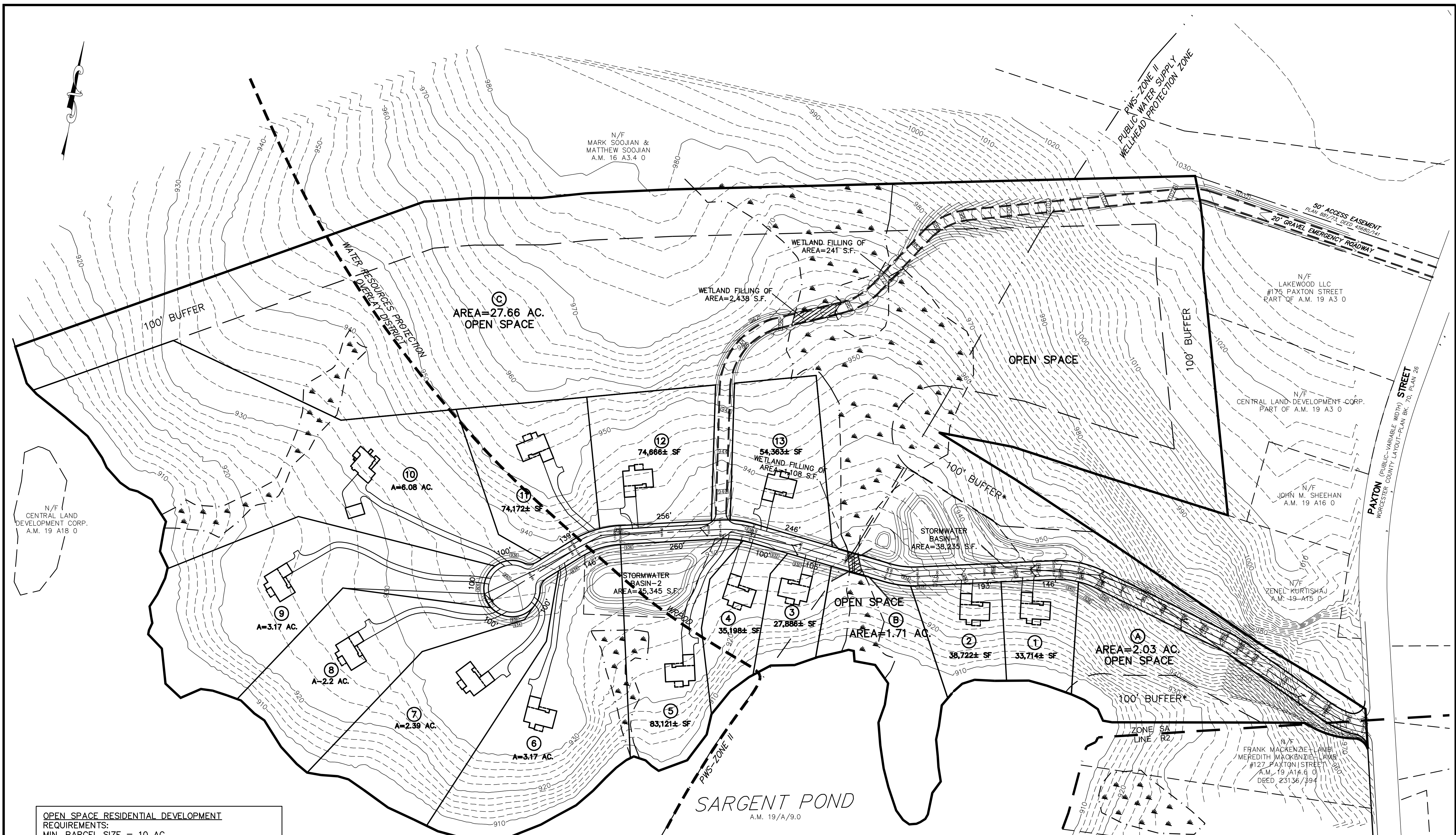
Subject property: Paxton Street, Assessors Map 19-A14, 19-A14.1, 19-A14.2, Deed Ref. 59309/122

Subject owner(s): Central Land Development Corp.

Sandy Genna, Principal Assessor

Prepared by: Kathleen Asquith, Assistant





**OPEN SPACE RESIDENTIAL DEVELOPMENT REQUIREMENTS:**  
MIN. PARCEL SIZE = 10 AC.  
MIN. OPEN SPACE AREA = 50% OF TOTAL AREA  
MIN. LOT AREA = 20,000 SF  
MIN. FRONTAGE = 100 FT.

MIN. SETBACKS  
FRONT YARD = 20 FT.  
SIDE YARD = 20 FT.  
REAR YARD = 20 FT.

**PROPOSED CONCEPTUAL OSRD LAYOUT PROVIDED:**  
TOTAL PARCEL SIZE = 60.2± AC.  
MIN. OPEN SPACE AREA = 52% OF TOTAL AREA

**PROPOSED CONCEPTUAL OSRD STATISTICS**  
13 PROPOSED RESIDENTIAL LOTS  
(3) OPEN SPACE PARCELS A, B, C AREA=31.4± AC.  
ROADWAY LENGTH = 2,000 FT.  
ROADWAY WIDTH = 40' WIDE RIGHT-OF-WAY  
ROADWAY AREA = 86,995± SF, 1.99± AC.  
GRAVEL DRIVE LENGTH = 1,995 FT.

- REQUESTED WAIVERS: (PREVIOUSLY APPROVED JULY 2019)**
1. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH (2,000 FT. PROPOSED)
  2. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW MORE THAN 10 LOTS ON A DEAD-END STREET. (13 PROPOSED)
  3. ZONING BY-LAW SECT. 5.13.07,C,(1): TO ALLOW A BUFFER STRIP LESS THAN 100 FT. AT THE PERIMETER OF THE PROJECT. (\*REDUCED BUFFER AREA AT ROADWAY ENTRANCE FOR CONSTRUCTION/GRADING. NO BUFFER STRIP PROPOSED ALONG THE PORTION OF THE PERIMETER THAT ABUTS SARGENT POND)
  4. ZONING BY-LAW SECT. 5.13.07,B,(6): TO ALLOW DRAINAGE BASIN-1 TO BE CONSTRUCTED ON OPEN SPACE PARCEL C (BASIN AREA-38,235 ± SF) AND BASIN-2 IN OPEN SPACE B (BASIN AREA-35,235 ± SF) .
  5. SUBDIVISION RULES & REGULATIONS, SECT. V,2.WIDTH,(a): TO ALLOW A TRAVELLED WAY WIDTH OF 24 FT INSTEAD OF REQUIRED 26' WIDE TRAVEL WAY.
  6. SUBDIVISION RULES & REGULATIONS, SECT. V,5.CROSS-SECTION: TO ALLOW FOR THE DELETION OF SIDEWALKS.
  7. SUBDIVISION RULES & REGULATIONS, SECT. VI,G.SIDEWALKS,1-3. TO ALLOW FOR THE DELETION OF SIDEWALKS.

**NOTE:**

THE PURPOSE OF THIS PLAN IS FOR THE MODIFICATION TO THE APPROVED SPECIAL PERMIT AND PRELIMINARY PLAN GRANTED BY THE LEICESTER PLANNING BOARD BASED ON THE PLAN PREPARED BY ALLEN ENGINEERING AND ASSOACAITES INC DATED JULY 2019.

LOTS WILL BE SERVICED BY MUNICIPAL WATER, PRESSURE/FORCE MAIN SEWER AND UNDERGROUND TELEPHONE, CABLE TELEVISION AND ELECTRIC FROM PAXTON STREET.

THE ROADWAY AND ASSOCIATED DRAINAGE EASEMENTS SHALL BE CONVEYED TO THE TOWN OF LEICESTER UPON COMPLETION.

THE OPEN SPACE PARCELS SHALL BE CONVEYED TO A CORPORATION OR TRUST TO BE OWNED BY THE OWNERS OF LOTS WITHIN THE DEVELOPMENT.

THE WETLAND CROSSINGS SHOWN ARE SUBJECT TO THE APPROVAL OF THE TOWN OF LEICESTER, CONSERVATION COMMISSION AND/OR MASSDEP.

THE EXISTING CONDITIONS SHOWN HAVE BEEN COMPILED FROM RECORD PLANS AND STATE/LOCAL GIS DATA, AND ARE APPROXIMATE ONLY. SUMMIT ENGINEERING, INC. HAS NOT PERFORMED AN ON-THE-GROUND FIELD-INSTRUMENT SURVEY, AND EXISTING CONDITIONS SHOWN HEREON ARE SUBJECT TO CHANGE.



Professional Engineer

**REFERENCES**

ASSESSORS INFORMATION:  
MAP 19, PARCELS A14, A14.1, A14.2

DEED REFERENCE:  
BOOK 59309, PAGE 122

**NOTES**

LOCUS IS LOCATED WITHIN THE ZONING DISTRICT "SA"

UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES AND ARE APPROXIMATE ONLY. UNDERGROUND UTILITIES OR STRUCTURES OTHER THAN THOSE SHOWN MIGHT EXIST. BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.

**OWNER & APPLICANT:**

Central Land Development Corp.  
One Charlesview Road, Suite 1,  
Hopedale, MA 01747

**SMUGGLER'S COVE**

TITLE:  
**MODIFICATION**  
Preliminary Plan  
Open Space Residential  
Development Plan  
in  
Leicester, Massachusetts

**SUMMIT**  
Engineering & Survey, Inc.

710 MAIN STREET  
NORTH OXFORD, MA 01537  
P:(508)987-8703 F:(508)987-8704

SCALE: 1"=100' FEET

SCALE: AS SHOWN  
DATE: MAY 26, 2021  
JOB NO: 2021-151  
PLAN NO: PRELIMINARY PLAN  
SHEET NO: 1 OF 1

**PRELIMINARY PLAN**