

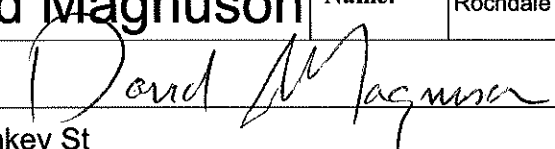
For Planning Office Use:
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Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☒ Special Permit ☐ Site Plan Review

CONTACT INFORMATION

Owner Information

Name:	David Magnuson	Company Name:	Rochdale Holdings / Worcester Tool and Stamping
Signature:			
Address:	11 Hankey St Rochdale, MA 01542		
Phone:	(508) 892-8195	Email:	admin@worchester-tool.com

Applicant Information

Name:	Randolph Gardner	Company Name:	WorcShop
Signature:			
Address:	11 Hankey St Rochdale, MA 01542		
Phone:	(508) 713-7776	Email:	theworcshop@gmail.com

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

Name:	Ethan DeSota	Company Name:	EthanDeSota.com
Address:	444 Henshaw Rochdale, MA 01542		
Phone:	(810) 874-6463	Email:	evdesota@gmail.com

PROJECT INFORMATION

Project Address:	11 Hankey St	Zoning District:	NB
Assessors Map & Parcel #	43 C7 0	Deed Reference (Book & Page):	3170 / 111
Applicable Zoning Bylaw Section(s):	Section 5.10 Adaptive Use Overlay		
Proposed Land Use:	F2 with Makerspace Adaptations		
Existing Land Use:	F2		

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PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		
Total Lot Area:	9.96 Acres	
Water Source: (Select One)	☐ Private Well	☒ Cherry Valley & Rochdale Water District
	☐ Hillcrest Water District	☐ Leicester Water Supply District
Sewer Source: (Select One)	☐ Private Septic System	☐ Cherry Valley Sewer District
	☐ Hillcrest Water District	☐ Leicester Water Supply District
	☒ 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.] Adapting historic mill building and manufacturing facility to a Makerspace via Leicester Zoning and By-laws Section 5.10. Although this permit anticipates remodeling and repairs to the current structure, no expansion of the current building or substantial reconfiguring of the current grounds is anticipated.		

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.

☒ Plans (2-full-size & 11-11"x17")	☒ Detailed Project Narrative including any waiver requests ¹	☐ Drainage Analysis/ Stormwater Report, (3 copies) ☒ n/a
☒ Documentation of Availability of Water & Sewer ☐ n/a	☐ Certified Abutters List (1 copy) ² ☐ n/a	☐ Traffic Study (3 copies) ☒ n/a
☒ Fees ³	☒ .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:			

Town of Leicester

Abutters List

PLANING

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
43 A10 0	724 PLEASANT ST	JONES GUY G	JONES MAUREEN B	724 PLEASANT ST	ROCHDALE	MA	01542
43 A8 0	710 PLEASANT ST	WESSNER HOLDINGS CORP		65 JAMES ST	WORCESTER	MA	01603
43 A9 0	PLEASANT ST	BAPTIST PARSONAGE		700 PLEASANT ST	ROCHDALE	MA	01542
43 C5 0	PLEASANT ST	TOWN OF LEICESTER	TOWN HALL	3 WASHBURN SQUARE	LEICESTER	MA	01524
43 C6 0	709 PLEASANT ST	KIMBALL TANYA A		709 PLEASANT ST	ROCHDALE	MA	01542
43 C7 0	11 HANKEY ST	WORCESTER TOOL+STAMPING CO		PO BOX 308	ROCHDALE	MA	01542-0308
43 C7.1 0	HANKEY ST	BERGIN JR JOSEPH D	BERGIN JR THOMAS J	P O BOX 486	HARDWICK	MA	01037
43 C8 0	HANKEY ST	WORCESTER TOOL+STAMPING CO		PO BOX 308	ROCHDALE	MA	01542-0308
43 C9 0	REAR PLEASANT ST	BERGIN JR JOSEPH D	BERGIN JR THOMAS J	P O BOX 486	HARDWICK	MA	01037
43A C9 0	693 695 PLEASANT ST	MURPHY EDWIN L	BERNIER SHARON A	693-695 PLEASANT STREET	ROCHDALE	MA	01542
43B A2 0	713 PLEASANT ST	VETERANS OF FOREIGN WARS	POST#7556-R WEYMOUTH E	PO BOX 47	ROCHDALE	MA	01542-0047
43B A3 0	PLEASANT ST	TOWN OF LEICESTER		3 WASHBURN SQUARE	LEICESTER	MA	01524
43B A4 0	721 725 PLEASANT ST	PAQUETTE MATTHEW P	PAQUETTE JESSICA L	723 PLEASANT ST	ROCHDALE	MA	01542
43B A4.1 0	719 PLEASANT ST	PAQUETTE ARTHUR J	PAQUETTE KATHLEEN M	17 CRAIG STREET	ROCHDALE	MA	01542
43B A5 0	731 PLEASANT ST	BRINK VANESSA		731 PLEASANT ST	ROCHDALE	MA	01542
43B A6 0	733 PLEASANT ST	YEAWOLO YATA		733 PLEASANT ST	ROCHDALE	MA	01542
43B A6.1 0	3 HANKEY ST	BLEASE LINDSEY P	LEVINE JOSEPH D	3 HANKEY ST	ROCHDALE	MA	01542
43B B1 0	HANKEY ST	WORCESTER TOOL+STAMPING CO		P O BOX 308	ROCHDALE	MA	01542-0308
43B B2 0	6 8 HANKEY ST	LGA PROPERTIES LLC		58 DOUGLAS RD	SUTTON	MA	01590
43B B3 0	2 4 HANKEY ST	HAGGLUND CHARLES A	HAGGLUND NANCY	PO BOX 132	ROCHDALE	MA	01542-0132
43B B6 0	PLEASANT ST	GELINAS JAMES A		751-753 PLEASANT STREET	ROCHDALE	MA	01542
43B B7 0	PLEASANT ST	GELINAS JAMES A		751-753 PLEASANT STREET	ROCHDALE	MA	01542
43B B8 0	761 PLEASANT ST	CASSANI JOHN	CASSANI HEATHER	761 PLEASANT ST	ROCHDALE	MA	01542

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 11 Hankey Street, Assessors Map 43-C7-0, Deed Ref. 3170/111
 Subject owner(s): Worcester Tool & Stamping Co. Inc.

Sandy Genna, Principal Assessor

Prepared by: Kathleen Asquith, Assistant