

Planning Board
Zoning Board of Appeals

Kristen Jacobsen
Town Planner

Town of Leicester

Planning Department

Application for Special Permit



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

SP-20 24 - 01

Applicant

Name of Applicant (primary contact): Gjergji Disho

Address: 44 Brownell Street Worcester, Ma, 01602

Phone: 774-364-5630

Cell: 774-364-5630

Email Address: gjergji72@hotmail.com

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APR 25 2024

Owner

Name of Owner (primary contact): Gjergji Disho

Address: 44 Brownell Street Worcester, Ma, 01602

Phone: 774-364-5630

Cell: 774-364-5630

Email Address: gjergji72@hotmail.com

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Planning Department

Request

Choose applicable Zoning Bylaw Section: Use Table 3.2.03.1

Will the project require a: Site Plan Review: ☒ Yes* ☒ No Variance: ☒ Yes* ☒ No *Explain in narrative

Property

Location of Property: 1181 Main Street Leicester, Ma, 01524

Assessor's Tax Map/Parcel Number: 26B-B31-0

Deed Reference – Worcester Registry of Deeds Book/Page Number: 54651/309

Plan Reference – Worcester Registry of Deeds Book/Plan Number: _____

Zoning District: CB Acreage: .625 Water Source yes Sewer Source yes

Check all that apply: ☒ Wetlands ☒ Floodplain ☒ Aquifer

Proposal

Brief description of the proposal: At the current location Dippin Donuts, I will be using half the store to add I will add a few cabinets where my current tables are and also a few built in coolers along with it. It will be half the convenient store and half of the store will be the current Dippin Donuts.

Sign

Applicant's signature: Gjergji Disho

Owner's signature: Gjergji Disho

Date: 4/24/2024

Town Clerk's stamp:

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2024 APR 25 PM 3:01
TOWN CLERK'S OFFICE
LEICESTER, MASS.

Official Use Only: Preliminary Review By: WJ Date: 4/25/24
Fee: \$ 525 Date Paid: 4/25/24 Check #: 318
Date of Public Hearing: 4-21-24
Decision of Board: _____
Date of Decision: _____ Expiration Date: _____



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

Billing Authorization Form

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To:

APR 25 2024

From: Town of Leicester
Billing Authorization Form
RE:

Town of Leicester
Planning Department

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 or 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: 1181 Main Street, Leicester, MA.

Please print legibly:

Bill To: Dippin Donuts

Address: 1181 Main Street

City/State/Zip: Leicester MA 01524

Telephone: 774-364-5630

Email: Gjergji 72@hotmail.com

Gjergji Disho

Gjergji Disho
Signature

4/24/2024
Date

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



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Subject Property:

Parcel Number: 26B-B31-0
CAMA Number: 26B-B31-0
Property Address: 1181 MAIN ST

Mailing Address: 1181 MAIN ST LEICESTER LLC
1181 MAIN ST
LEICESTER, MA 01524

Town of Leicester
Planning Department

Abutters:

Parcel Number: 19-A11-0
CAMA Number: 19-A11-0
Property Address: 1230 MAIN ST

Mailing Address: JK'S WATERFRONT PROPERTY LLC
40 LAKE AVE
LEICESTER, MA 01524

Parcel Number: 19-A12-0
CAMA Number: 19-A12-0
Property Address: 1190 MAIN ST

Mailing Address: RAWSON BROOK CEMETERY C/O JD
LENNERTON
9 RAWSON ST
LEICESTER, MA 01524

Parcel Number: 19B-A3-0
CAMA Number: 19B-A3-0
Property Address: 15 WATER ST

Mailing Address: ZJBV PROPERTIES LLC
300 GAY ST
MANCHESTER, NH 03103

Parcel Number: 19B-A4-0
CAMA Number: 19B-A4-0
Property Address: 9 WATER ST

Mailing Address: LEICESTER 9 WATER ST LLC
300 GAY ST
MANCHESTER, NH 03103

Parcel Number: 19B-A5-0
CAMA Number: 19B-A5-0
Property Address: 1182 MAIN ST

Mailing Address: CANTY JOSEPH J
1182 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 19B-A6-0
CAMA Number: 19B-A6-0
Property Address: 1184 MAIN ST

Mailing Address: ABC PRIME LLC
69 PRESCOTT STREET
NEWTON, MA 02460

Parcel Number: 19B-B32-0
CAMA Number: 19B-B32-0
Property Address: 1150 MAIN ST

Mailing Address: SADEGH MOHSEN TR SADEGH REALTY
TR U/D/T
PO BOX 188
LEICESTER, MA 01524-0188

Parcel Number: 19B-B33-0
CAMA Number: 19B-B33-0
Property Address: 1152 MAIN ST

Mailing Address: SADEGH MOHSEN TR SADEGH REALTY
TR U/D/T
PO BOX 188
LEICESTER, MA 01524-0188

Parcel Number: 19B-B34-0
CAMA Number: 19B-B34.1-0
Property Address: 1164 UNIT 1 MAIN ST

Mailing Address: HERNANDEZ GILBERTO
1164 MAIN UNIT 1
LEICESTER, MA 01524

Parcel Number: 19B-B34-0
CAMA Number: 19B-B34.2-0
Property Address: 1164 UNIT 2 MAIN ST

Mailing Address: HERNANDEZ GILBERTO
1164 MAIN UNIT 1
LEICESTER, MA 01524



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Parcel Number: 19B-B34-0
CAMA Number: 19B-B34.3-0
Property Address: 1164 UNIT 3 MAIN ST

Mailing Address: ✓ HERNANDEZ GILBERTO
1164 MAIN UNIT 1
LEICESTER, MA 01524

Parcel Number: 19B-B34-0
CAMA Number: 19B-B34.4-0
Property Address: 1164 UNIT 4 MAIN ST

Mailing Address: ✓ HEISE DENNIS FLOGSTAD-HEISE
RACHEL
16 AUBURN STREET
MARLBOROUGH, MA 01752

Parcel Number: 19B-B34-0
CAMA Number: 19B-B34.5-0
Property Address: 1164 UNIT 5 MAIN ST

Mailing Address: ✓ DUFAULT CORY S
1164 MAIN ST U5
LEICESTER, MA 01524

Parcel Number: 19B-B34-0
CAMA Number: 19B-B34-0
Property Address: 1164 UNIT 6 MAIN ST

Mailing Address: ✓ HERNANDEZ GILBERTO
1164 MAIN UNIT 1
LEICESTER, MA 01524

Parcel Number: 19B-B35-0
CAMA Number: 19B-B35-0
Property Address: 18 WATER ST

Mailing Address: ✓ PAPPAS CAROL A PAPPAS GREGORY J
18 WATER ST
LEICESTER, MA 01524

Parcel Number: 20D-A1.1-0
CAMA Number: 20D-A1.1-0
Property Address: PINE ST

Mailing Address: ✓ MASSEY WILLIAM J MASSEY NANCY L
3 PINE ST
LEICESTER, MA 01524

Parcel Number: 20D-A1.2-0
CAMA Number: 20D-A1.2-0
Property Address: 1163 MAIN ST

Mailing Address: ✓ MILLER LUCAS J MILLER SARAH J
1163 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 20D-A1-0
CAMA Number: 20D-A1-0
Property Address: 1161 MAIN ST

Mailing Address: ✓ ROMAN CATHOLIC BISHOP WORC
49 ELM ST
WORCESTER, MA 01609

Parcel Number: 20D-A15-0
CAMA Number: 20D-A15-0
Property Address: 3 PINE ST

Mailing Address: ✓ MASSEY WILLIAM J MASSEY NANCY L
3 PINE ST
LEICESTER, MA 01524

Parcel Number: 20D-A16-0
CAMA Number: 20D-A16-0
Property Address: 1 PINE ST

Mailing Address: ✓ BAILLARGEON DONALD JR
1 PINE ST
LEICESTER, MA 01524

Parcel Number: 20D-A2-0
CAMA Number: 20D-A2-0
Property Address: 1149 1151 MAIN ST

Mailing Address: ✓ OHENE ASANTE FELICIA NARCO
1151 MAIN ST
LEICESTER, MA 01524

Parcel Number: 20D-G6-0
CAMA Number: 20D-G6-0
Property Address: 39 PINE ST

Mailing Address: ✓ COTE JR THOMAS T COTE MICHELLE L
39 PINE STREET
LEICESTER, MA 01524



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Parcel Number: 20D-G7-0
CAMA Number: 20D-G7-0
Property Address: 33 PINE ST

Mailing Address: AVEDIAN LYNN E
33 PINE STREET
LEICESTER, MA 01524

Town of Leicester
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Parcel Number: 20D-G8-0
CAMA Number: 20D-G8-0
Property Address: 61 SPRING ST

Mailing Address: BEVERIDGE JOSEPH A BEVERIDGE
SHANNON K
61 SPRING ST
LEICESTER, MA 01524

Parcel Number: 26B-B26-0
CAMA Number: 26B-B26-0
Property Address: MAIN ST

Mailing Address: NICAS JAMES
24 LAKE LEAMAN ROAD
FALMOUTH, MA 02540-3626

Parcel Number: 26B-B27-0
CAMA Number: 26B-B27-0
Property Address: 1203 MAIN ST

Mailing Address: GILLIGAN JESSICA M
1203 MAIN ST
LEICESTER, MA 01524

Parcel Number: 26B-B28-0
CAMA Number: 26B-B28-0
Property Address: 1199 MAIN ST

Mailing Address: BAK REALTY TRUST- 1995
5 LAKEWOOD TRAIL
FISKDALE, MA 01518

Parcel Number: 26B-B29-0
CAMA Number: 26B-B29-0
Property Address: 1197 MAIN ST

Mailing Address: PAUL A CHASE JR TRUST NANCY T
CHASE TRUST
1197 MAIN ST
LEICESTER, MA 01524

Parcel Number: 26B-B30-0
CAMA Number: 26B-B30-0
Property Address: 1191 MAIN ST

Mailing Address: CASEY ELAINE S
P O BOX 370
LEICESTER, MA 01524

Parcel Number: 26B-B32-0
CAMA Number: 26B-B32-0
Property Address: 20 PINE ST

Mailing Address: DAIGLE ROBERT B LIFE ESTATE WOOD
NANCY, KENNETH
20 PINE ST
LEICESTER, MA 01524

Parcel Number: 26B-B33.1-0
CAMA Number: 26B-B33.1-0
Property Address: 22 PINE ST

Mailing Address: US BANK TRUST NA C/O HUDSON
HOMES MGMT LLC
3701 REGENT BLVD STE 200
IRVING, TX 75063

Parcel Number: 26B-B33-0
CAMA Number: 26B-B33-0
Property Address: 22 PINE ST

Mailing Address: US BANK TRUST NA C/O HUDSON
HOMES MGMT LLC
3701 REGENT BLVD STE 200
IRVING, TX 75063

Parcel Number: 26B-B34-0
CAMA Number: 26B-B34-0
Property Address: 26 PINE ST

Mailing Address: GAUDET GERARD A
26 PINE ST
LEICESTER, MA 01524

Parcel Number: 26B-B35-0
CAMA Number: 26B-B35-0
Property Address: 34 PINE ST

Mailing Address: LAYNE JOHNATHAN J MASSA KUKU
34 PINE ST
LEICESTER, MA 01524



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Parcel Number: 26B-B36-0
CAMA Number: 26B-B36-0
Property Address: 36 PINE ST

Mailing Address: MIKKILA ZACHARIAH V
36 PINE ST
LEICESTER, MA 01524



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