



Town of Leicester PLANNING BOARD

3 Washburn Square
Leicester, Massachusetts, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

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2023 SEP 14 PM 12:24

TOWN CLERK'S OFFICE
LEICESTER, MASS.

PLANNING BOARD AGENDA

Tuesday, September 19, 2023, 7PM
Meeting Room 3

Pledge of Allegiance

- **Administrative**
 - Flint Way Road Acceptance
The Town of Leicester requests the Planning Board recommends the acceptance of the road Flint Way as a public way
- **Public Hearings**
 - SP2021-03 11 Hankey Street, WorcShop-Continued
Request by applicant to amend Special Permit SP2021-03
- **ANR**
 - ANR-2023-03 651 Main Street, Map: 21, Parcel: 85.1, Zoning District: Business.
Planning Board will make a determination of whether or not this plan requires their approval under the Subdivision Control Bylaw
- **New Business**
 - Review of Plans for the Site Plan at 112 Huntoon Memorial Highway submitted by Jack Daige
 - Discussion with Diago McClain regarding land purchased on Huntoon Memorial Highway
 - Discussion with Prospect Hill Estates, LLC regarding their request for release of performance bond for Oakridge Estates Senior Village
- **Old Business**
- **Town Planner Report/General Discussion**
- **Adjourn**

**Note: Agenda times for items that are not public hearings may be taken out of order.*

"The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law

Leicester Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CH 41 S 81L.

DATE OF APPROVAL: **13 SEPTEMBER 2022**

DATE OF ENDORSEMENT:

[Signatures]

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK **966** PLAN **64**
Received **9-15-22**
Sheet **1** of **1**
Fee **\$105**
ATTEST: *[Signature]*
Register

RESERVED FOR REGISTRY USE ONLY

PLAN REFERENCES:

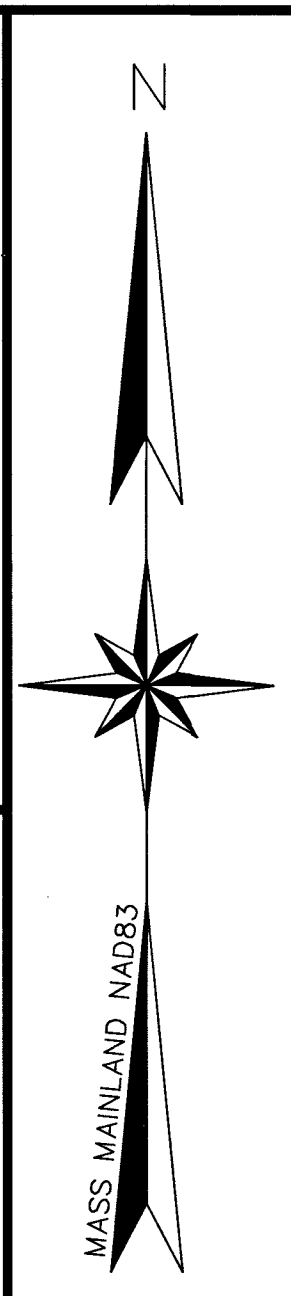
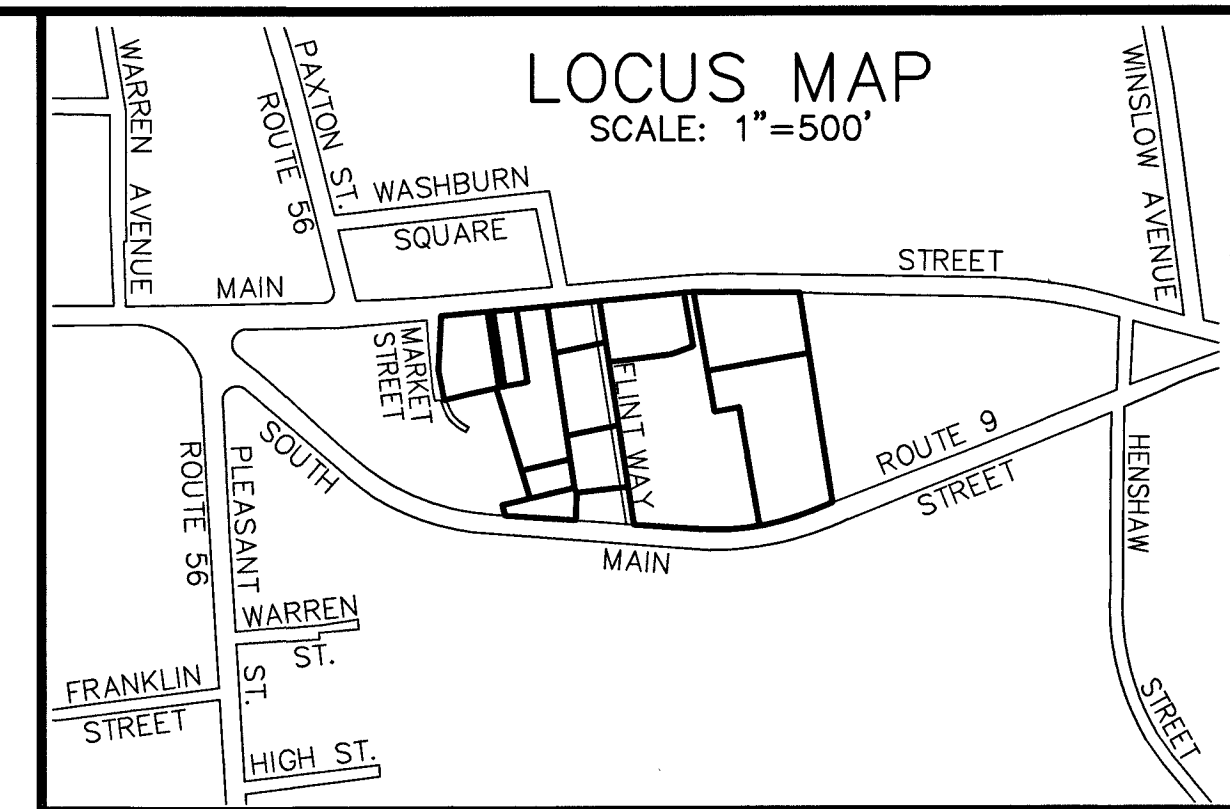
PLAN BOOK 35 PLAN 13
PLAN BOOK 63 PLAN 5
PLAN BOOK 110 PLAN 31
PLAN BOOK 130 PLAN 63
PLAN BOOK 236 PLAN 96
PLAN BOOK 263 PLAN 84
PLAN BOOK 302 PLAN 69
PLAN BOOK 302 PLAN 70
PLAN BOOK 364 PLAN 73
PLAN BOOK 535 PLAN 16
PLAN BOOK 705 PLAN 103
PLAN BOOK 849 PLAN 124
PLAN BOOK 850 PLAN 79
PLAN BOOK 923 PLAN 107
PLAN BOOK 938 PLAN 102
DEED BOOK 2371 PLAN 428
MASS HIGHWAY LAYOUT #48
MASS HIGHWAY LAYOUT #1869
MASS HIGHWAY LAYOUT #2634
MASS HIGHWAY LAYOUT #4171
MASS HIGHWAY LAYOUT #7588

ZONING DISTRICT: BUSINESS (B) / RESIDENTIAL 2 (R2)

	(B)	"R2"
MINIMUM AREA:	15,000	20,000 SF
MINIMUM FRONTAGE:	100'	125'
MINIMUM SET BACK:		
FRONT:	25'	25'
SIDE:	10'	15'
REAR:	25'	25'
MAXIMUM HEIGHT:	35'	35'

PLAN NOTES:

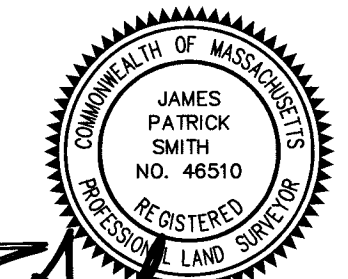
- THIS PLAN IS PREPARED FOR THE DIVISION OF THE PROPERTY DESCRIBED IN DEED BK 66858 PAGE 260 RECORDED AT THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS.
- HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE NAD83.
- THE STATUS OF FLINT WAY WAS UNKNOWN AT THE TIME OF THIS PLANS CREATION.



NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THIS ENDORSEMENT.



I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



[Signature] 9/8/2022
REGISTERED LAND SURVEYOR DATE

PLAN OF LAND AT
South Main St., Main St.,
Market St., & Flint Way
Leicester, MA
PREPARED FOR OWNER:
Inhabitants of the
Town of Leicester

SCALE: 1" = 40' DATE: SEPTEMBER 8, 2022
PREPARED BY

TAUPER LAND SURVEY INC.
710 MAIN STREET, OXFORD, MA 01537
TEL. 508-987-2266
DWG: 22-181_Town-of-Leicester_Becker.dwg
JOB NO. 22-181

LEGEND

- BOUND FOUND
- IRON PIPE OR PIN FOUND
- DRILL HOLE FOUND

MONUMENTS SHOWN ARE FOUND
UNLESS OTHERWISE NOTED

SURV: J.P.S. CALC: J.P.S. DRAFTED: J.E.G. CK'D: J.P.S.

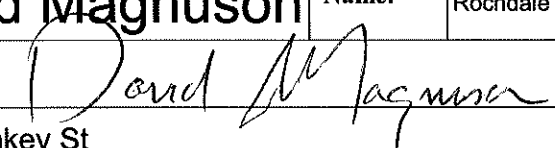
For Planning Office Use:
File #:

Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☒ Special Permit ☐ Site Plan Review

CONTACT INFORMATION

Owner Information

Name:	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		

2021 FEB 22 12:48
TOWN CLERK'S OFFICE
LEICESTER, MASS.

RECEIVED

For Planning Office Use:
File #:

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		
Total Lot Area:	9.96 Acres	
Water Source: (Select One)	<input type="radio"/> Private Well	<input checked="" type="radio"/> Cherry Valley & Rochdale Water District
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District
Sewer Source: (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District
	<input checked="" type="radio"/> 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.

<input checked="" type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input checked="" type="checkbox"/> Detailed Project Narrative including any waiver requests ¹	<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 type="checkbox"/> Certified Abutters List (1 copy) ² <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input checked="" type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees ³	<input checked="" type="checkbox"/> .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

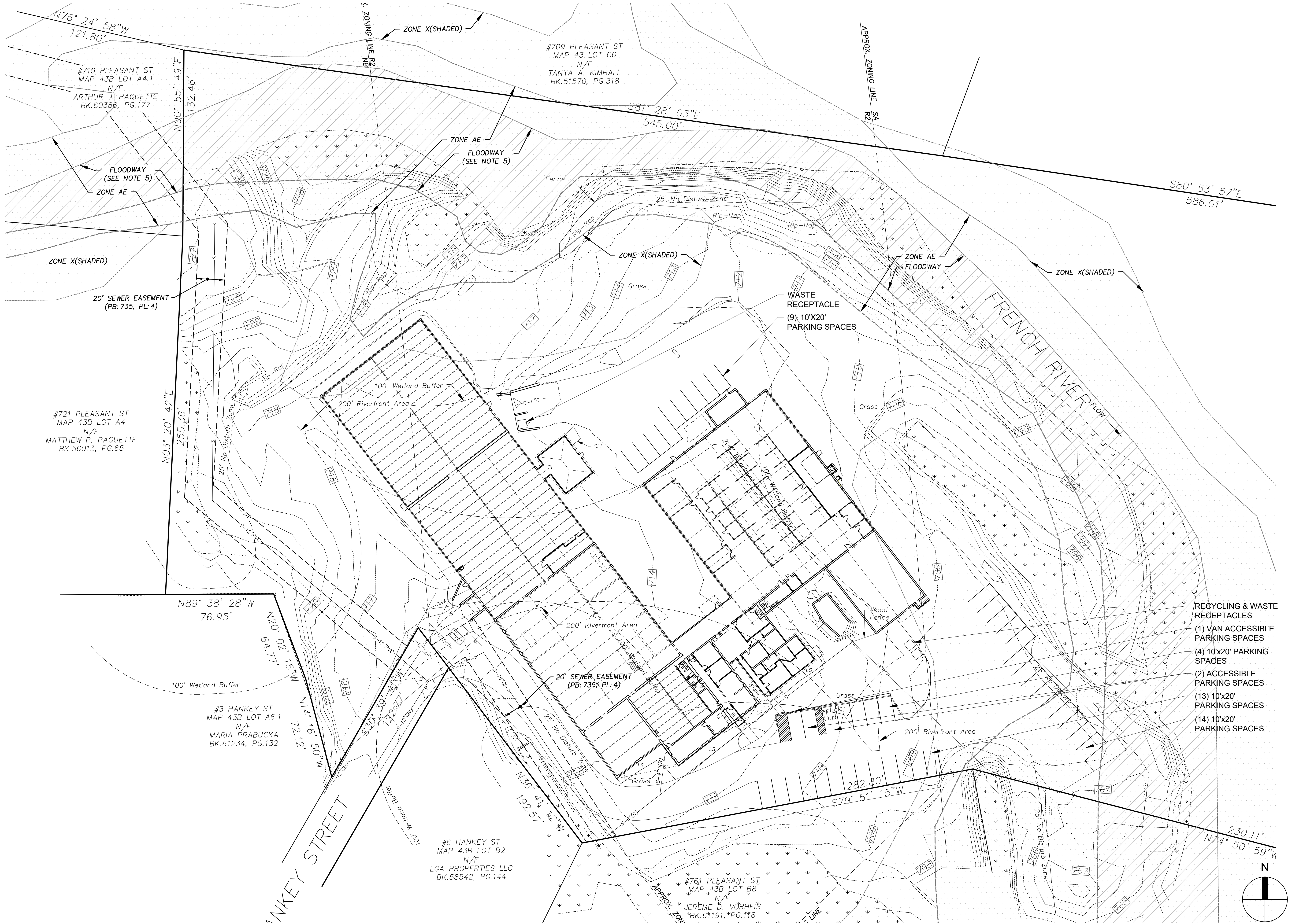
ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
43 A10 0	724 PLEASANT ST	JONES GUY G	JONES MAUREEN B	724 PLEASANT ST	ROCHDALE	MA	01542
43 A8 0	710 PLEASANT ST	WESSNER HOLDINGS CORP		65 JAMES ST	WORCESTER	MA	01603
43 A9 0	PLEASANT ST	BAPTIST PARSONAGE		700 PLEASANT ST	ROCHDALE	MA	01542
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		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



1 SITE PLAN
SCALE: 1/32" = 1'-0"

PROJECT NAME:
**THE WORKSHOP
PERMIT SET**

PROJECT ADDRESS:
**11 HANKEY ST.
ROCHDALE, MA 01542**

CLIENT
**THE WORKSHOP
11 HANKEY ST.
ROCHDALE, MA 01542**

ARCHITECT
OPRCH
THE OFFICE OF PENN RUDERMAN
ARCHITECTS, INC.
110 GLEASONDALE RD
STOW, MA 01775
617.855.5277

CONTRACTOR

CODE CONSULTANT
CODE RED CONSULTANTS, LLC
154 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772
T. 617.500.7633
F. 617.500.2074

REVISIONS

DATE: MAR 24, 2021

SITE PLAN

A1.00

DRAWINGS MAY NOT BE USED OR DISTRIBUTED
WITHOUT EXPRESS WRITTEN PERMISSION.
© OPRCH



LOCUS MAP
not to scale

THE WORCSHOP
11 HANKEY STREET LEICESTER, MA

SEAL

REVISION

EXISTING CONDITIONS
PLAN OF LAND

JOB # 51008

DATE: 3/19/2021

SCALE: 1"=40'

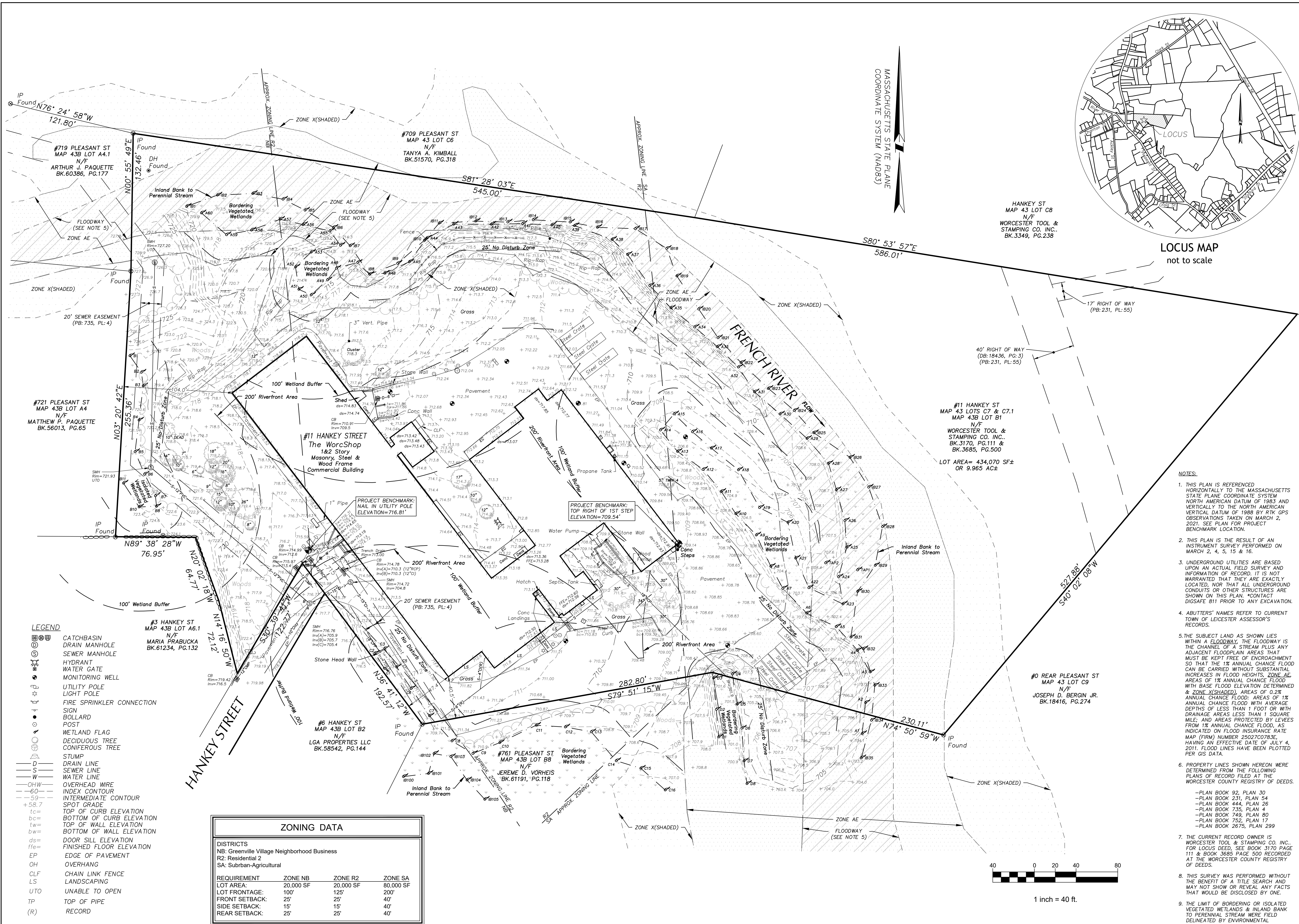
DRAWN BY: JKD

APPROVED BY: DFF

FILE: 51008 ECP.DWG

EX-1

SHEET 1 OF 1



LEGEND

- CATCHBASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- HYDRANT
- WATER GATE
- MONITORING WELL
- UTILITY POLE
- LIGHT POLE
- FIRE SPRINKLER CONNECTION
- SIGN
- BOLLARD
- POST
- WETLAND FLAG
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- DRAIN LINE
- SEWER LINE
- WATER LINE
- OVERHEAD WIRE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT GRADE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- DOOR SILL ELEVATION
- FINISHED FLOOR ELEVATION
- EDGE OF PAVEMENT
- OVERHANG
- CHAIN LINK FENCE
- LANDSCAPING
- UNABLE TO OPEN
- TOP OF PIPE
- RECORD

ZONING DATA

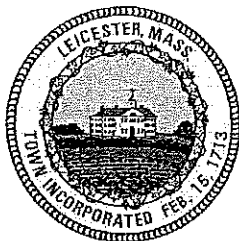
DISTRICTS	REQUIREMENT	ZONE NB	ZONE R2	ZONE SA
NB: Greenville Village Neighborhood Business	LOT AREA:	20,000 SF	20,000 SF	80,000 SF
R2: Residential 2	LOT FRONTAGE:	100'	125'	200'
SA: Suburban-Agricultural	FRONT SETBACK:	25'	25'	40'
	SIDE SETBACK:	15'	15'	40'
	REAR SETBACK:	25'	25'	40'

NOTES:

- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON MARCH 2, 2021. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON MARCH 2, 4, 5, 15 & 16.
- UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- ABUTTERS' NAMES REFER TO CURRENT TOWN OF LEICESTER ASSESSOR'S RECORDS.
- THE SUBJECT LAND AS SHOWN LIES WITHIN A FLOODWAY. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. ZONE AE AREAS OF 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION DETERMINED & ZONE X(SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS INDICATED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2502700783E, HAVING AN EFFECTIVE DATE OF JULY 4, 2011. FLOOD LINES HAVE BEEN PLOTTED PER GIS DATA.
- PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
 - PLAN BOOK 92, PLAN 30
 - PLAN BOOK 231, PLAN 54
 - PLAN BOOK 444, PLAN 26
 - PLAN BOOK 735, PLAN 4
 - PLAN BOOK 749, PLAN 80
 - PLAN BOOK 752, PLAN 17
 - PLAN BOOK 2675, PLAN 299
- THE CURRENT RECORD OWNER IS WORCESTER TOOL & STAMPING CO. INC. FOR LOCUS DEED, SEE BOOK 3170 PAGE 111 & BOOK 3685 PAGE 500 RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- THE LIMIT OF BORDERING OR ISOLATED VEGETATED WETLANDS & INLAND BANK TO PERENNIAL STREAM WERE FIELD DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION ON FEBRUARY 27, 2021.



1 inch = 40 ft.



Town of Leicester PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

www.leicesterma.org

RECEIVED

2021 MAY 10 AM 10:14
TOWN CLERK'S OFFICE
LEICESTER, MASS.

SPECIAL PERMIT/SITE PLAN REVIEW DECISION

Date: May 4, 2021

File Number: SP2021-03

Applicant: Randolph Gardner
The WorcShop
11 Hankey Street
Rochdale, MA 01542

Owner: David Magnuson
Rochdale Holdings/Worcester Tool & Stamping
11 Hankey Street
Rochdale, MA 01542

Location: 11 Hankey Street (Map 43 C7 & C8)

Deed Ref.: Book 3170, Page 111
Book 3685, Page 500

Zoning: Greenville Village Neighborhood Business District (NB)
Residential 1 (R1)
Suburban Agriculture (SA)
Adaptive Reuse Overlay District (AROD)

Water/Sewer: Cherry Valley & Rochdale Water District/Oxford Rochdale Sewer District

Subject: Application for Special Permit under §5.10 of the Leicester Zoning Bylaw to
allow Adaptive Reuse of an existing structure as a makerspace

The decision of the Planning Board on the above-referenced application is as follows:

Procedural History:

1. On February 22, 2021, an application for a Special Permit and Site Plan Approval was submitted to the Leicester Planning Board (the Special Permit Granting Authority). All application materials are on file with the Planning Board. The Board's decision is based on the following submittals:
 - A. Application packet (Application Form, Project Narrative, and abutters list)
 - B. Code Red Consultants Fire Protection/Life Safety Chapter 34 Building Investigation & Evaluation Report, The WorcShop, 11 Hankey Street, Leicester MA, Prepared for Penn Ruderman Architects, and dated February 2, 2021.
 - C. Set of Plans (7 sheets), as follows:

Sheet #	Prepared By:	Sheet Title	Last Revision Date
A1.00	Penn Ruderman Architects, Inc.	Site Plan	5/1/2021
A1.01	Penn Ruderman Architects, Inc.	Special Permit First Floor Plan	2/12/2021
A1.02	Penn Ruderman Architects, Inc.	Special Permit Second Floor Plan	2/12/2021
LS1.01	Penn Ruderman Architects, Inc.	Special Permit First Floor Life Safety Plan	2/12/2021
LS1.02	Penn Ruderman Architects, Inc.	Special Permit Second Floor/Mezz. Life Safety Plan	2/12/2021
20-806	Jarvis Land Survey	Plan of Property	12/22/2020
EX-1	Samiotes Consultants, Inc.	Existing Conditions of Land	3/19/2021

D. Lighting Plan prepared by MaxLite and dated April 16, 2021

E. Email from Ethan DeSota to Michelle Buck dated April 14, 2021, with multiple attachments:

- External Lighting Plan
- WorcShop event Best Practices
- Fire & Safety Narrative
- Special Events Permit sample
- Noise Study
- Courteous Neighbor Policy
- Hazardous Material Storage and Handling
- Revised Site Plan

F. Fire Access Plan (Overlay on Site Plan Sheet A1.00), dated March 24, 2021

G. Email from Ethan DeSota to Michelle Buck dated May 3, 2021, with multiple attachments:

- Updated Site Plan
- Architect's notes on Mike Wilson's Fire Access requirements
- Updated Policy on outdoor storage
- Lighting details

2. The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.
3. The Planning Board held a public hearing on the application on April 6, 2021. The hearing was continued to April 20, 2021 and May 4, 2021. At each hearing date(s) opportunity was given to all those interested to be heard in favor of or opposition to such application. The hearing was closed on May 4, 2021.
4. During the review process, the following documents, exhibits and plans were submitted to the Planning Board:
 - A. The plans and submittals referred to above;
 - B. Correspondence of Quinn Engineering, Inc. to Leicester Planning Board dated March 17, 2021;
 - C. Written comments from the following Town Boards and Departments: Police Department, and Town Planner
 - D. Several comment letters from the public.

Findings:

1. The subject property is located in the following Zoning Districts: Greenville Village Neighborhood Business District (NB), Residential 1 (R1), Suburban Agriculture (SA), and Adaptive Reuse Overlay District (AROD). A portion of the site (approximately 150' from the eastern boundary of parcel 43-C7) and only a small portion of the existing building is in the NB district; the remainder of the building is in the R1 district. The rear (west) portion of the site (some of the paved area and vacant land) is in the SA district. The AROD is applicable as the structure meets the eligibility requirement of §5.10.B.2 ("an existing structure having not less than 10,000 square feet constructed more than sixty (60) years ago and historically part of a mill complex.").
2. Much of the parcel is within wetland buffers and the Riverfront Area of the French River. No work is currently proposed in these areas.
3. The Adaptive Reuse Overlay District allows a makerspace (§5.10.D.2.o) by Special Permit. Site Plan Review is required as a portion of the site is in the NB district.
4. Specifically, the applicants have requested the following activities to be included in the makerspace use: blacksmithing, glass & jewelry making, metal fabrication, machine shop, wood shop, conference room, electronics, 2D/3D Print Shop, CNC Shop, as well as associated office and storage space. Future planned uses are an automotive innovation shop as well as sandblasting and finishes (not part of the current application).
5. The project site has 43 parking spaces, including 1 van-accessible and 2 handicap spaces. The current parking expectations for 200 members is as follows: staff parking (6 spaces), daily member use (10%-20 spaces), up to two concurrent classes on any given day with 6-8 individuals per class (16 spaces). Total anticipated spaces needed at any time up to an including 200 members = 42 spaces.
6. The applicant has identified an area for storage containers on site; existing outside storage will be cleaned up within six months.
7. Section 5.2.05 of the Zoning By-law contains Standards for Site Plan Approval (standards A-G). With regard to the Applicant's development proposal, the Planning Board makes the following findings pursuant to Section 5.2.05:
 - A. **The use complies with all the provisions of the Leicester Zoning By-Law;**
The Board finds that this standard has been met as conditioned herein.
 - B. **The use will not materially endanger or constitute a hazard to the public health;**
The Board finds that this standard has been met as conditioned herein.
 - C. **The use will not create undue traffic congestion or unduly impair pedestrian safety;**
The Board finds that this standard has been met as conditioned herein.
 - D. **Sufficient off-street parking exists or will be provided to serve the use;**
The Board finds that this standard has been met as conditioned herein.
 - 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;**

- (5) The proposed ARD does not cause substantial detriment to the neighborhood after considering the following potential consequences
- a) noise, during the construction and operational phases
 - b) pedestrian and vehicular traffic
 - c) environmental harm
 - d) visual impact caused by the character and scale of the proposed structure(s)
- The Board finds the project meets this standard as conditioned herein.

Waivers:

In accordance with the Planning Board's Regulations and the Zoning Bylaw, after finding that it is in the public interest and not inconsistent with the Leicester Zoning Bylaw, the Planning Board agrees to accept the plans and related materials as is and to waive applicable provisions of Planning Board requirements including the following:

- Site Plan Review Regulations II.G. (Locus Plan).
- Zoning Bylaw §5.6.05.2.B (NB district landscape buffer), as the building and parking are almost entirely outside of the district and no exterior site changes are proposed.

Decision:

In view of the foregoing, at the meeting of May 4, 2021, the Planning Board voted to approve the Special Permit application for the above-described project. As used in this decision, the term "Applicant" shall mean the Applicant, its heirs, successors and assigns. Unless otherwise specified, the Board may designate an agent or agents to review and approve matters set forth in this decision. The Planning Board's approval is subject to the following conditions:

Pre-Construction/Use

1. The Special Permit shall not take effect until it has been recorded at the Worcester District Registry of Deeds and evidence of such recording is delivered to the Planning Board.
2. Prior to issuance of an occupancy permit or business license to allow commencement of activities and uses authorized by this special permit, the Applicant shall demonstrate conformance with the conditions of this approval.
3. Prior to the issuance of any required building permits, all required federal, state, and local permits and licenses for the construction of the proposed project which is the subject matter of the building permit shall be obtained and presented to the Building Inspector.
4. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address, email, and business phone number of the individual who shall be responsible for all construction activities on site.

General

5. Final design and construction and use of the site and structure shall be in substantial conformance to the plans submitted to the Planning Board and this Order of Conditions. No substantial corrections, field modifications, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board, which in its sole discretion, may determine such substantiality. Any requests for substantial modifications shall be made to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary and supporting documentation.

6. Unauthorized deviations from the approved plan and all related application materials may result in the Planning Board seeking the issuance of a Cease and Desist Order until the deviation is addressed. Violation of any condition contained herein or failure to comply with the approved plan shall subject the Applicant to a zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A.
7. Construction on the site must be started or substantial activity commenced by May 4, 2022 (one year from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion within by May 4, 2023 (two years from the date of approval). Such deadlines may be extended for good cause upon the written request of the applicant prior to the specified deadline. If the time period for commencement or completion has elapsed, the rights granted by this approval shall expire and may be reestablished only after another application.
8. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.
9. The use shall not result in any undue disturbance to adjoining property owners or to the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.
10. All travel lanes and parking areas shall remain accessible and clear of snow year-round. In such instances where snow storage areas are not sufficient to accommodate heavy snow, the Applicant shall remove snow off site to ensure that all travel lanes and parking areas are accessible.
11. All signs shall comply with §3.2.07 of the Zoning By-law, unless a special permit or variance is granted by the Zoning Board of Appeals.

Project-Specific Conditions:

12. Hours of operation shall be limited to 6AM – midnight (12:00AM) for a period of 6 months, after which 24 hour operation is allowed with Planning Board approval at regular meeting of the Board provided the applicant is not in violation of the terms of this permit.
13. This special permit is limited to the activities described above. Future planned uses, such as an automotive innovation shop are not authorized by this special permit. Changes shall require an amendment to this special permit.
14. Activities authorized by this special permit are limited to the interior of the building. Outside activity (e.g. repair, manufacturing, construction) is prohibited.
15. Up to 12 storage containers are allowed in the area designated on the plans. No hazardous materials shall be stored in storage containers. Clean-up of the existing outside storage shall be completed within six (6) months from the date of this approval.
16. Storage in the building shall be limited to storage associated with uses in the building. Rental self-storage is not permitted by this special permit.
17. Residential occupancy on the site or in the building (i.e. members, staff, or anyone else living on the premises) is strictly prohibited. The Leicester Fire Department will conduct regular (no less than every 6 months) unannounced inspections. If evidence of residency is found; and immediate cease & desist order will be issued.

18. Membership is limited to 200 members. The applicant shall provide an annual written report to the Planning Board including current membership numbers and an updated membership utilization percentage study based on front-desk sign-in data. This report shall be reviewed by the Planning Board at a regular meeting of the Board. Memberships beyond 200 are prohibited until an updated parking plan has been approved by the Planning Board through an amendment to this Special Permit and the new parking area is installed at the site.
19. Parking areas and fire lanes shall be striped (painted). To maintain safe emergency access to the building, parking is prohibited in areas not designated for parking.
20. A General Entertainment License from the Select Board is required for Annual Open House events or other special events with anticipated total attendance of 50 or more. The applicant shall include detailed planning for off-site parking and shall require the approval of the Fire & Police Departments.
21. Existing wooded areas on the site shall remain undisturbed except to remove dead or diseased trees that would pose a safety hazard.
22. The Applicant shall provide paper copies of all plans not previously submitted on paper within 30 days of this approval.

Construction

23. During construction, the Applicant shall comply with all local, state and federal laws regarding noise, vibration, dust and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction on exterior features shall not commence on any day before 7:00AM and shall not continue beyond 7:00PM; provided, however, that such construction shall not commence on Saturday before 8:00AM and shall end at 3:00PM. There shall be no construction on any Sunday or state or federal legal holiday.
24. Members or agents of the Planning Board shall have the right to enter the site at reasonable times to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
25. The Applicant and/or property owner shall provide at least forty-eight (48) hour notice to the Town Planner and the Planning Board's engineer, prior to commencing any work on the site that requires inspection or review.
26. The Applicant shall promptly pay the reasonable fee of the consulting engineers for review of plans or field inspections during the construction phase.
27. Sediment tracked onto abutting public or private ways from construction activities shall be swept at the conclusion of each construction day, until all work areas have been properly stabilized.

Occupancy

28. The Applicant shall notify the Planning Board when work is complete and ready for inspection.
29. No final certificate of occupancy shall be issued until site work is complete and all conditions of approval have been addressed. Prior to the issuance of a certificate of occupancy, all site

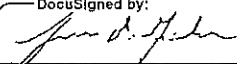
improvements, landscaping, and infrastructure specified on the plans shall be constructed and installed to adequately serve said Facility, unless adequate security has been provided, reasonably acceptable to the Board, to ensure such completion. Any such performance guarantee shall be approved as to form by the Board's designee.

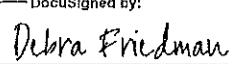
30. If there are field changes from the approved site plans referenced above, the Applicant shall submit as-built plans (3 full-size copies, 1 11" x 17" and a .pdf version) showing such changes prior to the final certificate of occupancy. No final certificate of occupancy shall be issued until the Planning Board or its agent confirms that all improvements or alterations substantially comply with the approved Site Plan.
31. Approval by the Planning Board shall not be construed as approval from any other board, official or regulation that is needed regarding permitting for this project.

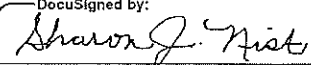
RECORD OF VOTE

The Board vote was 4 in favor of approval 0 opposed. *[Jaymi-Lyn Souza was absent.]*

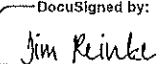
The signatures below are made in accordance with MGL Ch. 110G and pursuant to the Planning Board's electronic signature authorization vote recorded on May 11, 2020 in Book 62374 Page 135 at the Worcester District Registry of Deeds.

DocuSigned by:

Jason Grimshaw, Chair

DocuSigned by:

Debra Friedman, Vice Chair

DocuSigned by:

Sharon Nist

Jaymi-Lyn Souza

DocuSigned by:

James Renke, Associate Member

Copy of Decision sent to:

-Town Clerk	-Building Inspector	-Assessors Office
-Applicant*	-Applicant Engineer**	-Applicant's Attorney**
-Owner*	-Town Administrator	-Quinn Engineering**

* by certified mail

** where applicable

Notice of Decision delivered to "Parties in Interest" (abutters & Planning Boards of abutting Towns)



Town of Leicester

PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

www.leicesterma.org

SPECIAL PERMIT/SITE PLAN REVIEW DECISION

Date: May 4, 2021

File Number: SP2021-03

Applicant: Randolph Gardner
The WorcShop
11 Hankey Street
Rochdale, MA 01542

Owner: David Magnuson
Rochdale Holdings/Worcester Tool & Stamping
11 Hankey Street
Rochdale, MA 01542

Location: 11 Hankey Street (Map 43 C7 & C8)

Deed Ref.: Book 3170, Page 111
Book 3685, Page 500

Zoning: Greenville Village Neighborhood Business District (NB)
Residential 1 (R1)
Suburban Agriculture (SA)
Adaptive Reuse Overlay District (AROD)

Water/Sewer: Cherry Valley & Rochdale Water District/Oxford Rochdale Sewer District

Subject: Application for Special Permit under §5.10 of the Leicester Zoning Bylaw to allow Adaptive Reuse of an existing structure as a makerspace

The decision of the Planning Board on the above-referenced application is as follows: ***Procedural History:***

1. On February 22, 2021, an application for a Special Permit and Site Plan Approval was submitted to the Leicester Planning Board (the Special Permit Granting

Authority). All application materials are on file with the Planning Board. The Board's decision is based on the following submittals:

- A. Application packet (Application Form, Project Narrative, and abutters list)
- B. Code Red Consultants Fire Protection/Life Safety Chapter 34 Building Investigation & Evaluation Report, The WorcShop, 11 Hankey Street, Leicester MA, Prepared for Penn Ruderman Architects, and dated February 2, 2021.
- C. Set of Plans (7 sheets), as follows:

SP2021-03, WorcShop-11 Hankey Street p. 1 of 9

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Sheet #	Prepared By:	Sheet Title	Last Revision Date
A1.00	Penn Ruderman Architects, Inc.	Site Plan	5/1/2021
A1.01	Penn Ruderman Architects, Inc.	Special Permit First Floor Plan	2/12/2021
A1.02	Penn Ruderman Architects, Inc.	Special Permit Second Floor Plan	2/12/2021
LS1.01	Penn Ruderman Architects, Inc.	Special Permit First Floor Life Safety Plan	2/12/2021
LS1.02	Penn Ruderman Architects, Inc.	Special Permit Second Floor/Mezz. Life Safety Plan	2/12/2021
20-806	Jarvis Land Survey	Plan of Property	12/22/2020
EX-1	Samiotes Consultants, Inc.	Existing Conditions of Land	3/19/2021

- D. Lighting Plan prepared by MaxLite and dated April 16, 2021
- E. Email from Ethan DeSota to Michelle Buck dated April 14, 2021, with multiple attachments:
 - External Lighting Plan
 - WorcShop event Best Practices
 - Fire & Safety Narrative
 - Special Events Permit sample
 - Noise Study
 - Courteous Neighbor Policy
 - Hazardous Material Storage and Handling

- Revised Site Plan

F. Fire Access Plan (Overlay on Site Plan Sheet A1.00), dated March 24, 2021

G. Email from Ethan DeSota to Michelle Buck dated May 3, 2021, with multiple attachments:

- Updated Site Plan
- Architect's notes on Mike Wilson's Fire Access requirements
- Updated Policy on outdoor storage
- Lighting details

- The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.
- The Planning Board held a public hearing on the application on April 6, 2021. The hearing was continued to April 20, 2021 and May 4, 2021. At each hearing date(s) opportunity was given to all those interested to be heard in favor of or opposition to such application. The hearing was closed on May 4, 2021.
- During the review process, the following documents, exhibits and plans were submitted to the Planning Board:
 - The plans and submittals referred to above;
 - Correspondence of Quinn Engineering, Inc. to Leicester Planning Board dated March 17, 2021;
 - Written comments from the following Town Boards and Departments: Police Department, and Town Planner
 - Several comment letters from the public.

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Findings:

- The subject property is located in the following Zoning Districts: Greenville Village Neighborhood Business District (NB), Residential 1 (R1), Suburban Agriculture (SA), and Adaptive Reuse Overlay District (AROD). A portion of the site (approximately 150' from the eastern boundary of parcel 43-C7) and only a small portion of the existing building is in the NB district; the remainder of the building is in the R1 district. The rear (west) portion of the site (some of the paved area and vacant land) is in the SA district. The AROD is applicable as the structure meets the eligibility requirement of §5.10.B.2 ("an existing structure having not less than 10,000 square feet constructed more than sixty (60) years ago and historically part of a mill complex.").

2. Much of the parcel is within wetland buffers and the Riverfront Area of the French River. No work is currently proposed in these areas.
3. The Adaptive Reuse Overlay District allows a makerspace (§5.10.D.2.o) by Special Permit. Site Plan Review is required as a portion of the site is in the NB district.
4. Specifically, the applicants have requested the following activities to be included in the makerspace use: blacksmithing, glass & jewelry making, metal fabrication, machine shop, wood shop, conference room, electronics, 2D/3D Print Shop, CNC Shop, as well as associated office and storage space. Future planned uses are an automotive innovation shop as well as sandblasting and finishes (not part of the current application).
5. The project site has 43 parking spaces, including 1 van-accessible and 2 handicap spaces. The current parking expectations for 200 members is as follows: staff parking (6 spaces), daily member use (10%-20 spaces), up to two concurrent classes on any given day with 6-8 individuals per class (16 spaces). Total anticipated spaces needed at any time up to and including 200 members = 42 spaces.
6. The applicant has identified an area for storage containers on site; existing outside storage will be cleaned up within six months.
7. Section 5.2.05 of the Zoning By-law contains Standards for Site Plan Approval (standards A G). With regard to the Applicant's development proposal, the Planning Board makes the following findings pursuant to Section 5.2.05:

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

The Board finds that this standard has been met as conditioned herein.

B. The use will not materially endanger or constitute a hazard to the public health; The Board finds that this standard has been met as conditioned herein.

C. The use will not create undue traffic congestion or unduly impair pedestrian safety; The Board finds that this standard has been met as conditioned herein.

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

The Board finds that this standard has been met as conditioned herein.

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;

Public water & sewer will be provided by the Cherry Valley & Rochdale Water District/Oxford Rochdale Sewer District. Other utilities will be provided by the owner at the owner's expense.

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 ground water;

No exterior changes that would affect stormwater are proposed.

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 Board finds that this standard has been met as conditioned herein.

8. In accordance with Section 5.10 (Adaptive Reuse Overlay District), subsection F2: Site Development Standards for the underlying district are applicable. Where the underlying district does not have Site Development Standards, the standards for the Business (B) District shall apply. The Board, through the ARD special permit, may allow for modifications of Site Development Standards where not feasible due to existing site constraints."

As noted above, the site is multiple zoning districts (NB, R1, SA), and most of the building and site is in residential districts without Site Development Standards.

Business District Site Development are not applicable to reuse of existing structures. The applicant has requested a waiver of the NB district requirement for a 50 buffer from residential districts.

9. MGL, Chapter 40A, §9 requires that the Board find uses allowed by special permit to be "in harmony with the general purpose and intent of the ordinance or bylaw." The Board finds that this project is in harmony with the purpose and intent of the Bylaw.

10. Section 5.10.G. of the Zoning By-law, Adaptive Reuse Overlay District Standards for Approval, contains the following standards for approval:

(1) As a condition of any special permit for the an Adaptive Reuse Project that proposes 10 or more multi-family dwelling units, a minimum of ten (10%) of the total number of dwelling units shall be required, in perpetuity, to be restricted to persons qualifying as moderate income in accordance with the Massachusetts Department of Housing and Community Development definitions of low and moderate incomes. This affordability requirement is recommended but not required for live work spaces associated with makerspaces.

Not Applicable

(2) The proposed project preserves or enhances the historic significance of existing buildings on or eligible to be on the State or National Register of Historic Places and, where applicable, the eligibility of the same for listing on the State or National Register of Historic Places as an individual property or a contributing property to an area.

No exterior changes are proposed to the existing building.

- (3) Any expansion of existing buildings on or eligible to be on the State or National Register of Historic Places is consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation, as determined by the Leicester Historical Commission.

Not applicable

- (4) The project shall have sufficient local infrastructure to accommodate the proposed development. The Board finds the project meets this standard.

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- (5) The proposed ARD does not cause substantial detriment to the neighborhood after considering the following potential consequences
- a) noise, during the construction and operational phases
 - b) pedestrian and vehicular traffic
 - c) environmental harm
- d) visual impact caused by the character and scale of the proposed structure(s)
- The Board finds the project meets this standard as conditioned herein.

Waivers:

In accordance with the Planning Board's Regulations and the Zoning Bylaw, after finding that it is in the public interest and not inconsistent with the Leicester Zoning Bylaw, the Planning Board agrees to accept the plans and related materials as is and to waive applicable provisions of Planning Board requirements including the following:

- Site Plan Review Regulations II.G. (Locus Plan).
- Zoning Bylaw §5.6.05.2.B (NB district landscape buffer), as the building and parking are almost entirely outside of the district and no exterior site changes are proposed.

Decision:

In view of the foregoing, at the meeting of May 4, 2021, the Planning Board voted to approve the Special Permit application for the above-described project. As used in this decision, the term "Applicant" shall mean the Applicant, its heirs, successors and assigns. Unless otherwise specified, the Board may designate an agent or agents to review and approve matters set forth in this decision. The Planning Board's approval is subject to the following conditions:

Pre-Construction/Use

1. The Special Permit shall not take effect until it has been recorded at the Worcester District Registry of Deeds and evidence of such recording is delivered to the Planning Board.

2. Prior to issuance of an occupancy permit or business license to allow commencement of activities and uses authorized by this special permit, the Applicant shall demonstrate conformance with the conditions of this approval.
3. Prior to the issuance of any required building permits, all required federal, state, and local permits and licenses for the construction of the proposed project which is the subject matter of the building permit shall be obtained and presented to the Building Inspector.
4. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address, email, and business phone number of the individual who shall be responsible for all construction activities on site.

General

5. Final design and construction and use of the site and structure shall be in substantial conformance to the plans submitted to the Planning Board and this Order of Conditions. No substantial corrections, field modifications, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board, which in its sole discretion, may determine such substantiality. Any requests for substantial modifications shall be made to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary and supporting documentation.

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6. Unauthorized deviations from the approved plan and all related application materials may result in the Planning Board seeking the issuance of a Cease and Desist Order until the deviation is addressed. Violation of any condition contained herein or failure to comply with the approved plan shall subject the Applicant to a zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A.
7. Construction on the site must be started or substantial activity commenced by May 4, 2022 (one year from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion within by May 4, 2023 (two years from the date of approval). Such deadlines may be extended for good cause upon the written request of the applicant prior to the specified deadline. If the time period for commencement or completion has elapsed, the rights granted by this approval shall expire and may be reestablished only after another application.

8. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.
9. The use shall not result in any undue disturbance to adjoining property owners or to the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.
10. All travel lanes and parking areas shall remain accessible and clear of snow year-round. In such instances where snow storage areas are not sufficient to accommodate heavy snow, the Applicant shall remove snow off site to ensure that all travel lanes and parking areas are accessible.
11. All signs shall comply with §3.2.07 of the Zoning By-law, unless a special permit or variance is granted by the Zoning Board of Appeals.

Project-Specific Conditions:

12. Hours of operation shall be limited to 6AM – midnight (12:00AM) for a period of 6 months, after which 24 hour operation is allowed with Planning Board approval at regular meeting of the Board provided the applicant is not in violation of the terms of this permit.
13. This special permit is limited to the activities described above. Future planned uses, such as an automotive innovation shop are not authorized by this special permit. Changes shall require an amendment to this special permit.
14. Activities authorized by this special permit are limited to the interior of the building. Outside activity (e.g. repair, manufacturing, construction) is prohibited.
15. Up to 12 storage containers are allowed in the area designated on the plans. No hazardous materials shall be stored in storage containers. Clean-up of the existing outside storage shall be completed within six (6) months from the date of this approval.
16. Storage in the building shall be limited to storage associated with uses in the building. Rental self-storage is not permitted by this special permit.
17. Residential occupancy on the site or in the building (i.e. members, staff, or anyone else living on the premises) is strictly prohibited. The Leicester Fire Department will conduct regular (no less than every 6 months) unannounced inspections. If evidence of residency is found; and immediate cease & desist order will be issued.

18. Membership is limited to 200 members. The applicant shall provide an annual written report to the Planning Board including current membership numbers and an updated membership utilization percentage study based on front-desk sign-in data. This report shall be reviewed by the Planning Board at a regular meeting of the Board. Memberships beyond 200 are prohibited until an updated parking plan has been approved by the Planning Board through an amendment to this Special Permit and the new parking area is installed at the site.
19. Parking areas and fire lanes shall be striped (painted). To maintain safe emergency access to the building, parking is prohibited in areas not designated for parking.
20. A General Entertainment License from the Select Board is required for Annual Open House events or other special events with anticipated total attendance of 50 or more. The applicant shall include detailed planning for off-site parking and shall require the approval of the Fire & Police Departments.
21. Existing wooded areas on the site shall remain undisturbed except to remove dead or diseased trees that would pose a safety hazard.
22. The Applicant shall provide paper copies of all plans not previously submitted on paper within 30 days of this approval.

Construction

23. During construction, the Applicant shall comply with all local, state and federal laws regarding noise, vibration, dust and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction on exterior features shall not commence on any day before 7:00AM and shall not continue beyond 7:00PM; provided, however, that such construction shall not commence on Saturday before 8:00AM and shall end at 3:00PM. There shall be no construction on any Sunday or state or federal legal holiday.
24. Members or agents of the Planning Board shall have the right to enter the site at reasonable times to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
25. The Applicant and/or property owner shall provide at least forty-eight (48) hour notice to the Town Planner and the Planning Board's engineer, prior to commencing any work on the site that requires inspection or review.
26. The Applicant shall promptly pay the reasonable fee of the consulting engineers for review of plans or field inspections during the construction phase.
27. Sediment tracked onto abutting public or private ways from construction activities shall be swept at the conclusion of each construction day, until all work areas have been properly stabilized.

Occupancy

28. The Applicant shall notify the Planning Board when work is complete and ready for inspection.
29. No final certificate of occupancy shall be issued until site work is complete and all conditions of approval have been addressed. Prior to the issuance of a certificate of occupancy, all site improvements, landscaping, and infrastructure specified on the plans shall be constructed and installed to adequately serve said Facility, unless adequate security has been provided, reasonably acceptable to the Board, to ensure such completion. Any such performance guarantee shall be approved as to form by the Board's designee.
30. If there are field changes from the approved site plans referenced above, the Applicant shall submit as-built plans (3 full-size copies, 1 11" x 17" and a .pdf version) showing such changes prior to the final certificate of occupancy. No final certificate of occupancy shall be issued until the Planning Board or its agent confirms that all improvements or alterations substantially comply with the approved Site Plan.
31. Approval by the Planning Board shall not be construed as approval from any other board, official or regulation that is needed regarding permitting for this project.

P2021-03, WorcShop-11 Hankey Street p. 8 of 9

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RECORD OF VOTE

The Board vote was 4 in favor of approval 0 opposed. *[Jaymi-Lyn Souza was absent.]*

The signatures below are made in accordance with MGL Ch. 110G and pursuant to the Planning Board's electronic signature authorization vote recorded on May 11, 2020 in Book 62374 Page 135 at the Worcester District Registry of Deeds.

Notice of Decision delivered to "Parties in Interest" (abutters & Planning Boards of abutting Towns)

THE WORCSHOP'S REQUESTED AMENDMENT CHANGES:

(Updated changes are italicized.)

Owner: David Magnuson

Rochdale Holdings/Worcester Tool & Stamping
11 Hankey Street
Rochdale, MA 01542

Requested Update: ***Hannan Rhodes
Hankey Street Sun, LLC
11 Hankey St
Rochdale, MA 01542***

5. The project site has 43 parking spaces, including 1 van-accessible and 2 handicap spaces. The current parking expectations for 200 members is as follows: staff parking (6 spaces), daily member use (10%-20 spaces), up to two concurrent classes on any given day with 6-8 individuals per class (16 spaces). Total anticipated spaces needed at any time up to an including 200 members = 42 spaces.

Requested Update:

The project site has 53 parking spaces, including 1 van-accessible and 3 handicap spaces. Total occupancy permit is for 519 occupants with an expected 10% utilization including members, classes, and staff.

12. Hours of operation shall be limited to 6AM – midnight (12:00AM) for a period of 6 months, after which 24 hour operation is allowed with Planning Board approval at regular meeting of the Board provided the applicant is not in violation of the terms of this permit.

Requested Update:

Hours of operation are now 24/7 as amended by the Planning Board. Being a good neighbor is essential and any noise or traffic complaints must be addressed immediately. Please refer to our Courteous Neighbor Policy

13. This special permit is limited to the activities described above. Future planned uses, such as an automotive innovation shop are not authorized by this special permit. Changes shall require an amendment to this special permit.

Requested Update:

Automotive repair and training is allowed in building #3 in designated areas and subject to all other regulations. See Policy #61 - Automotive/ Electric Vehicles/ Hybrids

14. Activities authorized by this special permit are limited to the interior of the building. Outside activity (e.g. repair, manufacturing, construction) is prohibited.

Requested Update:

Activities authorized by this special permit are limited to the interior of the building. Outside activity (e.g. repair, manufacturing, construction) is limited to active projects within the designated areas as prescribed by the Conservation Commission and subject

to Town bylaws. Inactive projects shall not be stored on the property exterior. See Policy #27.2 WorcShop Exterior Storage and Project Policy

17. Residential occupancy on the site or in the building (i.e. members, staff, or anyone else living on the premises) is strictly prohibited. The Leicester Fire Department will conduct regular (no less than every 6 months) unannounced inspections. If evidence of residency is found; and immediate cease & desist order will be issued.

Requested Update:

Residential occupancy on the site or in the building (i.e. members, staff, or anyone else living on the premises) is currently prohibited under this Special Permit. Future residential uses on the property shall require an amendment to this Special Permit.

18. Membership is limited to 200 members. The applicant shall provide an annual written report to the Planning Board including current membership numbers and an updated membership utilization percentage study based on front-desk sign-in data. This report shall be reviewed by the Planning Board at a regular meeting of the Board. Memberships beyond 200 are prohibited until an updated parking plan has been approved by the Planning Board through an amendment to this Special Permit and the new parking area is installed at the site.

Requested Update:

Occupancy allowance to be indicated in the Occupancy Permit.

21. Existing wooded areas on the site shall remain undisturbed except to remove dead or diseased trees that would pose a safety hazard.

Request Update:

Existing wooded areas on the site shall remain undisturbed except to remove dead or diseased trees that would pose a safety hazard, unless/until permitted otherwise by the appropriate town board or committee.

Leicester Planning Board

ANR Plan Application

FORM A. APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 08/22/2023

Property Address:	651 Main Street		
Assessors Map/Parcel:	Map 21/Parcel 85.1	Zoning District:	Business
Deed Reference (Book/Page):	66895-224		
Plan Purpose:	Private Residential development		

To the Planning Board of the Town of Leicester:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

(Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.)



- ☐ 1. The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☒ 2. The division of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as required by the Leicester Zoning By-Law, which requires 100 feet for erection of a building on such lot; and every lot shown on the plan has frontage on:
- a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely Main Street (aka Route 9), or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____, or
 - c. a private way in existence prior to the date the Subdivision Control Law became effective in the Town of Leicester, having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon and the buildings erected or to be erected thereon, namely _____.
- ☐ 3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Leicester Zoning Bylaw.

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SEP 05 2023

- ☐ 4. The division of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the land prior to the date the subdivision control law went into effect in the Town of Leicester, and one of such buildings remains standing on each of the proposed lots shown on said plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:

- ☐ 5. Other reasons or comment (See M.G.L., Chapter 41, Section 81-L)

Applicant Information		Owner Information* (if not the Applicant)	
Name:	651 Main Street LLC; attn Mark Klinger	Name:	651 Main Street LLC; attn Mark Klinger
Signature:		Signature:	
Address:	55 Mead Street Leominster, MA 01453	Address:	55 Mead Street Leominster, MA 01453
Phone #:	(646) 483-2517	Phone #:	(646) 483-2517
Email:	mark@globalgcny.com	Email:	mark@globalgcny.com

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

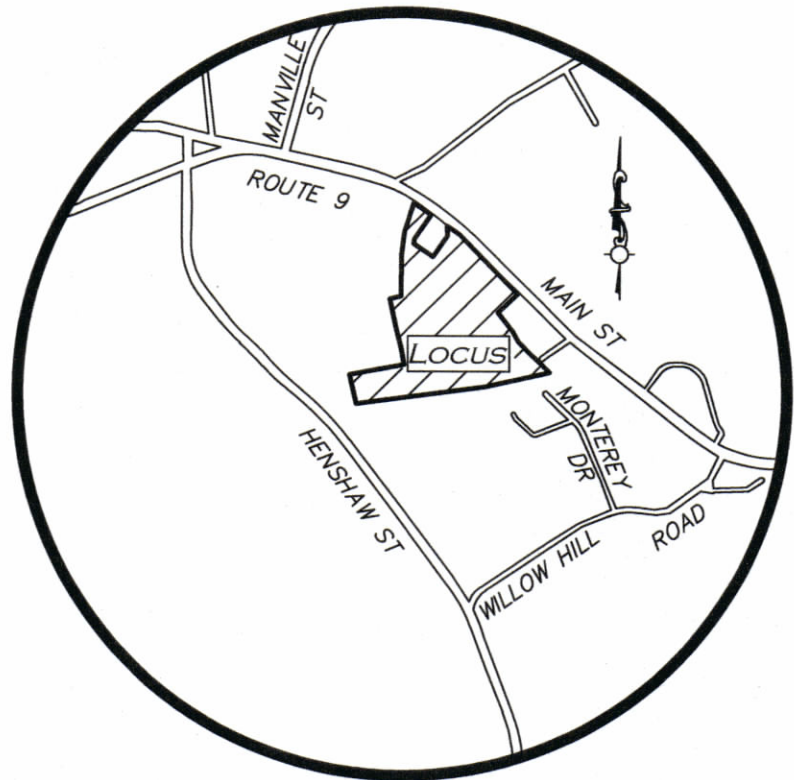
Surveyor/ Plan Preparer Contact Information:			
Name:	Norman Lipsitz & Michael Malynowski	Company Name:	Allen & Major Associates, Inc.
Phone:	(603) 627-5500	Email:	mmalynowski@allenmajor.com

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g:\town planners office\forms & procedures\application forms\application - anr plan 7-2015.docx

SEP 05 2023

Town of Leicester
Development & Inspectional Services



LOCUS MAP
(NOT TO SCALE)

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

TOWN OF LEICESTER PLANNING BOARD

DATE: _____

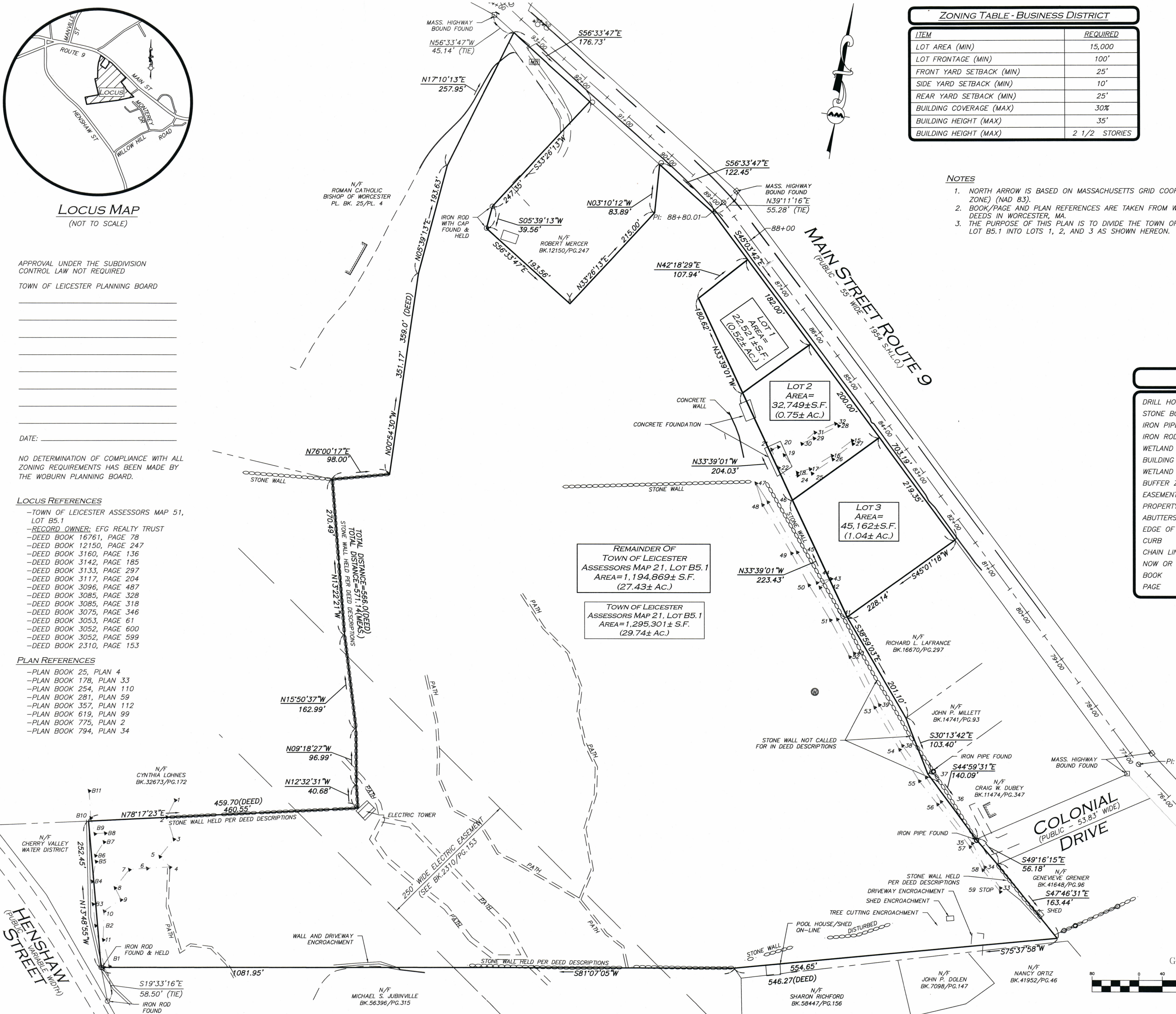
NO DETERMINATION OF COMPLIANCE WITH ALL
ZONING REQUIREMENTS HAS BEEN MADE BY
THE WOBURN PLANNING BOARD.

LOCUS REFERENCES

- TOWN OF LEICESTER ASSESSORS MAP 51, LOT B5.1
- RECORD OWNER: EFG REALTY TRUST
- DEED BOOK 16761, PAGE 78
- DEED BOOK 12150, PAGE 247
- DEED BOOK 3160, PAGE 136
- DEED BOOK 3142, PAGE 185
- DEED BOOK 3133, PAGE 297
- DEED BOOK 3117, PAGE 204
- DEED BOOK 3096, PAGE 487
- DEED BOOK 3085, PAGE 328
- DEED BOOK 3085, PAGE 318
- DEED BOOK 3075, PAGE 346
- DEED BOOK 3053, PAGE 61
- DEED BOOK 3052, PAGE 600
- DEED BOOK 3052, PAGE 599
- DEED BOOK 2310, PAGE 153

PLAN REFERENCES

- PLAN BOOK 25, PLAN 4
- PLAN BOOK 178, PLAN 33
- PLAN BOOK 254, PLAN 110
- PLAN BOOK 281, PLAN 59
- PLAN BOOK 357, PLAN 112
- PLAN BOOK 619, PLAN 99
- PLAN BOOK 775, PLAN 2
- PLAN BOOK 794, PLAN 34



ZONING TABLE - BUSINESS DISTRICT	
ITEM	REQUIRED
LOT AREA (MIN)	15,000
LOT FRONTAGE (MIN)	100'
FRONT YARD SETBACK (MIN)	25'
SIDE YARD SETBACK (MIN)	10'
REAR YARD SETBACK (MIN)	25'
BUILDING COVERAGE (MAX)	30%
BUILDING HEIGHT (MAX)	35'
BUILDING HEIGHT (MAX)	2 1/2 STORIES

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM WORCESTER (SOUTH) REGISTRY OF DEEDS IN WORCESTER, MA.
3. THE PURPOSE OF THIS PLAN IS TO DIVIDE THE TOWN OF LEICESTER ASSESSOR MAP 21, LOT B5.1 INTO LOTS 1, 2, AND 3 AS SHOWN HEREON.

FOR REGISTRY USE ONLY

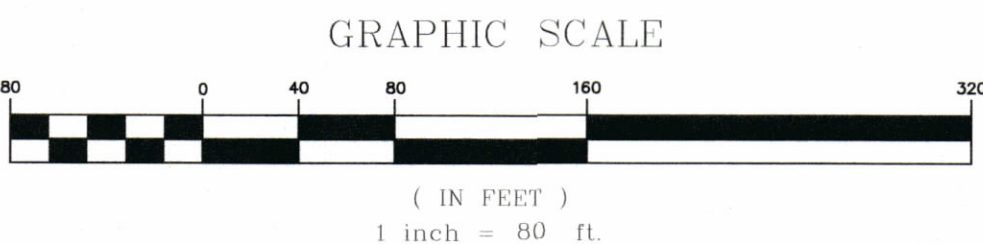
LEGEND

DRILL HOLE (DH)	●
STONE BOUND (SB)	□
IRON PIPE (IP)	○
IRON ROD (IR)	○
WETLAND FLAG	▼ A31
BUILDING	▤
WETLAND	▨
BUFFER ZONE	▤
EASEMENT LINE	---
PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
CURB	---
CHAIN LINK FENCE	x
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

RECEIVED

SEP 5 2023

Town of Leicester
Development & Inspectional Services



N:\PROJECTS\2889-01\SURVEY\DRAWINGS\CURRENT\S-2889-01-ANR.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY PERFORMED ON OR
BETWEEN JANUARY 10, 2021 AND FEBRUARY
9, 2021.
THIS PLAN WAS PREPARED IN ACCORDANCE
WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS DATED JANUARY 1,
1976 AND REVISED JANUARY 12, 1988.
THE ABOVE CERTIFICATION IS INTENDED TO
MEET REGISTRY OF DEEDS REQUIREMENTS
FOR THE RECORDING OF PLANS AND IS NOT
A CERTIFICATION TO THE TITLE OR OWNERSHIP
OF THE PROPERTY SHOWN. OWNERS OF
ADJOINING PROPERTIES ARE SHOWN
ACCORDING TO CURRENT TOWN OF LEICESTER
ASSESSOR'S INFORMATION.
THE ABOVE IS CERTIFIED TO THE BEST OF
MY PROFESSIONAL KNOWLEDGE, INFORMATION
AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.



PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

651 MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	08/10/23
SCALE:	1" = 80'	DWG. NAME:	S-2889-01-EC
DRAFTED BY:	AJR	CHECKED BY:	NIL

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT.
CLIENT/CUSTOMER'S REPRESENTATIVE OR CONSULTANTS MAY BE
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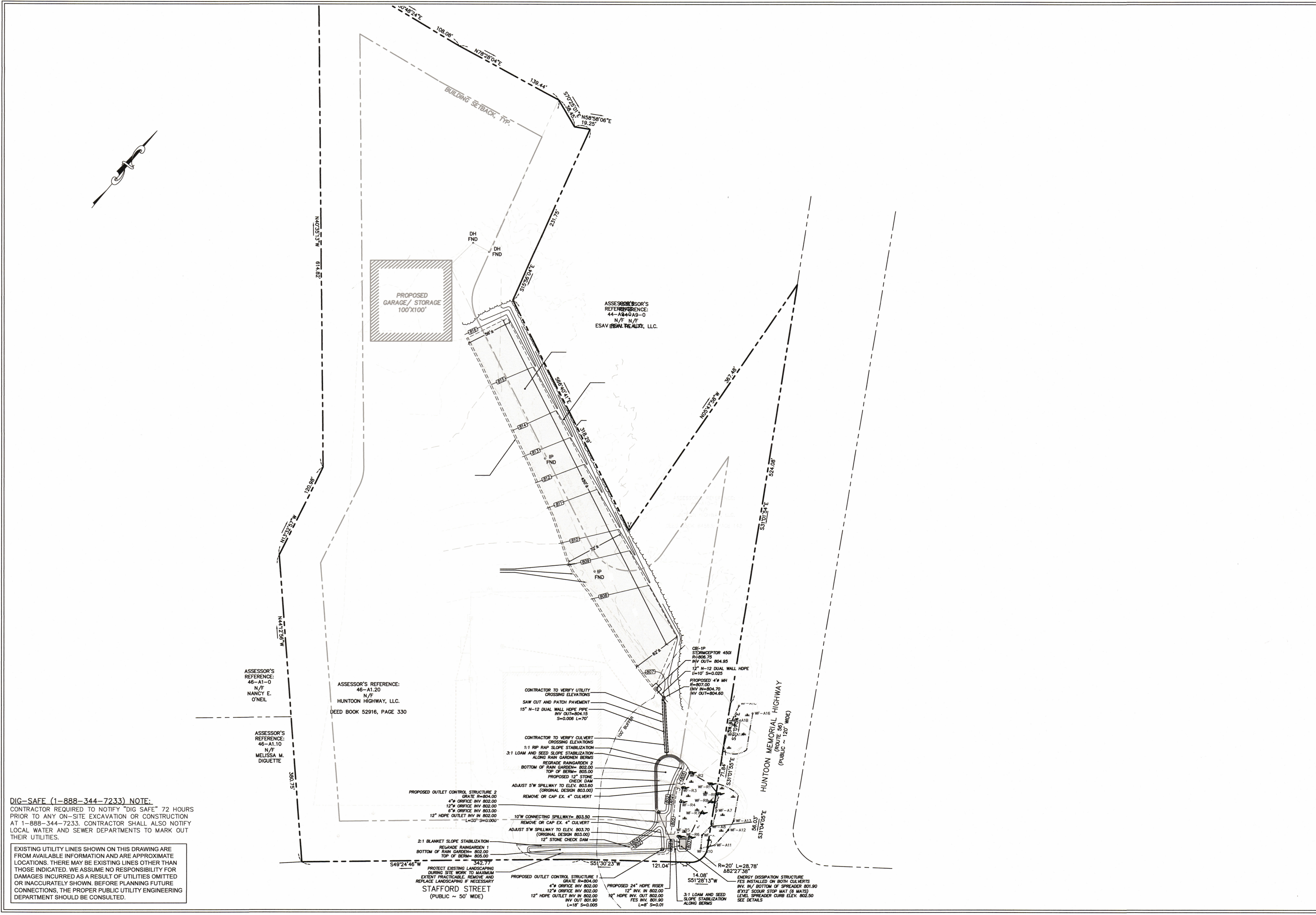
DRAWING TITLE:

APPROVAL NOT
REQUIRED PLAN OF LAND

SHEET No.

1

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DIG-SAFE (1-888-344-7233) NOTE:
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

50

100

150

HOR. SCALE IN FEET: 1"=50'

0

50

100

150

REV

DATE

DESCRIPTION

MADE APVD

REVISIONS

53736

PETER C. ENGLE, P.E.

PROFESSIONAL ENGINEER

MA LIC. NO.

53736

McCLURE

ENGINEERING, INC

119 Worcester Road

Charlton, MA 01507

Tel: (508) 248-2005

Fax (508) 248-4887

Email: pengle@mcclureengineers.com

SITE PLAN MODIFICATION

112 HUNTOON MEMORIAL HIGHWAY

ROCHDALE, MA

PREPARED FOR

CENTRAL MASS CRANE

112 HUNTOON MEMORIAL HIGHWAY

ROCHDALE, MA 01542-0338

DRAWN BY: PE

DATE: 8.31.23

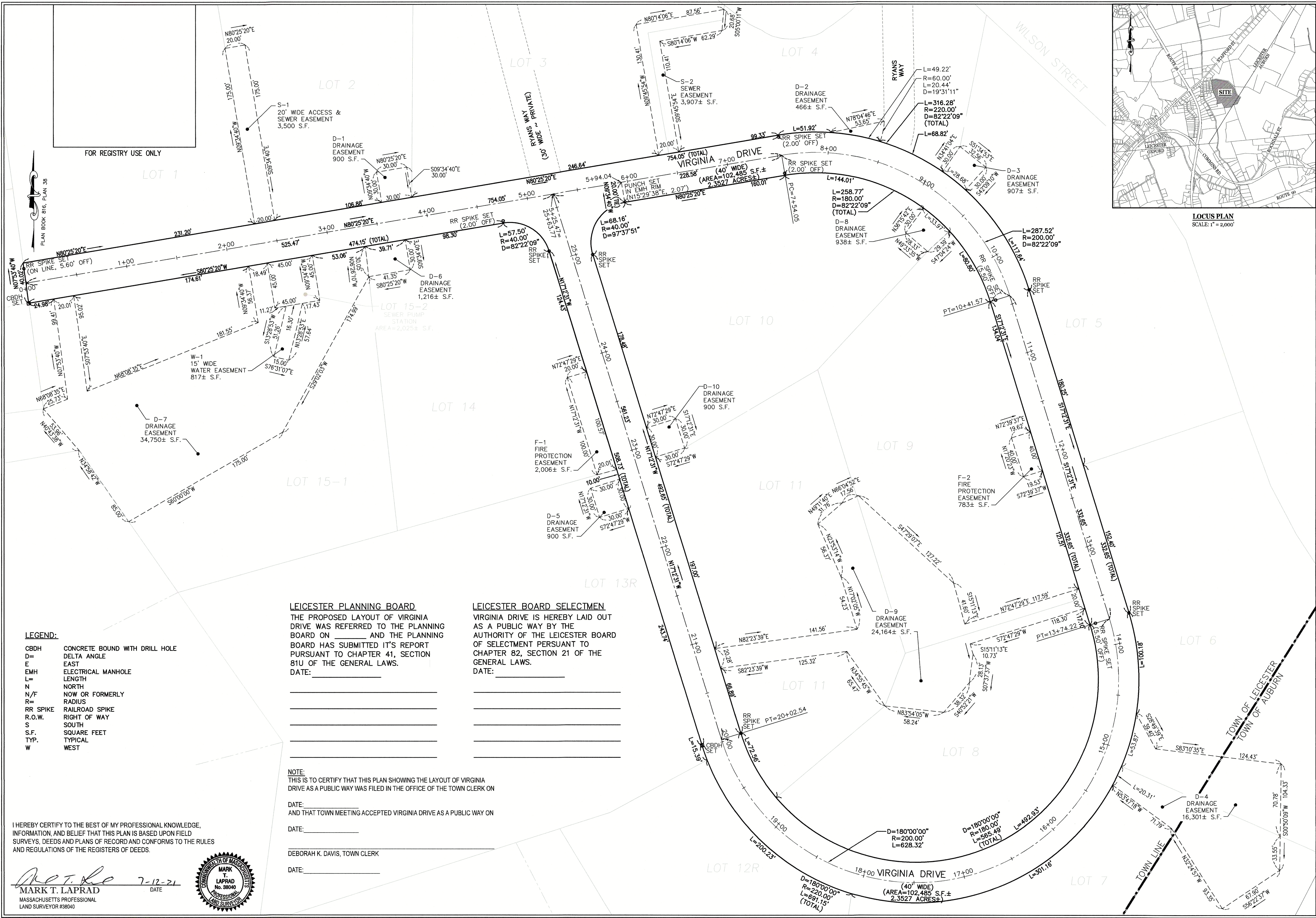
CHK BY: PE

SCALE: 1"=50'

PROJ. NO. 151-2415-M

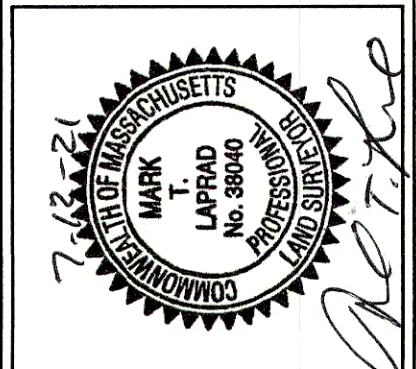
CONCEPT PLAN

1



HOR. SCALE IN FEET: 1"=40'	
120	
80	
40	
0	
40	
80	
120	
REVISIONS	
REV	DATE
DESCRIPTION	
MADE APVD	

MARK T. LAPRAD, P.L.S.
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 38040



McCLURE
ENGINEERING, INC.
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax: (508) 248-4887
Email: chris@mcclureengineers.com

ROADWAY ACCEPTANCE PLAN
OF
VIRGINIA DRIVE,
LEICESTER, MASSACHUSETTS
OWNED BY
PROSPECT HILL ESTATES, LLC.

DRAWN BY: WCN
DATE: 7/7/21
CHK BY: MTL
SCALE: 1"=40'
PROJ. NO. 151-2197-L
VIRGINIA DRIVE
LEICESTER, MA
1 OF 1

- LEGEND:**
- CBDH CONCRETE BOUND WITH DRILL HOLE
 - D= DELTA ANGLE
 - E EAST
 - EMH ELECTRICAL MANHOLE
 - L= LENGTH
 - N NORTH
 - N/F NOW OR FORMERLY
 - R= RADIUS
 - RR SPIKE RAILROAD SPIKE
 - R.O.W. RIGHT OF WAY
 - S SOUTH
 - S.F. SQUARE FEET
 - TYP. TYPICAL
 - W WEST

LEICESTER PLANNING BOARD
THE PROPOSED LAYOUT OF VIRGINIA DRIVE WAS REFERRED TO THE PLANNING BOARD ON _____ AND THE PLANNING BOARD HAS SUBMITTED IT'S REPORT PURSUANT TO CHAPTER 41, SECTION 81U OF THE GENERAL LAWS.
DATE: _____

LEICESTER BOARD SELECTMEN
VIRGINIA DRIVE IS HEREBY LAID OUT AS A PUBLIC WAY BY THE AUTHORITY OF THE LEICESTER BOARD OF SELECTMEN PURSUANT TO CHAPTER 82, SECTION 21 OF THE GENERAL LAWS.
DATE: _____

NOTE:
THIS IS TO CERTIFY THAT THIS PLAN SHOWING THE LAYOUT OF VIRGINIA DRIVE AS A PUBLIC WAY WAS FILED IN THE OFFICE OF THE TOWN CLERK ON _____
DATE: _____
AND THAT TOWN MEETING ACCEPTED VIRGINIA DRIVE AS A PUBLIC WAY ON _____
DATE: _____

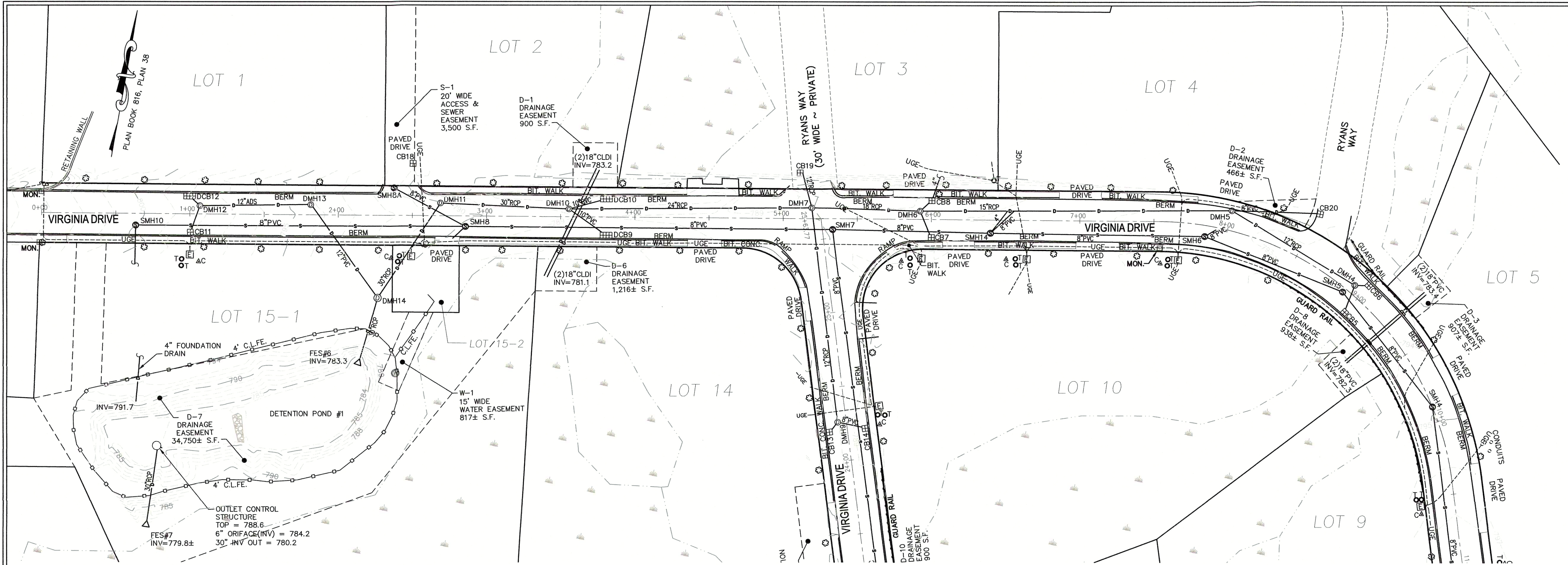
DEBORAH K. DAVIS, TOWN CLERK

DATE: _____

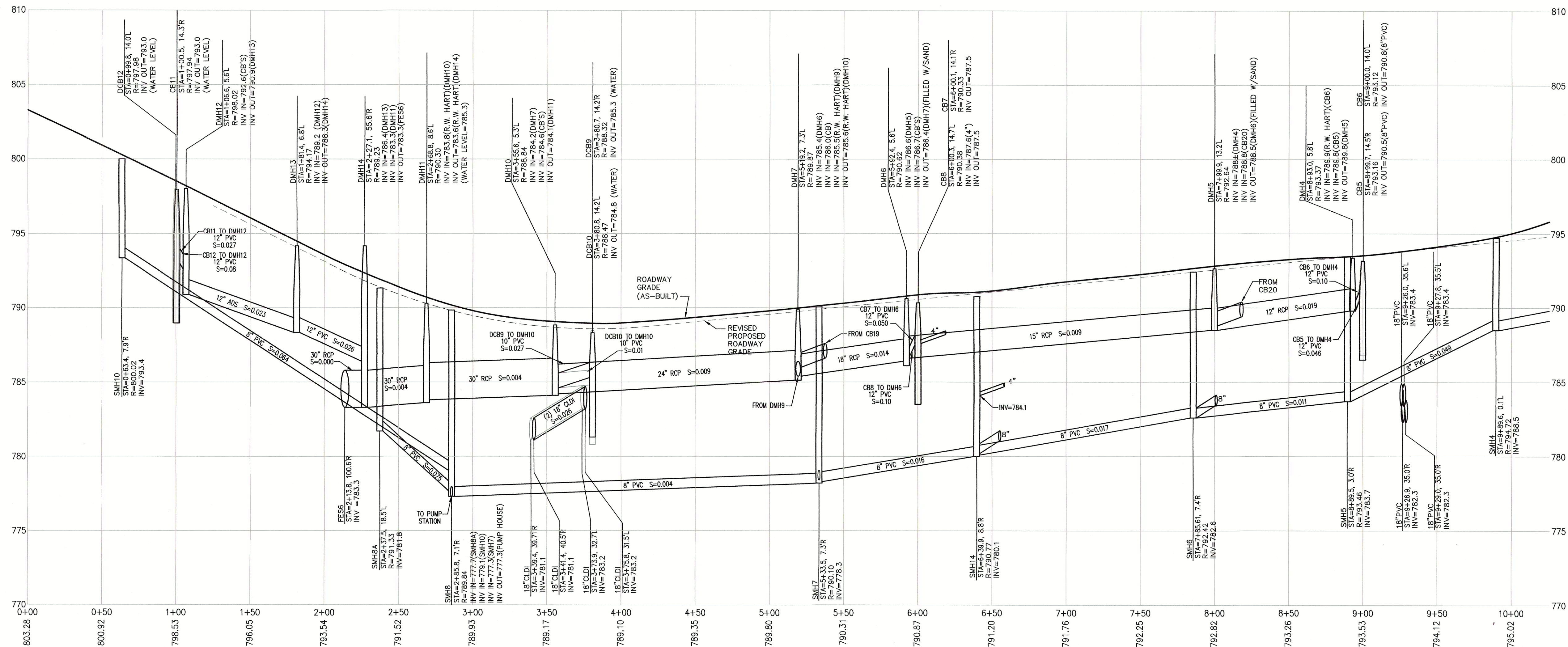
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN IS BASED UPON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

MARK T. LAPRAD
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #38040
DATE 7-12-21

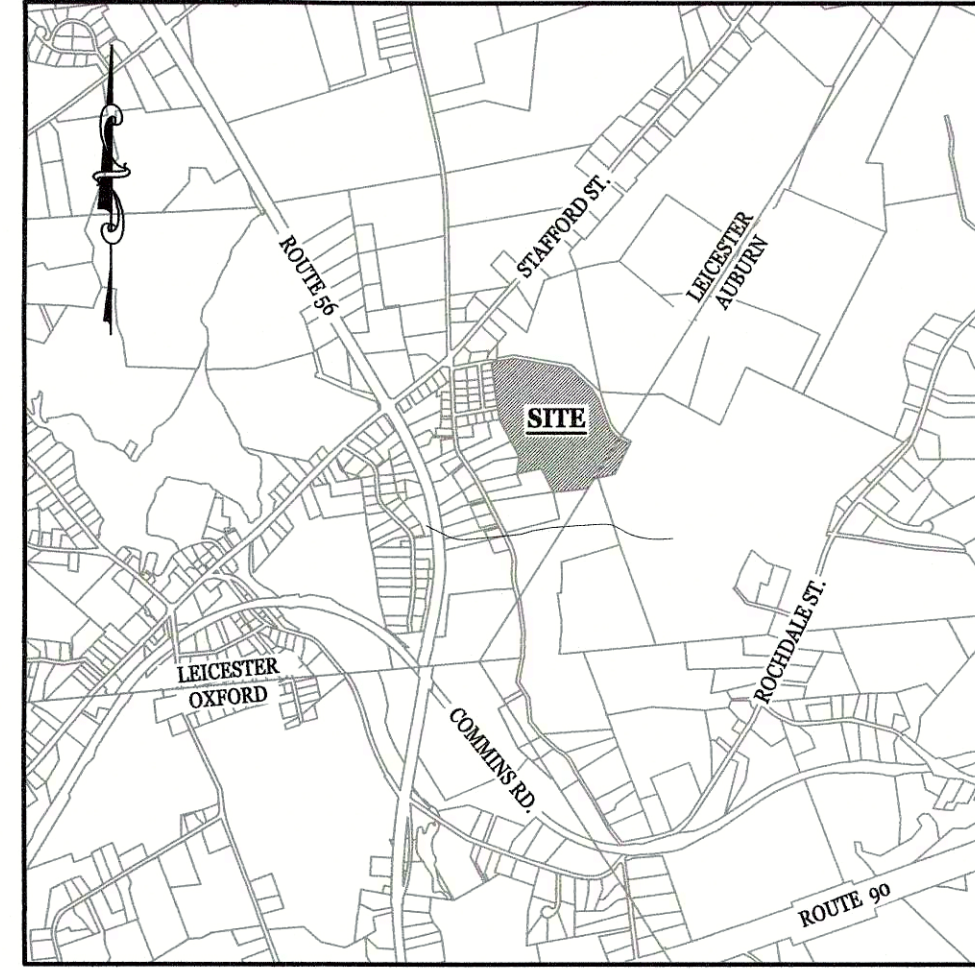




PLAN VIEW
SCALE: 1" = 40'



PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



LOCUS PLAN
SCALE: 1" = 2,000'

- LEGEND:**
- BIT. BITUMINOUS
 - CA CABLE TV PEDESTAL
 - CB CATCH BASIN
 - CLFE CHAINLINK FENCE
 - CONC. CONCRETE
 - 62 CONTOUR
 - CPP CORRUGATED PLASTIC PIPE
 - DCB DOUBLE CATCH BASIN
 - DMH DRAIN MANHOLE
 - EL DRAINAGE LINE
 - EL ELECTRIC MAN HOLE
 - EXIST. ELECTRICAL TRANSFORMER
 - EL ELEVATION
 - FES EXISTING
 - FES FIRE HYDRANT
 - HDPE FLARED END SECTION
 - INV. HIGH DENSITY POLYETHYLENE PIPE
 - OMH INVERT ELEVATION
 - MON. MANHOLE NOT LABELED
 - OH MONUMENT
 - PVC OVERHEAD
 - R POLYVINYL CHLORIDE PIPE
 - 8" PVC SEWER LINE
 - SMH SANITARY SEWER MANHOLE
 - To TELEPHONE PEDESTAL
 - T/ TOP OF
 - Tree TREE
 - TYP. TYPICAL
 - UG UNDERGROUND ELECTRIC LINES
 - UP UTILITY POLE
 - WMH WATER MAN HOLE
 - Well WELL
 - Wetlands WETLANDS

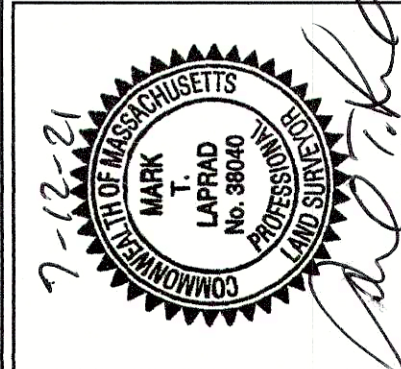
NOTE:

1. AS BUILT CONDITIONS SHOWN ARE BASED UPON AN ACTUAL SURVEY PERFORMED UPON THE GROUNDS BY MCCLURE ENGINEERING, INC. BETWEEN THE DATES OF NOVEMBER 20 AND 27TH, 2020.

EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

REVISIONS		DATE	DESCRIPTION
REV	DATE	DESCRIPTION	MADE APVD

MARK T. LAPRAD, P.L.S.
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 38040

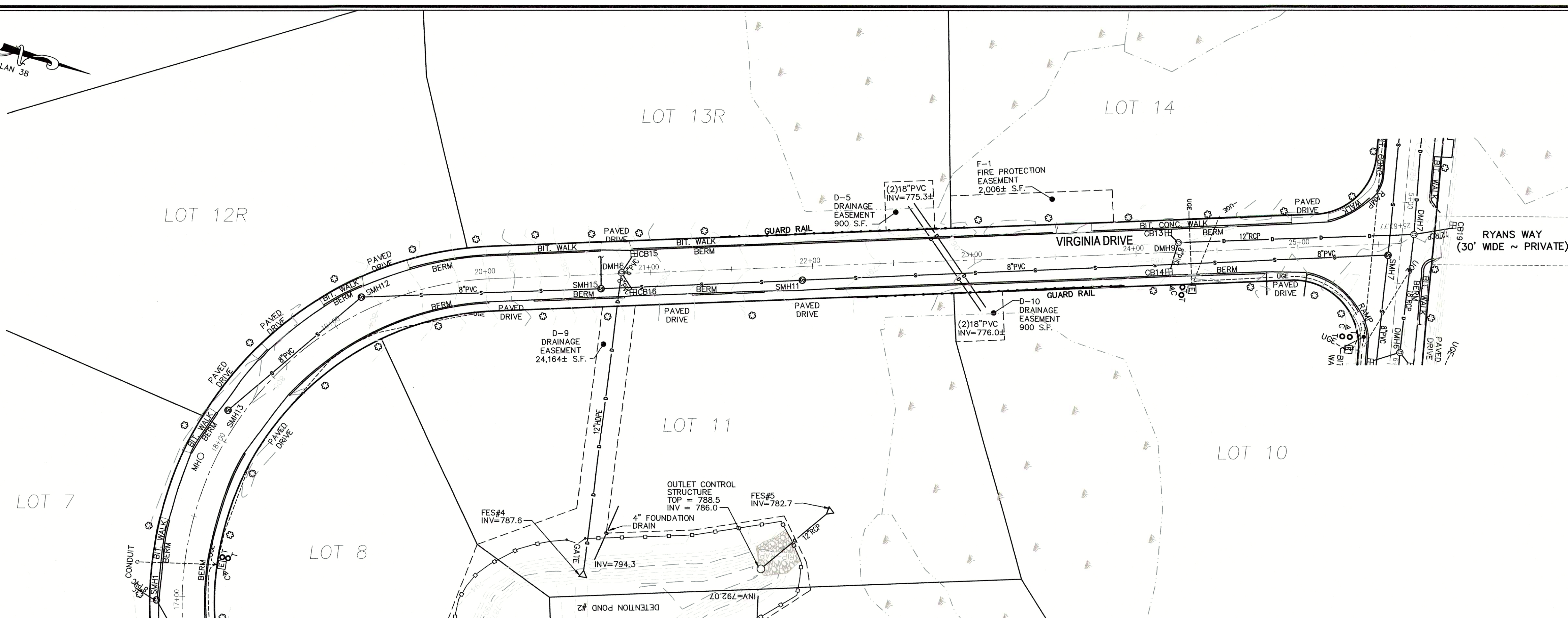


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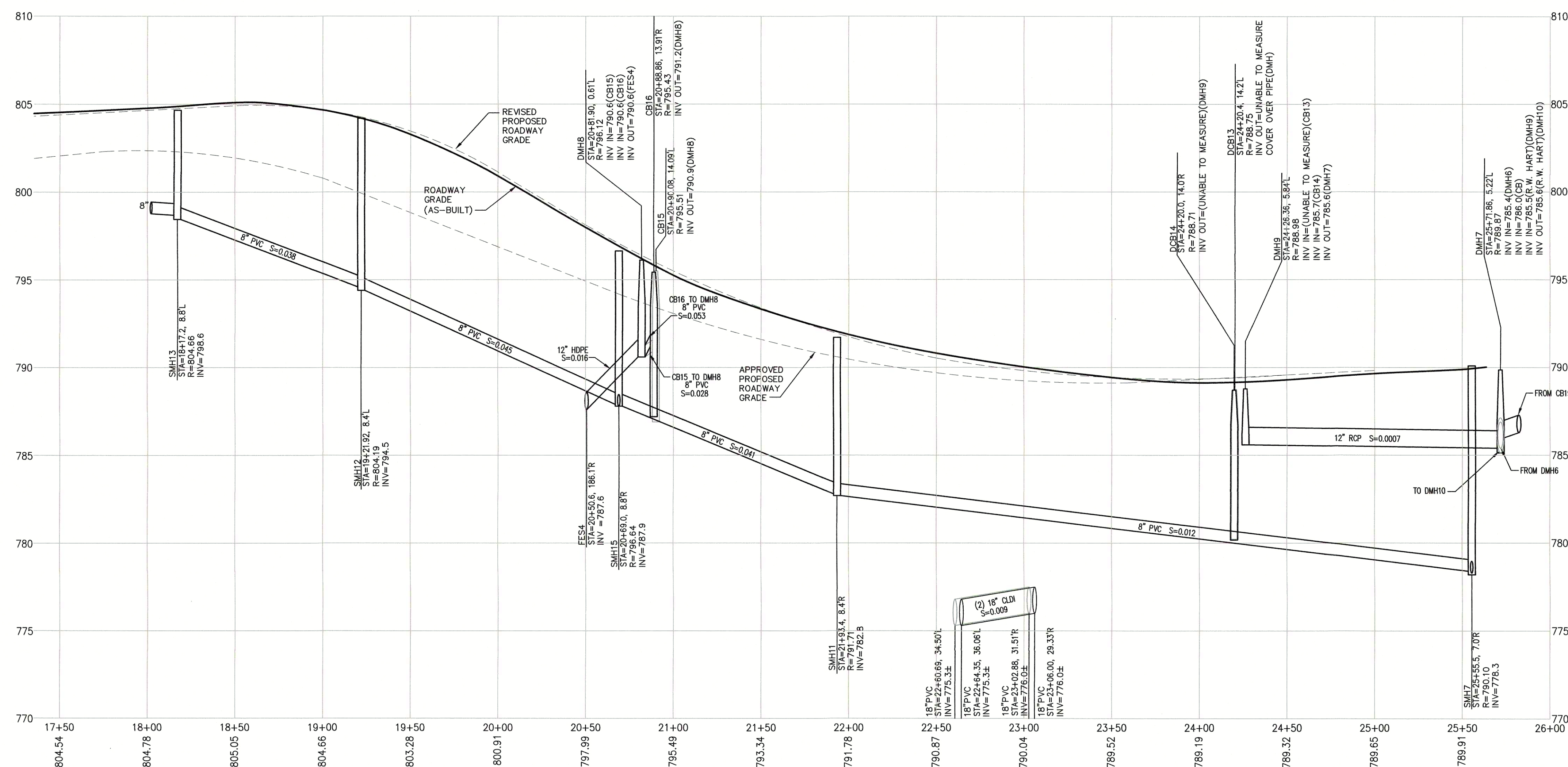
EXISTING CONDITIONS AS-BUILT PLAN
OF
VIRGINIA DRIVE,
LEICESTER, MASSACHUSETTS
PREPARED FOR
PROSPECT HILL ESTATES, LLC.

DRAWN BY: WCN, MM
DATE: 7/7/2021
CHK BY: MTL
SCALE: 1" = 40'
PROJ. NO. 151-2197-L

VIRGINIA DRIVE
PLAN / PROFILE
STA 0+00 - 10+00

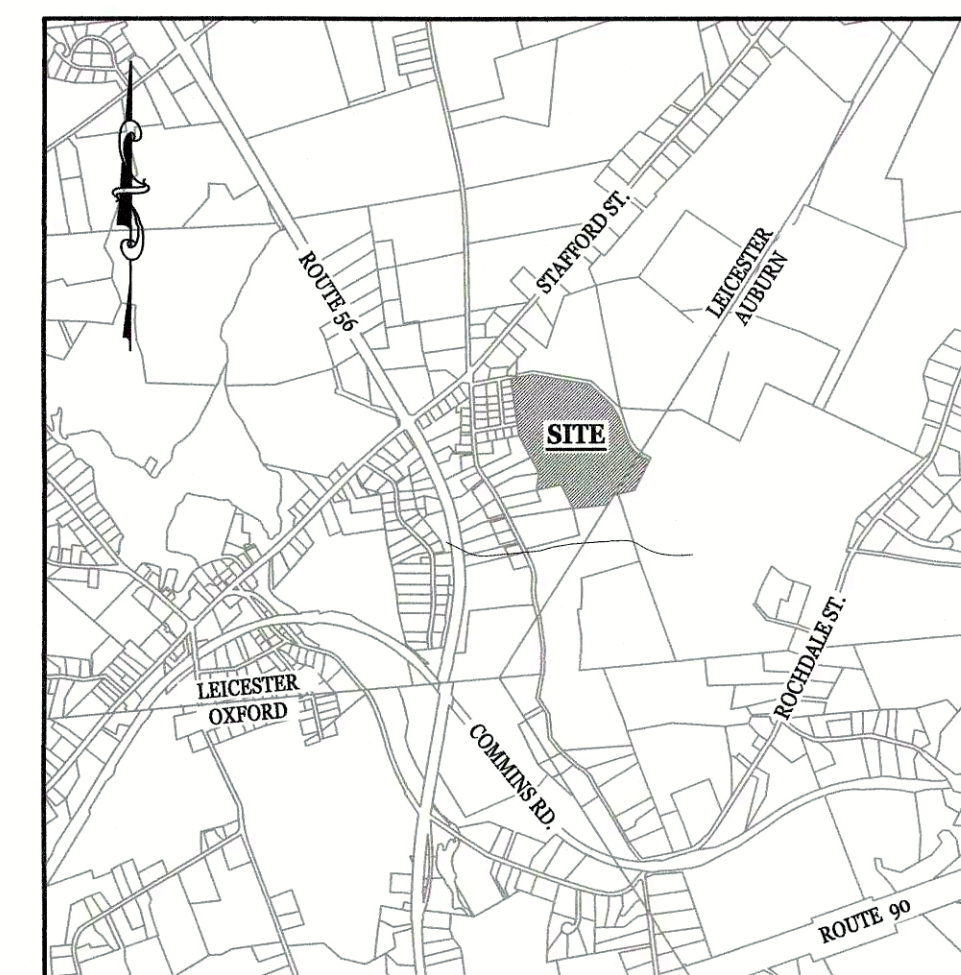


PLAN VIEW
SCALE: 1" = 40'

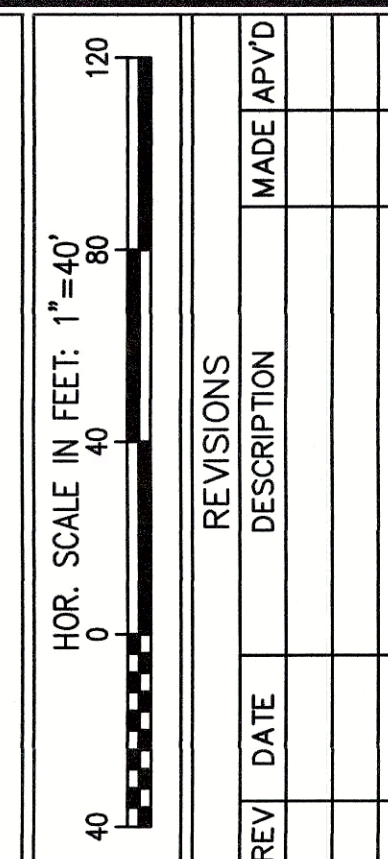


PROFILE

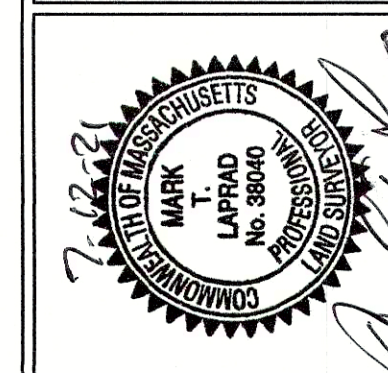
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



LOCUS PLAN
SCALE: 1" = 2,000'



MARK T. LAPRAD, P.L.S.
PROFESSIONAL LAND
SURVEYOR
REGISTRATION NO. 38040



McCLURE
ENGINEERING, INC.
1119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax (508) 248-4887
Email: chris@mcclureengineering.com

EXISTING CONDITIONS AS-BUILT PLAN
OF
VIRGINIA DRIVE,
LEICESTER, MASSACHUSETTS
PREPARED FOR
PROSPECT HILL ESTATES, LLC.

DRAWN BY:	WCN, M
DATE:	7/7/202
CHK BY:	M
SCALE:	1"=4
PROJ. NO.	151-2197

**VIRGINIA DRIVE
PLAN / PROFILE
STA 17+50 - 25+63.7**

SHEET 3 OF 3

NOTE:

1. AS BUILT CONDITIONS SHOWN ARE BASED UPON AN ACTUAL SURVEY PERFORMED UPON THE GROUNDS BY MCCLURE ENGINEERING, INC. BETWEEN THE DATES OF NOVEMBER 20 AND 27TH, 2020.

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