

LETTER OF TRANSMITTAL

TO: Kristen Jackson, Town Planner
Town of Leicester
3 Washburn Square
Leicester, MA 01524
508-892-7007

PROJ. NO: 151-3036-O **DATE:** 2-9-2024

PROJECT: Site Plan Modification

LOCATION: 112 Huntoon Memorial Highway
Parcel IDs: 46-A-1.2, 44-A-10

SENT BY WAY OF THE FOLLOWING: Hand Delivery

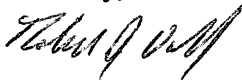
COPIES	DATE	ITEM DESCRIPTION
		SITE PLAN MODIFICATION
1	1-29-2024	Cover Letter
1	1-31-2024	Request for Modification of Approval Site Plan Review Application Form
1	1-31-2024	Land Owner Authorization Form
1	1-31-2024	Billing Authorization Form
1	2-7-2024	Certified Abutters List
1	1-24-2024	Stormwater Report prepared by McClure Engineering, Inc. date 1-24-24
6	1-31-2024	"Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA date 1/31/24 (Size 24x36)
6	1-31-2024	"Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA date 1/31/24 (Size 11x17)
1	2-9-2024	Check for \$200 payable to Town of Leicester for site plan application
1	2-4-20204	Check for \$ 3,124.83 payable to the Town of Leicester for engineering peer review account

REMARKS:

Dear Planning Board Members,

Enclosed are the above listed documents pertaining to the Site Plan Modification for 112 Huntoon Memorial Highway, Rochdale, MA. Please call me with any questions or comments at (508) 248-2005.

Sincerely,

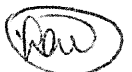


Robert J Duff, P.E.
Senior Engineer

RECEIVED

FEB 12 2024

Town of Leicester
Planning Department



cc: Jack Daige, Central MA Crane Service, Inc., 112 Huntoon Memorial Highway, Rochdale, MA 01542

January 29, 2024

Ms. Kristen Jackson, Town Planner
Town of Leicester Planning Department
3 Washburn Square
Leicester, MA 01524

**Re: Central Mass Crane - 2024 Site Plan Modification: Proposed Storage-Garage Bldg.
112 Huntoon Memorial Highway; Parcel IDs: 44-A-10 and 46-A-1.2**

Dear Planning Board Members,

On behalf of the project Applicant, Central MA Crane Service, Inc., McClure Engineering, Inc. (McClure) is hereby submitting this request for a Site Plan Modification to the 2014 Site Plan Approval for Central Mass Crane located at 112 Huntoon Memorial Highway, Rochdale (Site). The initial site development was approved through Site Plan Review Approval in 2014 (SPR2014-1). The Applicant is proposing to construct a new 100'X100' building on site and a new stormwater management system.

The Property is identified as Assessor's Parcels 46-A-1.2, 44-A-10, and formerly a portion of 44-A-7 and is located within the Highway-Business 2 Zoning District. The Property consists of roughly 9.8 acres +/- and is a developed commercial site with an existing 14,400 s.f. two story building, asphalt parking, a gravel storage, parking yard, and on-site stormwater management system. The Site sits within the Rochdale Water District and the Oxford Rochdale Sewer District and is currently connected to both.

The Applicant's intent of this proposed site plan modification is to construct a new 10,000 S.F. building with gravel parking and storage area. The hours of operation are Monday through Friday (7AM to 4 PM). There is some weekend and evening night operations as needed. No additional employees are anticipated with the construction of the new building. Silt fence and straw wattle erosion control barriers will be installed as depicted on the Erosion and Sedimentation Control Plan. All disturbed areas are proposed to be treated with loam, seed, and clean straw for stabilization. Erosion control blankets will be implemented for slopes greater than 3:1.

Per the Leicester Zoning Bylaw Standards for Site Plan Approval, the proposed site modifications will meet the standards as follows:

A. The use complies with all the provisions of the Leicester Zoning By-Law.

The existing uses of the site are allowed per the Zoning Bylaw and the original 2014 Site Plan Approval. The proposed building is allowed as a by-right use in the HB2 zoning district per Bylaw Section 3.2.04.

B. The use will not materially endanger or constitute a hazard to the public health and safety.

The primary commercial use has been in existence since the 2014 Site Plan Approval. The proposed expansion of use for the storage of commercial equipment and vehicles is allowed per the Zoning Bylaw as stated above. The uses of the Site have not and will not endanger or constitute a hazard to public health and safety.

C. The use will not create undue traffic congestion or unduly impair pedestrian safety.

The Site has been in existence since the development based upon the 2014 Site Plan Approval. The proposed site modifications will not result in adverse impacts to traffic or pedestrian safety.

D. Sufficient off-street parking exists or will be provided to serve the use.

The Site has been in existence since the development based upon the 2014 Site Plan Approval, which included sufficient off-street parking for the use. The proposed site modifications will not result in the need for additional parking spaces on site. The proposed modification will result in a larger gravel parking and storage area for the storage of commercial equipment and vehicles.

E. The use can be adequately served by water, sewer, and other necessary utilities, or if these are unavailable, that they will be brought to the site at the owner's expense; or, the Planning Board is satisfied that the proposed alternatives will comply with all applicable regulations.

The Site has been in existence since the development based upon the 2014 Site Plan Approval and the existing building utilizes both municipal sewer and water services. The proposed accessory building will require water or sewer services.

F. The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or groundwater.

The Site has been in existence since the development based upon the 2014 Site Plan Approval which included a stormwater management design for the protection of surface and groundwater sources. The proposed increase in gravel parking and storage area will require additional stormwater management features and modifications to the existing stormwater management system. These modifications are shown on the "Site Plan Modification" plan set and a Stormwater Management Report showing compliance with Massachusetts Stormwater Management Standards is included with the application for the site plan modification.

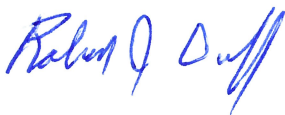
G. The use will not result in any undue disturbance to adjoining property owners or the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

The Site has been in existence since the development based upon the 2014 Site Plan Approval. The proposed site modifications will not result in adverse impacts related to noise, smoke, vapors, fumes, dust, glare, etc. The existing uses on site will remain along with the expanded storage of commercial equipment and vehicles. The proposed building and storage area expansion is away from any residential abutters as to avoid disturbance to their properties.

The Applicant is requesting a modification to the existing "Site Plan Approval" issued by the Leicester Planning Board in 2014 pursuant to the Leicester Zoning By-Law. McClure is providing details for the proposed modification on the **"Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA 01542," plan set date 1/31/2024.**

Please contact me with any questions or if you need additional information at (508) 248-2005.

Sincerely,



Robert J Duff, P.E.
Senior Engineer

cc: Jack Daige, Central MA Crane Service, Inc., 112 Huntoon Memorial Highway, Rochdale, MA 01542

Planning Board &
Zoning Board of Appeals

Kristen Jacobsen
Town Planner

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

Town of Leicester

Planning Department

Request for Modification of Approval Site Plan / Special Permit / Variance



Applicant

Name of Applicant (primary contact): Jack Daige

Company: Central Mass Crane Service

Address: 112 Huntoon Memorial Highway

Phone: 508-892-0400 Cell: 508-635-7044

Email Address: jackd@centralmasscrane.com

Owner

Name of Owner: same

Address: _____

Phone: _____ Cell: _____

Email: _____

Proposal

The undersigned herewith resubmits the accompanying additional plan, materials, information, etc., relative to the previously filed Site Plan Application No. SPR2014-01 and/or Special Permit Application No. _____ and/or Variance Application No. _____ for property located on/at _____ and decision recorded at the Worcester Registry of Deeds, Deed Book _____, Page _____, dated _____ and/or Plan Book _____, Page _____.

With this submission of this form, and any other materials requested by the Planning and Community Development Department, I am hereby requesting a modification of said permit, for good reason, as described here or on additional pages.

SEE NARRATIVE

Signature

Original Owner's Signature (Blue Ink Only): _____

Date: 1/31/24

Mailing Address: _____ Town/State/Zip: _____

Phone Number: _____ Email: _____

Office Use only

Meeting Date _____

Board's Decision _____

Town of Leicester
Planning Department
Land Owner
Authorization Form



3 Washburn Square
Leicester MA, 01524
508.892.7007

Applicant

Name of Applicant (primary contact): Jack Daige
Company: Central Mass Crane Service
Address: 112 Huntoon Memorial Highway
Phone: 508-892-0400 Cell: 508-635-7044
Email Address: jackd@centralmasscrane.com

Owner

Name of Owner: same
Address: _____
Phone: _____ Cell: _____
Email: _____

Property

Address of Property: 112 Huntoon Memorial Highway
Assessor's Tax Map/Parcel Number: 44-A-10 46-A-1.2

Proposal

Brief description of the proposed work: 10,000 SQ Ft garage-storage bldg and gravel driveway

Authorization

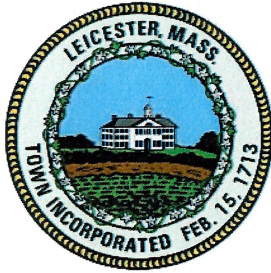
As the owner or authorized agent of the property listed above, I hereby give permission to the Applicant as stated above to perform work at aforementioned property. Said permission includes, but is not limited to, acquiring all required permits and performing all work required to complete the project.

By signing this Form, I acknowledge and agree that I am not released from responsibility for:

- (a) the payment of any and all fees associated with the issuance of any: permits, orders, notices or other approvals ("Approvals") by the Town of Ware pursuant to any applications, including taxes, that effect said property;
- (b) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable town, state and federal laws, codes, rules, regulations and requirements; and
- (c) correcting any violations of the terms and conditions of such Approvals issued by the Town of Ware pursuant to any application to effect my property.

Signature

Original Owner's Signature (Blue Ink Only): Date: 1 / 31 / 24
Mailing Address: 112 Huntoon Memorial HWY Town/State/Zip: Rochdale MA 01542
Phone Number: 508-892-0400 Email: jackd@centralmasscrane.com



**Town of Leicester
Planning Department**

3 Washburn Square, Leicester MA 01524
Tel: (508)892-7007 x120

Billing Authorization Form

To:

Town of Leicester

From:

Billing Authorization Form

RE:

In accordance with Massachusetts General Laws (MGL), c. 40A, §11, which reads in part,

"Notice shall be given by publication in a newspaper of general circulation in the city of town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing..."

I hereby authorize Local I.Q. New England Gannett to bill me directly for the attached Legal Notice(s) to be published for two successive weeks in the **Worcester Telegram** on the following dates:

_____ and _____

For property located at: 112 Huntoon Memorial HWY, Leicester, MA.

Please print legibly:

Bill To: Central Mass Crane Services
Address: 112 Hunton Memorial Highway
City/State/Zip: Rochdale Ma 01542

Telephone: 508-892-0400
Email: jackd@centralmasscrane.com

Signature

Date

1-31-24

Payment to be remitted to: Gannett New England LocalIQ
P.O. Box 631210
Cincinnati, OH 45263-1210

TOWN OF LEICESTER

ASSESSORS HAVE TEN DAYS TO PROCESS YOUR REQUEST, PLEASE PLAN AHEAD!

\$10.00 PREPAID AT TIME OF REQUEST FOR FIRST THREE PAGES, \$5.00 PER PAGE AT
TIME OF PICKUP FOR EACH ADDITIONAL PAGE.

Subject Information

Parcel	Assessors Map: 46	Parcel: A	Deed Ref#: 1.2
Owner(s)	Huntoon Highway LLC		
Street Address	112 Huntoon Memorial Highway		

Requestor Information

Name	Kristin Heybeck		
Telephone	508-248-2005	Email	kheybeck@mcclureengineers.com

	Board/Department	Description of Required Abutters List
	Conservation Commission RDA	Direct abutters, including abutters across any street
	Conservation Commission NOI	Abutters and abutters to abutters within <u>300 feet</u> , including across any street or body of water ¹
<input checked="" type="radio"/>	Planning Board Special Permit, <u>Major</u> Site Plan Review, or Definitive Subdivision	Abutters and abutters to abutters within <u>300 feet</u> , including across any street
	Zoning Board of Appeals Special Permit OR Variance	Abutters and abutters to abutters within <u>300 feet</u> , including across any street
	Board of Health.	Specify Distance (consult with Board of Health Staff to determine the required distance) _____
	Board of Selectmen Class II License	Direct abutters, including abutters across any street
	Board of Selectmen Liquor License	Direct abutters, including abutters across any street AND schools, churches, or hospitals within 500 feet
	Other. Please specify Board/Department _____	Please specify: _____ Direct Abutters _____ feet Other: _____

¹ An applicant who proposes work solely within Land under Water Bodies or Waterways, or solely within a Lot with an area greater than 50 acres, is required to provide notification only to Abutters whose Lot is within three hundred feet from the *Project Site*. An applicant proposing a Linear- shaped Project greater than 1,000 feet in length is required to provide notification only to Abutters whose Lot is within 1,000 feet from the Project Site.



300 feet Abutters List Report

Leicester, MA
February 12, 2024

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FEB 12 2024

Subject Property:

Parcel Number: 46-A1.2-0
CAMA Number: 46-A1.2-0
Property Address: 112 HUNTOON MEMORIAL HW

Mailing Address: HUNTOON HIGHWAY LLC
112 HUNTOON MEMORIAL HWY
ROCHDALE, MA 01542-0338

Town of Leicester
Planning Department

Abutters:

Parcel Number: 44-A10-0
CAMA Number: 44-A10-0
Property Address: 110 HUNTOON MEMORIAL HW

Mailing Address: HUNTOON HIGHWAY LLC
P O BOX 325
ROCHDALE, MA 01542-0338

Parcel Number: 44-A7.1-0
CAMA Number: 44-A7.1-0
Property Address: 104 HUNTOON MEMORIAL HW

Mailing Address: KONCEPTS REALTY LLC
30 MILL STREET/P O BOX 239
ROCHDALE, MA 01542

Parcel Number: 44-A7-0
CAMA Number: 44-A7-0
Property Address: 94 102 HUNTOON MEMORIAL HW

Mailing Address: 94 HUNTOON FEE OWNER LLC
100 GRANDVIEW ROAD SUITE 203
BRAintree, MA 02184

Parcel Number: 44-A8-0
CAMA Number: 44-A8-0
Property Address: 106 HUNTOON MEMORIAL HW

Mailing Address: JSAV REALTY LLC
223 WEST STREET
PAXTON, MA 01612

Parcel Number: 44-A9-0
CAMA Number: 44-A9-0
Property Address: 108 HUNTOON MEMORIAL HW

Mailing Address: ESAV REALTY LLC C/O JOHN SAVICKAS
223 WEST STREET
PAXTON, MA 01612

Parcel Number: 44-B5-0
CAMA Number: 44-B5-0
Property Address: 115 HUNTOON MEMORIAL HW

Mailing Address: HENSHAW HOLDINGS LLC
515 HENSHAW ST
ROCHDALE, MA 01542

Parcel Number: 46-A1.1-0
CAMA Number: 46-A1.1-0
Property Address: 982 STAFFORD ST

Mailing Address: DIGUETTE MELISSA M
982 STAFFORDE ST
ROCHDALE, MA 01542

Parcel Number: 46-A1-0
CAMA Number: 46-A1-0
Property Address: 980 STAFFORD ST

Mailing Address: ONEIL NANCY E
980 STAFFORD STREET
ROCHDALE, MA 01542

Parcel Number: 46D-A7-0
CAMA Number: 46D-A7-0
Property Address: 986 STAFFORD ST

Mailing Address: BACHMAN ROBERT BACHMAN GLORIA
986 STAFFORD STREET
ROCHDALE, MA 01542

Parcel Number: 46D-B4-0
CAMA Number: 46D-B4-0
Property Address: 989 A STAFFORD ST

Mailing Address: GILES JENNALYN
989A STAFFORD ST
ROCHDALE, MA 01542



www.cai-tech.com

2/12/2024

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Page 1 of 2



300 feet Abutters List Report

Leicester, MA
February 12, 2024

Parcel Number: 46D-B6.1-0
CAMA Number: 46D-B6.1-0
Property Address: 985 STAFFORD ST

Mailing Address: GAGNON DANIELLE
985 STAFFORD STREET
ROCHDALE, MA 01542-1129

Parcel Number: 46D-B6-0
CAMA Number: 46D-B6-0
Property Address: 2 CARLETON RD

Mailing Address: SMITH VINCENT W SMITH AMANDA C
2 CARLETON RD
ROCHDALE, MA 01542

Parcel Number: 46D-C1-0
CAMA Number: 46D-C1-0
Property Address: 1 CARLETON RD

Mailing Address: PAGAN JESSICA PAGAN GIOVANNI
1 CARLETON RD
ROCHDALE, MA 01542

Parcel Number: 46D-C16-0
CAMA Number: 46D-C16-0
Property Address: 3 CARLETON RD

Mailing Address: HURTON TIMOTHY E HURTON DENISE
3 CARLETON RD
ROCHDALE, MA 01542

Parcel Number: 46D-C2-0
CAMA Number: 46D-C2-0
Property Address: 967 STAFFORD ST

Mailing Address: CRUZ DIEGO CRUZ CARMEN
967 STAFFORD STREET
ROCHDALE, MA 01542

Parcel Number: 46D-C3-0
CAMA Number: 46D-C3-0
Property Address: 961 STAFFORD ST

Mailing Address: DORR CHRISTINE I
961 STAFFORD ST
ROCHDALE, MA 01542

Parcel Number: 46D-C4-0
CAMA Number: 46D-C4-0
Property Address: 957 STAFFORD ST

Mailing Address: PLANTE KEVIN M
957 STAFFORD ST
ROCHDALE, MA 01542

Parcel Number: 46D-C5-0
CAMA Number: 46D-C5-0
Property Address: 120 HUNTOON MEMORIAL HW

Mailing Address: PELLEGRINO TINA R
120 HUNTOON MEMORIAL HWY
ROCHDALE, MA 01542

Parcel Number: 46D-D1-0
CAMA Number: 46D-D1-0
Property Address: 945 STAFFORD ST

Mailing Address: MACDOUGALL MATHEW K YOST LILY
945 STAFFORD ST
ROCHDALE, MA 01542

Parcel Number: 46D-D14-0
CAMA Number: 46D-D14-0
Property Address: 121 HUNTOON MEMORIAL HW

Mailing Address: BACHAND SR STEPHEN M BACHAND
DEL-MARIE
121 HUNTOON MEM HWY
ROCHDALE, MA 01542



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2/12/2024

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