

Clear Water Environmental, LLC

Septic System Design | Land Planning

- 8) The individual lots have 50' frontage, the combined lot will have 100' frontage. Still a narrow lot for a single family home, hence the variance request, but improved from 50'.
- 9) The home proposed house is not excessively sized, footprint wise. The foundation footprint is merely 807 s.f., the first floor utilizes a crawl space so is slightly larger at 1,432 s.f.
- 10) The new owner has made substantial investments to update plans and seek approvals from ZBA, Conservation/DEP and Board of Health. As of the date of this letter Conservation/DEP has issued approval.

Please let me know if additional information is needed.

Thank you.

Sincerely yours,



Elizabeth Dupre, Principal

Cc: Teresa Kopec **Via Email** termakopec@gmail.com
File

Clear Water Environmental, LLC

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Elizabeth Dupre Licensed RS, SE, SI

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October 12, 2022

Project Name: 20-22 Lake Drive (ZBA 22-06)

To: Leicester ZBA the Zoning Board of Appeals of the Town of Leicester, MA

For: Variance to construct a new single-family home located 26.5-feet and 32.7-feet from the sideline (40-feet required), 20.7-feet from the porch (40-feet required), and 28.5-feet from the rear lot line (40-feet required), at 20-22 Lake Drive (Assessors Map 27A, Parcels E4 and E5).

Letter sent 10/11/22 Via Email abusalahA@leicesterma.org

Alaa M. Abusalah, Director of Developmental & Inspectional Services, Town Planner

Town Hall

Washburn Square

Leicester, MA 01524-1333

Dear Alaa and Members of the Board,

Reasons for the above noted variances being requested are as follows.

- 1) My client purchased the property with approvals in place. The approvals expired before she was requests extension or started work. While she has slightly modified the original proposal for this property it remains very similar to the previous project that was approved.
- 2) This parcel is 2 lots and will be combined as one upon approvals, reducing the number of single family homes on small lots around the pond.
- 3) Your board approved a very similar project February 21, 2018, granting setback reduction variances to Arthur Bloomquist on this 22/22 Lake Drive parcel, after which the homes were razed, and construction began but it was not completed.
- 4) The two pre-existing homes have been removed.
- 5) The previous two homes on 20 and on 22 Lake Drive were closer to the side lot lines than the proposed home of my client.
- 6) The septic system is being proposed utilizes advanced treatment technology (geotextile sand filter system) an added plus to the development.
- 7) The newly combined lot will be 11,525 s.f., currently the two lots are 5,560 s.f. and 5,875 s.f.