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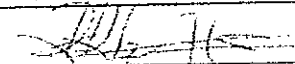
Leicester Zoning Board of Appeals  
Special Permit & Variance Application Form

SEP 06 2022

PERMIT TYPE:  Special Permit  Variance

Date: 08-30-22

Town of Leicester  
Development & Inspectional Services

| CONTACT INFORMATION   |   |                  |  |
|---|---|------------------|--|
| Property Owner:   |   |                  |  |
| Name:   | Raymond Bazzano   |                  |  |
| Company Name:   |   |                  |  |
| Signature:  |  |                  | <small>dotloop verified<br/>08/30/22 2:58 PM EDT<br/>EWXQ-WZJR-YRSE-ORJC</small> |
| Address:  | 316 Main Street, Boylston MA 01505  |                  |  |
| Phone:  | 508-450-3798  | Email:           | rayb@av-ms.com   |
| Applicant:  |   |                  |  |
| Name:   | DANDISON ROBERTS  |                  |  |
| Company Name:   | <del>XXXXXXXXXX</del>   |                  |  |
| Signature:  |  |                  |  |
| Address:  | 4 WINFIELD ST WORCESTER MA 01610  |                  |  |
| Phone:  | 508 615 8811  | Email:           | dandisonr@aol.com  |
| Primary Contact Person: (The person that will be contacted by Town staff during the application process.)   |   |                  |  |
| Name:   | DANDISON ROBERTS  |                  |  |
| Company Name:   |   |                  |  |
| Address:  | 4 WINFIELD ST WORCESTER MA 01610  |                  |  |
| Phone:  | 508-615-8811  | Email:           | dandisonr@aol.com  |
| PROJECT INFORMATION   |   |                  |  |
| Project Address:  | 42 TOBIN RD (LOT#2)   | Zoning District: | R1   |
| Assessors Map & Parcel #  | 33-AG-2   |                  |  |
| Deed Reference (Book/Page):   | BOOK PAGE 18895 (241) JUNE 10 1997  |                  |  |
| Size of Proposed Structures:  |   | Total Lot Area:  |  |
| Water Source:   |   | Sewer Source:    |  |
| Applicable Zoning Bylaw Section(s):   |   |                  |  |
| Brief Project Description:  |   |                  |  |
| <p>Please include a brief description on this form (i.e. do not write "see attached"). [Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]</p> <p>Limited Frontage Lot<br/>42 Tobin Rd Lot#2</p> |   |                  |  |

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TOWN DEVELOPMENT OFFICE  
LEICESTER MASS.

**PROJECT INFORMATION, Continued**

**State Briefly Reasons for Variance or Special Permit:**

See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.

LOT WAS ORIGINALLY APPROVED JAN. 12, 2015  
 THE ONE YEAR TIME FRAME EXPIRED AND I NEED  
 SOME TO BE RE-ESTABLISHED FOR AN EXTENDED  
 TIME LINE, FOR BUILDING PERMIT ON LOT  
 42 TOBIN RD..

**APPLICATION CHECKLIST:**

Use this checklist to ensure you have provided all required information.  
 Three (3) copies of all paper submittals are required except where noted.

|   |  |   |
|---|--|---|
| <input type="checkbox"/> Application Form                 | <input type="checkbox"/> Any supplemental information where applicable (letters, detailed project information, etc.) | <input type="checkbox"/> Plans (1-full-size & 2 11"x17")                        |
| <input type="checkbox"/> Certified Abutters List (1 copy) | <input type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester  | <input type="checkbox"/> .pdf copy of all submitted documents (CD or USB Drive) |

**Submit the full application to the Town Clerk's Office**



# 42 Tobin Road

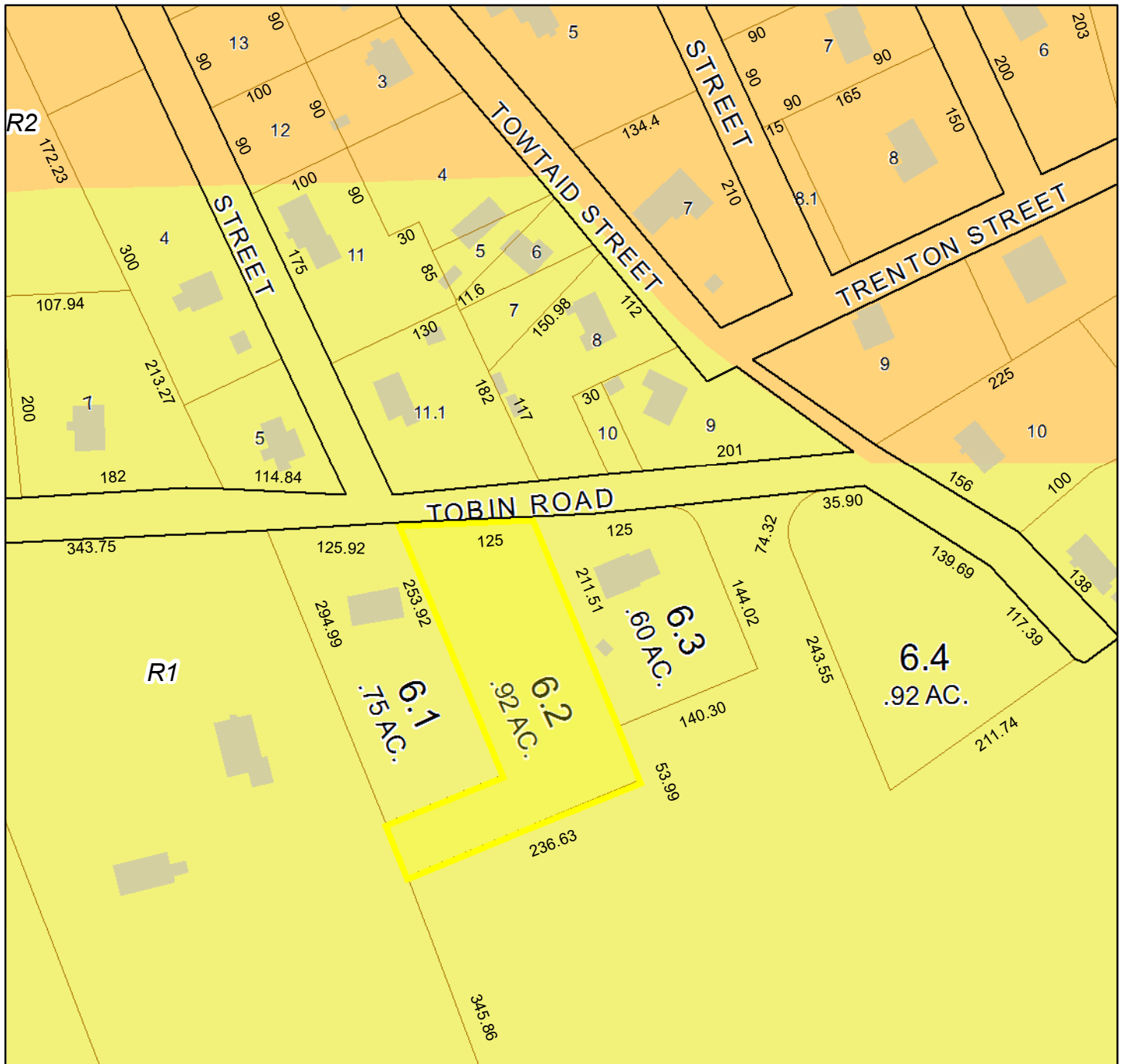
Leicester, MA



September 6, 2022

1 inch = 139 Feet

www.cai-tech.com



|  |                     |  |               |
|--|---------------------|--|---------------|
|  | Road                |  | Residential 2 |
|  | Property Line       |  |               |
|  | Buildings (MassGIS) |  |               |
|  | Residential 1       |  |               |

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



**TOWN OF LEICESTER  
ZONING BOARD OF APPEALS**

**LEICESTER, MA 01524-1333**  
**Phone: 508-892-7007 Fax: 508-892-7070**  
[www.leicesterma.org](http://www.leicesterma.org)

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2016 JUN -6 PM 12: 57  
TOWN CLERK'S OFFICE  
LEICESTER, MASS.

**Certificate of Decision on Special Permit**

Approval Date: *June 1, 2016*

Project Name: *N/A*

Location of Project: *42 Tobin Road, Cherry Valley*

Assessors Reference: *Map 33, Parcel A6.2*

Deed Reference: *Book/Page 18895/261*

Total Acreage: *40.138-square feet of land*

Type of Use: *for a Limited Frontage Lot*

Building Area: *N/A*

Applicant: *Kerry Scola*  
*25 Barnes Ave*  
*Worcester, Ma. 01605*

Owners: *Same as Applicant*

Plans Prepared by: *HS&T Group, Inc.*

Plans Dated: *November 24, 2014*

Application Date: *May 3, 2016*

Public Hearing: *June 1, 2016 duly noticed and posted in accordance with the provisions of the Zoning Act, MGL c.40A and the Open Meeting Law, MGL c. 39, §23A - §23C*

ZBA Members: *David Kirwan, Chairman; Jim Buckley, Clerk; Vaughn Hathaway, David Orth, Jim Reinke, Alternate; Dick Johnston, Alternate*

**ZBA Action: APPROVED**

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Summary Description of Application:

2016 JUN -6 PM 12: 57

The applicants seek approval for a Limited Frontage Lot for building Lot #2 at 42 Tobin Road, Cherry Valley, MA. The property is located in the Residential-1 Zoning District. The applicants request a Special Permit under Section 1.3; Limited Frontage Lot & Section 6.4.02; Special Permits

Findings: After the public hearing duly noticed and held on June 4, 2016, the Leicester Zoning Board of Appeals made the following findings as required by M.G.L. Chapter 40A, Section 9; Special Permits and Section 6.4.02; Special Permits of the Leicester Zoning Bylaws:

1. That the proposed use is in harmony with the general purpose and intent of the Zoning Bylaw

Based on these findings, the Leicester Zoning Board of Appeals, as the Special Permit Granting Authority, pursuant to Section 6.4 of the Leicester Zoning Bylaws, voted 5-0 to **Approve** the Special Permit to Kerry Scola for property located at 42 Tobin Road, Cherry Valley as herein described.

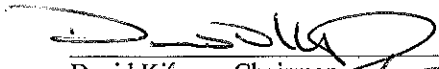
Conditions: **None**

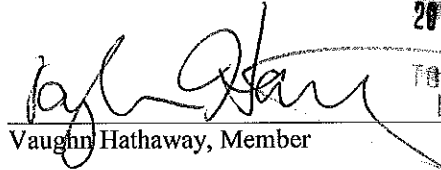
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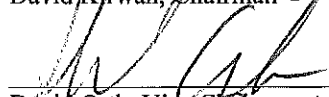
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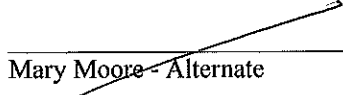
TOWN CLERK'S OFFICE  
LEICESTER, MASS.

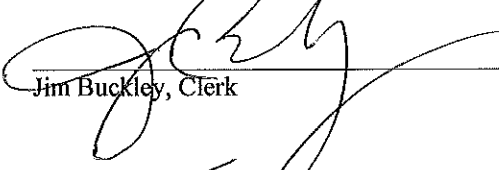
Leicester Zoning Board of Appeals:


  
\_\_\_\_\_  
David Kifwan, Chairman

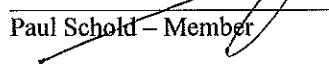
  
\_\_\_\_\_  
Vaughn Hathaway, Member

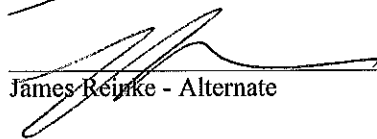
  
\_\_\_\_\_  
David Orth, Vice Chairman

  
\_\_\_\_\_  
Mary Moore - Alternate

  
\_\_\_\_\_  
Jim Buckley, Clerk

  
\_\_\_\_\_  
Richard Johnston - Alternate

  
\_\_\_\_\_  
Paul Schold - Member

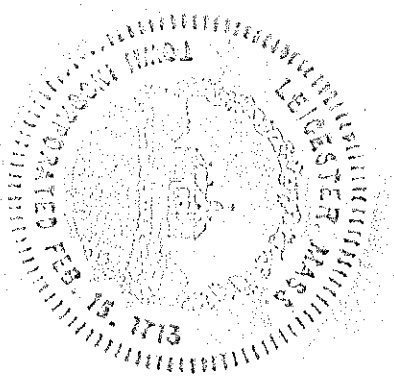
  
\_\_\_\_\_  
James Reinke - Alternate

This Special Permit shall not take effect until a copy is recorded hereof with the Worcester District Registry of Deeds Pursuant to General Laws, Chapter 40A, Section 11, as amended; and further that said recording shall be accomplished not later than six months from the date of this Decision; and further that any construction hereunder must commence no later than one year from the said recording.

It was ordered by the Board that persons notified of the hearing be notified of the forgoing Decision.

Any appeal to this Decision must be made to the Superior Court within 20-days after the filing of this Decision with the Town Clerk, in accordance with Section 17 of Chapter 40A of the Massachusetts General Laws.

Filed with the Town Clerk on the 6th day of June 2016



  
\_\_\_\_\_  
Town Clerk