

For Planning Office Use: File #: _____
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## Leicester Planning Board Site Plan Review & Special Permit Application Form

**PERMIT TYPE:**    ☐ Special Permit    ☐ Site Plan Review

### CONTACT INFORMATION

<b>Owner Information</b>			
<b>Name:</b>		<b>Company Name:</b>	
<b>Signature:</b>			
<b>Address:</b>			
<b>Phone:</b>		<b>Email:</b>	
<b>Applicant Information</b>			
<b>Name:</b>		<b>Company Name:</b>	
<b>Signature:</b>			
<b>Address:</b>			
<b>Phone:</b>		<b>Email:</b>	
<b>Primary Contact Person</b> <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
<b>Name:</b>		<b>Company Name:</b>	
<b>Address:</b>			
<b>Phone:</b>		<b>Email:</b>	

### PROJECT INFORMATION

<b>Project Address:</b>		<b>Zoning District:</b>	
<b>Assessors Map &amp; Parcel #</b>		<b>Deed Reference (Book &amp; Page):</b>	
<b>Applicable Zoning Bylaw Section(s):</b>			
<b>Proposed Land Use:</b>			
<b>Existing Land Use:</b>			

## PROJECT INFORMATION, Continued

<b>Size of Proposed Structure(s):</b>		
<b>Total Lot Area:</b>		
<b>Water Source:</b> (Select One)	<input type="checkbox"/> Private Well	<input type="checkbox"/> Cherry Valley & Rochdale Water District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
<b>Sewer Source:</b> (Select One)	<input type="checkbox"/> Private Septic System	<input type="checkbox"/> Cherry Valley Sewer District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
	<input type="checkbox"/> 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.]		

## 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 type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input type="checkbox"/> Detailed Project Narrative including any waiver requests <sup>1</sup>	<input type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Documentation of Availability of Water & Sewer <input type="checkbox"/> n/a	<input type="checkbox"/> Certified Abutters List (1 copy) <sup>2</sup> <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Fees <sup>3</sup>	<input 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: July 10, 2019

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 July 8, 2019, located Off Paxton Street, showing 24 lots on 60.2 acres 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

<b>Applicant Information</b>		<b>Owner Information* (if not the Applicant)</b>	
Name:	Matt Schold-Central Land Development Corp.	Name:	
Signature:		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.



ALLEN ENGINEERING  
& ASSOCIATES, INC.

Civil Engineers, Surveyors &  
Land Development Consultants

**ADDRESS**

One Charlesview Road  
Suite 2  
Hopedale, MA 01747

**PHONE**

(508) 381-3212

**WEB SITE**

[www.allen-ea.com](http://www.allen-ea.com)

July 10, 2019

Leicester Planning Board

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 24 proposed residential lots with 14 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.



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July 10, 2019

Leicester Planning Board  
3 Washburn Square,  
Leicester, MA 01524

Re: **Open Space Residential Development  
Off Paxton Street**

REQUESTED WAIVERS:

1. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH  
(2,608 FT. PROPOSED)
2. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW MORE THAN 10 LOTS ON A DEAD-END STREET.  
(24 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-17,000± SF = 1.4% OF OPEN SPACE PARCEL C)
5. SUBDIVISION RULES & REGULATIONS, SECT. V,2.WIDTH,(a): TO ALLOW A TRAVELLED WAY WIDTH OF 24 FT.
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