

RECEIVED

SEP 12 2022

Leicester Planning Board ANR Plan Application

Town of Leicester
Development & Inspection Services

FORM 4 APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: 09/12/2022

Property Address:	1003, 997, 993, 981,963 Main Street, Main Street, & 79 S Main Street		
Assessors Map/Parcel:	See list in Paragraph 5	Zoning District:	R2 and Business
Deed Reference (Book/Page):	66858/259		
Plan Purpose:	To subdivide Town property for delineation and potential disposition purposes		

To the Planning Board of the Town of Leicester:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

(Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.)

RECEIVED
2022 SEP 12 PM 3:23
TOWN OF LEICESTER
PLANNING BOARD
OFFICE

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as required by the Leicester Zoning By-Law, which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has frontage on:
 - a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely _____, or
 - c. a private way in existence prior to the date the Subdivision Control Law became effective in the Town of Leicester, having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon and the buildings erected or to be erected thereon, namely _____.
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Leicester Zoning Bylaw.

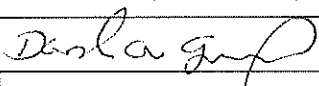
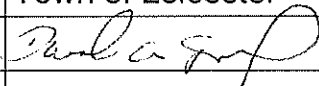
4. The division of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the land prior to the date the subdivision control law went into effect in the Town of Leicester, and one of such buildings remains standing on each of the proposed lots shown on said plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:

The five "Victorian" homes, (Winslow, Hitchcock, Lane, 1812, and Russell) where constructed between 1800 and 1900.

5. Other reasons or comment (See M.G.L., Chapter 41, Section 81-L)

The purpose of this ANR request is to create separate properties for the buildings that were included in the purchase of the former Becker College.

Parcels included this ANR request are 20C-A10-0, 20C-A11-0, 20C-A-12-0, 20C-A13-0, 20C-A14-0, 20-CA15-0, and 20-CA22-0.

Applicant Information		Owner Information* (if not the Applicant)	
Name:	Town of Leicester, David Genereux, Town Administrator	Name:	Town of Leicester
Signature:		Signature:	
Address:	3 Washburn Square Leicester, MA 01524	Address:	3 Washburn Square Leicester, MA 01524
Phone #:	(508) 892-7000	Phone #:	(508) 892-7000
Email:	genereuxd@leicesterma.org	Email:	genereuxd@leicesterma.org

*If there is more than one owner, all must sign.

Surveyor/ Plan Preparer Contact Information:			
Name:	Jim Smith	Company Name:	Tauper Land Survey
Phone:	(508) 987-2266	Email:	jsmith@tauperlandsurvey.com

g:\town planners office\forms & procedures\application forms\application - anr plan 7-2015.docx