



TOWN OF LEICESTER

Office of Building and Code Enforcement

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Stephen Fontaine
Jennifer Beaton, Esq.
Beaton and Petersen PLLC
11 Maple Avenue
Shrewsbury, MA 01545

Re: Zoning Determination
Parcel A (Map Number 43, Parcel Number A6-0 and Parcel B (Map Number 43A, Parcel
Number A7-0) Pleasant Street
Leicester, Ma 01524

Dear Mr. Fontaine,

I have reviewed your proposed single-family project for Parcel A and B on Pleasant St, Leicester, MA 01524. The site is in the NB and SA zoning districts. Detached one-family dwellings is a use allowed in both NB and SA zoning districts. Assuming the house is built in the SA district as discussed on Parcel A or B the minimum area is 80,000 Sq Ft, frontage is 200', and front, rear and side setbacks are 40'. Lot-Frontage is defined in the Town of Leicester Zoning By-Laws as "The continuous distance measured along the front lot line between the points of intersection of the side lot lines with the front lot line." Parcel A has frontage in two different sections along Pleasant St of 103.59' and 58.91' which does not meet the minimum required frontage of 200' for the SA district.

For the reasons described herein, I have determined that the proposed single-family dwelling project on Parcel A and B with the structure built entirely within the SA district does not meet the minimum required frontage for the SA district and a variance pertaining to Lot Frontage would need to be obtained from the Zoning Board of Appeals to move forward with the project.

Sincerely,

Michael Silva

Michael Silva
Building Inspector/Zoning Enforcement Officer