

N/F SHEPARD, LINDQUIST  
NIKOSY, OCNOS &  
CACCIAPOLI  
DB 45643 PG. 396  
LOT#19 AP 27A-E3

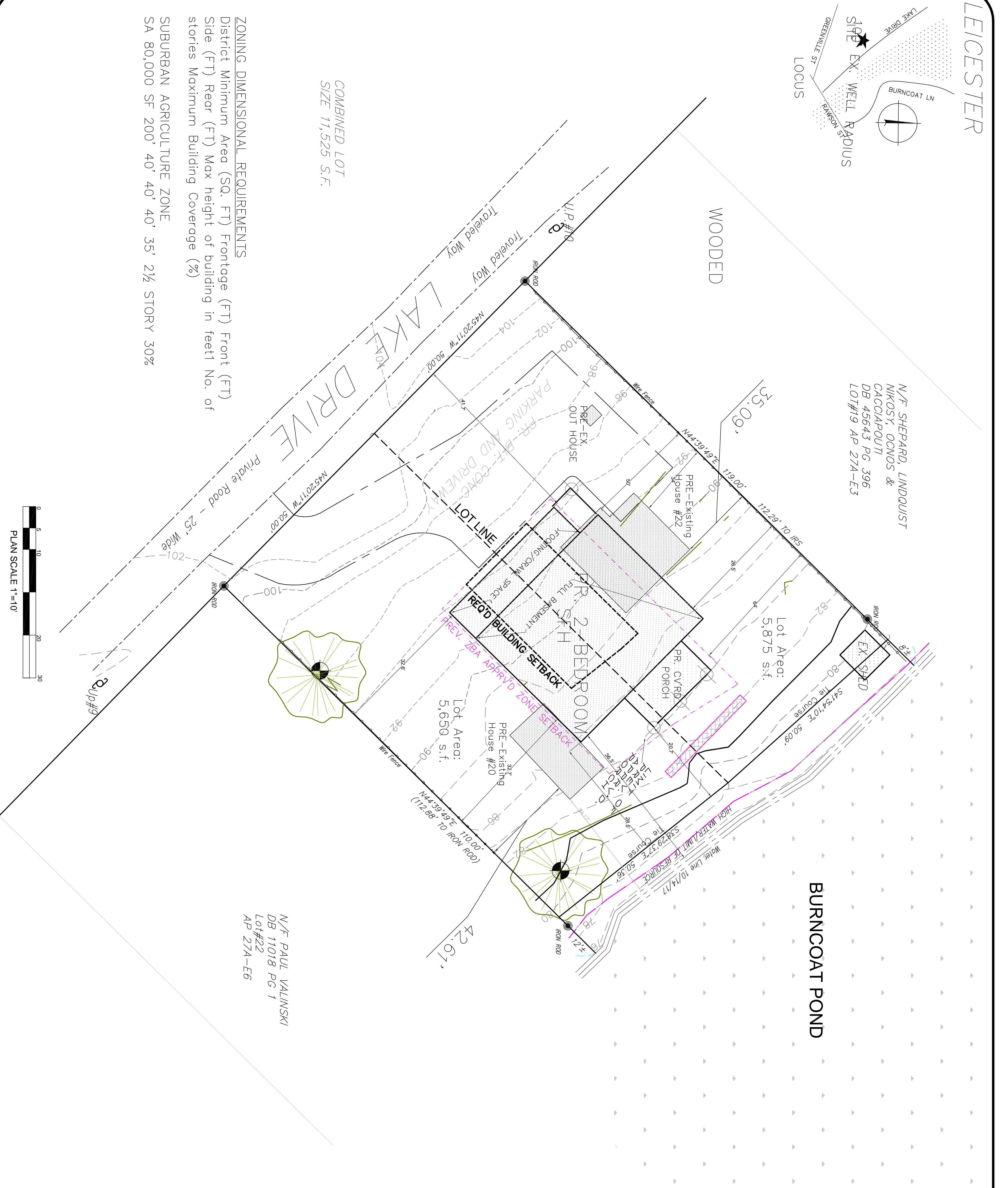
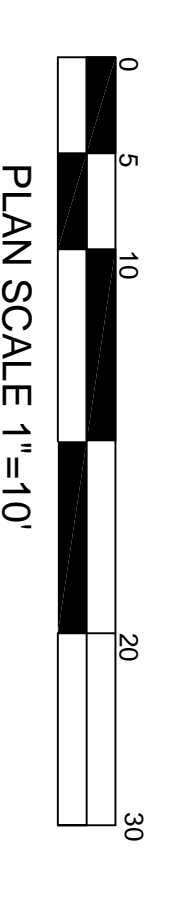
BURNCOAT POND

WOODED

COMBINED LOT  
SIZE 11,525 S.F.

**ZONING DIMENSIONAL REQUIREMENTS**  
District Minimum Area (SQ. FT) Frontage (FT) Front (FT) Side (FT) Rear (FT) Max height of building in feet No. of stories Maximum Building Coverage (%)

SUBURBAN AGRICULTURE ZONE  
SA 80,000 SF 200' 40' 40' 35' 2 1/2 STORY 30%



N/F PAUL VALINSKI  
DB 11018 PG 1  
Lot#22  
AP 27A-E6

LOT SIZE 11,525  
S.F. (2 LOTS  
COMBINED)

PLAN REFERENCES  
EXISTING CONDITIONS PLAN BY JASON DUBOIS, PE  
DC ENGINEERING & SURVEY, INC, 32 GRANBERRY MEADOW ROAD,  
CHARLTON, MA 01507

APPLICANT  
TERESA KOPEC  
PO BOX 70534  
WORCESTER, MA 01607

CONTACT  
TERESA KOPEC  
508-335-1238

ASSESSOR MAP 27A PARCELS E4 & E5  
20-22 LAKE DRIVE  
LEICESTER, MASSACHUSETTS  
PROPOSED STRUCTURE LOCATION  
PLAN FOR ZBA

CLEAR WATER ENVIRONMENTAL  
SEPTIC SYSTEM DESIGN | LAND PLANNING  
Serving Greater MA Since 1999

ELIZABETH DUPRE, CIVIL  
ENGINEER RSN#1210

87 Bartlett Road  
Kittery Point  
Maine 03905

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C (508) 868-0838  
info@clearwater-env.com

DATE: SEPTEMBER 16, 2022

UNLESS OTHERWISE NOTED

DATE	REVISION
9/5/22	ADDED DIMS FOR ZBA
10/12/22	ADDED LOT S.F. AGE

DRAWN BY: CHECKED BY: APPROVED BY:  
ED-SDD ED

20-22 LAKE DRIVE

SHEET: 1 OF 1