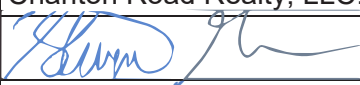
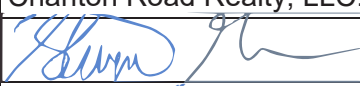


Leicester Zoning Board of Appeals Special Permit & Variance Application Form

PERMIT TYPE: Special Permit Variance

Date: 12/6/2022

CONTACT INFORMATION			
Property Owner:			
Name:	Steve Greene		
Company Name:	Charlton Road Realty, LLC.		
Signature:			
Address:	25 Waterville Lane, Shrewsbury, MA 01545		
Phone:	(774) 696-3288	Email:	sgreene@glickmankovago.com
Applicant:			
Name:	Steve Greene		
Company Name:	Charlton Road Realty, LLC.		
Signature:			
Address:	25 Waterville Lane, Shrewsbury, MA 01545		
Phone:	(774) 696-3288	Email:	sgreene@glickmankovago.com
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:	James Bernardino		
Company Name:	CMG Engineering		
Address:	67 Hall Road, Sturbridge, MA 01566		
Phone:	774-241-0901	Email:	jbernardino@cmgenv.com
PROJECT INFORMATION			
Project Address:	778 Main Street	Zoning District:	B
Assessors Map & Parcel #	Map 21A Parcel 11		
Deed Reference (Book/Page):	BK44964 PG 320		
Size of Proposed Structures:	<small>two (2) 5430 sf bldg. and one(1) 3006 sf bld. (footprint)</small>	Total Lot Area:	140,006 sf (3.214 ac)
Water Source:	Leicester Water Supply District	Sewer Source:	Leicester Water Supply Distric
Applicable Zoning Bylaw Section(s):	Sect 7.1.04.2.a Rendering of Impervious Area Greater than 15% or 2,500 s.f.		
Brief Project Description:			
Please include a brief description on this form (i.e. do not write "see attached"). <i>[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.)]</i>			
Special permit to allow for the proposed impervious area within the Water Resources Protection Overlay District associated with the proposed multifamily development.			

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.

Approximately 32,600 s.f. of the parcel is located within the Water Resources protection Overlay District; which runs along the site's frontage on Main Street. The applicant is proposing 9,713 s.f. (29.8%) of pavement associated with the proposed site entrance and resident parking area. Approximately 11,277 s.f. of pavement within the Overlay District will be porous pavement in order to meet the maximum 30% impervious area.

In accordance with the Leicester Zoning Bylaws, Section 7.1.04.2.a, the rendering impervious of more than 15% or 2500 square feet of any lot, but not greater than 30% of any lot is allowed through the granting of a special permit with Board of Appeals.

Due to the proposed impervious area, the applicant is required to meet stormwater treatment and infiltration techniques to ensure the increase in stormwater runoff will not cause detriment to the existing aquifer. In accordance the Massachusetts Stormwater Handbook, the applicant is proposing treatment and infiltration measures in the form of deep sump hooded catch basins, Cultec Separator Rows, and underground Cultec Infiltration Chambers to meet and exceed the water quality volume and recharge volume requirements. Details regarding the on-site stormwater management system is included in the enclosed Plan Set and Stormwater Report.

CMG is also including a project narrative to better outline the project's intent and how it meets the Board of Appeal's Findings as stated in Section 7.1.06.e of the Leicester Zoning Bylaws.

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

Submit the full application to the Town Clerk's Office