

GRAZ Engineering, L.L.C.

323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

Transmittal

To: Planning Board
Company: Town of Leicester
Address: 3 Washburn Square
City/State: Leicester, MA 01524

Subject: Stafford & Auburn Streets
ANR - Form A Submittal
Date: January 30, 2024
Transmitted: ☒ Email ☒ Hand ☒ Mail

- ☒ For Your Approval
- ☒ For Your Review
- ☐ For Your Signature
- ☒ For Your Information
- ☐ For Your Files


- ☒ Which You requested
- ☐ Approved
- ☐ Approved As Noted
- ☐ Revise And Resubmit
- ☐ Not Approved

5	copies	Form A, ANR Application & Checklist dated 1/30/24
1	copies	Stafford & Auburn Streets ANR Plan dated 1/30/2024 (24"x 36", Mylar)
3	copies	Stafford & Auburn Streets ANR Plan dated 1/30/2024 (24"x 36", Bond)
6	copies	Stafford & Auburn Streets ANR Plan dated 1/30/2024 (11"x 17", Bond)
1	check	Project Review Fee Check for \$ 160.00
	copy	
	copy	

Comments: Enclosed is the Form A, ANR Application & Checklist for creating two lots (Lot 1 & Remaining Land) off from and located at the northeasterly corner of Stafford & Auburn Streets for Southwest Holdings, Ltd. (Wayne Richard). The land to be divided is depicted on Assessors Map 35, as Parcels C7.1 & C12.0.

I trust that this submittal meets the requirements of the Board and look forward to discussing this project at your next regularly scheduled meeting. Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
GRAZ Engineering, L.L.C.


Brian MacEwen, P.L.S., B.S.C.E.
Project Manager

cc: Robert W. Richard, Owner/Applicant

RECEIVED

FEB , 1 2024

**Town of Leicester
Planning Department**

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2024 FEB -5 AM 9:19

**TOWN CLERK'S OFFICE
LEICESTER, MASS.**



TOWN OF LEICESTER

Planning Department
3 Washburn Square, Leicester, Massachusetts 01524

RECEIVED
2024 FEB -5 AM 9:12
TOWN CLERK'S OFFICE
LEICESTER, MASS.
508.892.7000 ext.120

Planning Board ANR Plan Content & Submittal Checklist

Name of Owner Southwest Holdings, Ltd.
Location Stafford & Auburn Streets
Representative GRAZ Engineering, LLC Phone Number 508-769-9084 (Brian)
Number of Lots 2 Submittal Date 1/30/24 Meeting Date 2/6/24

Filing Fee (\$160.00 Check payable to Town of Leicester)	<input checked="" type="checkbox"/>	Zone <u>BR-1, Structure</u>	<input checked="" type="checkbox"/>
Application & Checklist (5 Copies)	<input checked="" type="checkbox"/>	Frontage (show totals)	<input checked="" type="checkbox"/>
Mylar & 3 Paper Copies (Full Size)	<input checked="" type="checkbox"/>	Lot Area (Sq ft and Acres)	<input checked="" type="checkbox"/>
6 Reduced Copies of Plans (11x17")	<input checked="" type="checkbox"/>	Metes and Bounds	<input checked="" type="checkbox"/>
Owner and address of record	<input checked="" type="checkbox"/>	Abutters	<input checked="" type="checkbox"/>
MA Surveyor stamp and signature	<input checked="" type="checkbox"/>	Electronic Copy	<input checked="" type="checkbox"/>
Endorsement Box	<input checked="" type="checkbox"/>	Existing Structures, driveways, wells	<input checked="" type="checkbox"/>
Registry Box	<input checked="" type="checkbox"/>	Other non-lot parcels	<input type="checkbox"/>
Plan and Deed references	<input checked="" type="checkbox"/>	Variance	<input type="checkbox"/>
Certifications of standards and survey	<input checked="" type="checkbox"/>	Book <u>28790</u> Page <u>68</u> (Parcels C & D)	
Scale, legend and date	<input checked="" type="checkbox"/>	Matters for Conservation to Review	<input type="checkbox"/>
Locus and north arrow	<input checked="" type="checkbox"/>		
Way a. Public	<input checked="" type="checkbox"/>		
b. Private uses & certified	<input type="checkbox"/>		
c. Suitable & pre-existing	<input type="checkbox"/>		

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FEB , 1 2024

Notes:

Town of Leicester
Planning Department

Planning Board

Kristen Jacobsen
Town Planner

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FEB 1 2024

Town of Leicester
Planning Department

Town of Leicester Planning Department Application for ANR

(Approval Not Required under the Subdivision Control Law)

ANR 20 24 - 01



3 Washburn Square
Leicester, MA 01524
508.892.7000 ext. 120
www.leicesterma.org

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LEICESTER, MASS.

Applicant

Name of Applicant (primary contact): Southwest Holdings, Ltd. (Wayne Richard)
Address: 6017 Pine Ridge Road, Suite 255, Naples, FL 34119
Phone: 508-892-1000 Cell: 508-892-1000
Email Address: rwr@soval.com

Owner

Parcel ID Map 35, Parcels C7.1 & C12.0
Name Southwest Holdings, Ltd.
Address 6017 Pine Ridge Road, Suite 255 Naples, FL 34119

Parcel ID _____
Name _____
Address _____

Surveyor

Name of Surveyor: Brian MacEwen, PLS
Company: GRAZ Engineering, LLC
Address: PO Box 813, Petersham, MA 01366-0813
Phone: 508-769-9084 Email: Brian@GrazEngineering.com

Request

Check one: ☐ Boundary Line Adjustment ☒ Create new lot(s); indicate total number including original parcel: 2
Description of proposal: Create two (2) frontage lots (Lot 1 & Remaining Land) from the remaining lands as depicted on Assessors Map 35 as Parcels C7.1 & C12.0.

Property

Location of Property: Northwesterly side of Stafford Street at easterly side of Auburn Street.
Assessor's Tax Map/Lot Number Affected: 35/C7.1 & C12.0
Deed References – Hampshire District Registry of Deeds Book/Page Number: 28790/68 - Parcels C & D
Plan References – Hampshire District Registry of Deeds Book/Plan Number: 235/4, 926/27,955/28
Zoning District: Business Residential (BR-1, Structure)

Sign

Note: All affected owners must sign the application.
Applicant's signature: Robert W. Richard Digitally signed by Robert W. Richard
Date: 2024.01.30 12:55:25 -05'00'
Owner's Signature (s): Robert W. Richard Digitally signed by Robert W. Richard
Date: 2024.01.30 12:55:58 -05'00'

Date: 1/30/2024
Date: 1/30/2024
Date: _____

Town Clerk's Stamp:

Official Use Only:

Fee: \$ 160 Date Paid: 2/1/24 Check #: 1257
Meeting Date: 2/6/24
Date of Decision: _____
Planning Board Decision: _____
Submitted to Assessors' Office on: _____