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Leicester Planning Board
Town of Leicester
Development & Inspectional Services

FORM B. PRELIMINARY SUBDIVISION PLAN APPLICATION

2022 MAY -3 PM 2:36
TOWN CLERK'S OFFICE
LEICESTER, MASS.

RECEIVED

Date:	April 26 2022		
Property Address:	1355 Main Street		
Assessors Map/Parcel:	26/A1	Zoning District:	HB-1
Deed Reference (Book/Page):	65218/149		
Plan Title:	Preliminary Subdivision Plan		
Plan Dated:	April 14, 2022		
Number of Lots:	2	Total Acres:	5.44
Number & Type of Housing Units:	Industrial		
Water Source: (Select One)	<input type="radio"/> Private Well	<input type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input checked="" type="radio"/> Leicester Water Supply District	
Sewer Source: (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input checked="" type="radio"/> Leicester Water Supply District	
	<input type="radio"/> Oxford Rochdale Sewer District		
Applicant Information		Owner Information (if not the Applicant)	
Name:	Tom Corbett	Name:	William Roberts
Company Name:	ZP Battery DevCo, LLC	Company Name:	WR Enterprises, LLC
Signature:	<i>Tom Corbett</i>	Signature:	<i>[Signature]</i>
Address:	10 E. Worcester Street, Suite 3A Worcester Street, 01604	Address:	1323 Main Street, Leicester, MA 01524
Phone #:	(774) 479-9870	Phone #:	508-892-8007
Email:	tcorbett@zpeenergy.com	Email:	Bill@classicautomotive.com
Plan Preparer Contact Information:			
Name:	Christopher Anderson	Company Name:	Hannigan Engineering, Inc.
Phone:	9785341234	Email:	canderson@hanniganengineering.com
Primary Contact Information (this is the person staff will contact during the review process):			
Name:	Christopher Anderson	Company Name:	Hannigan Engineering, Inc.
Phone:	9785341234	Email:	canderson@hanniganengineering.com

CK # 1560 + 1559

Alaa M. Abusalah, Town Planner
Leicester Development and Inspectional Services
3 Washburn Square
Leicester, Massachusetts 01524

April 29, 2022

RE: Preliminary Subdivision Plan
#1355 Main Street
ZP Battery Devco, LLC
Map 26/Parcel A1

Dear Ms. Abusalah,

On behalf of our client, ZP Battery DevCo, LLC, the Applicant, Hannigan Engineering, Inc. is filing a Preliminary Subdivision Plan for the construction of a proposed subdivision off Main Street in Leicester, Massachusetts. The project includes land depicted on the Assessor's Map #26 as Parcels A1 (1355 Main Street), owned by WR Enterprises, LLC. It is the intent of the applicant to create a subdivision with a single roadway to provide access to two new building lots. Enclosed, as part of this submittal, is the Application Form, the filing fee of \$525.00, the review fee of \$3,150 and thirteen (13) copies of the Preliminary Subdivision Plans. We are also including five (5) reduced copies for ease of distribution.

The Project will be situated on a portion of the #1355 Main Street property along the southerly side of Main Street (Route 9) in Leicester. The property is currently approximately 5.44 acres which is generally undeveloped and comprised mostly of woodland and brush areas. It is noted that some areas of an existing gravel access way exist within the area of development that is associated with the previous use of the adjacent property at #1323 Main Street. Areas subject to protection under the Wetlands Protection Act and the Leicester Wetland Bylaws were reviewed and delineated by Caron Environmental. These areas are limited to a Bordering Vegetated Wetland (BVW) along the southerly property line.

As part of the proposed development, a single roadway will be constructed to provide access to the individual lots. Although this would be considered a non-residential subdivision, the roadway is proposed to be 20-foot wide due to its limited length and access requirements. The length of the road is approximately 165 feet and will be constructed with an 80-ft T-Turnaround at the end of the road. The T-Turnaround will allow vehicles to effectively turnaround and return to the entrance of the development.

Along with the construction of the proposed roadway several other utility improvements will be provided as part of the overall development. The project stormwater management system will be addressed by catchbasins and drainage manholes directing the surface runoff to a drainage detention basin for peak rate mitigation and Stormwater treatment. A full stormwater analysis will be provided as part of the Definitive Subdivision submittal. Domestic water and sewage disposal are intended to utilize the existing respective mains within Main Street.

As part of this submittal, and in an effort to provide comprehensive review for the Definitive Subdivision submittal, a preliminary list of waivers to the Leicester Subdivision Regulations is being submitted herewith. The applicant reserves the right to amend the list of waivers as needed during the Definitive Subdivision design and review process.

Waivers:

Section V.A.3.a – Design Standards

– Grade:

A Waiver is requested to utilize a grade of 6% within the turnaround area to minimize grading impacts on the property

Section V.A.4.b – Design Standards

– Dead end Streets:

A Waiver is requested for the requirement to provide a cul-de-sac with a radius of 100-feet. In lieu a T-turnaround will be provided to provide vehicles the ability to turn around on site.

Section VI.B.1 – Required Improvements for an Approved Subdivision

– Storm Drainage System:

A waiver is requested to utilize high density polypropylene (HDPE) drainage lines within the drainage system of the subdivision.

Section VI.G – Required Improvements for an Approved Subdivision

– Sidewalks:

A waiver is requested for the requirements of sidewalks on this projects. There are currently no sidewalks on Main Street and the project being located in a moderately remote area from adjacent developments. In addition, the development would not typically lend itself to the need of sidewalks.

Section VI.J – Required Improvements for an Approved Subdivision

– Curbing:

A waiver is requested for the requirement of granite curb inlets at the catchbasins within the subdivision roadway.

Section VI.R.3 – Required Improvements for an Approved Subdivision

– Pavement Width (Industrial Subdivision):

A waiver is requested for the requirement of 36 feet of pavement for the roadway. The roadway is proposed to be 20-feet wide due to its limited length and access requirements. One of the properties will serve a Solar Energy Storage System which will have minimal traffic upon the completion of construction.

Section VI.R.4 – Required Improvements for an Approved Subdivision

– Berm Radii:

A waiver is requested for the requirement of a 50 foot curb radius at the entrance to the subdivision. A curb radius of 20 feet is proposed as Main Street is a MassDOT roadway and this would minimize work within the Right-of-way.

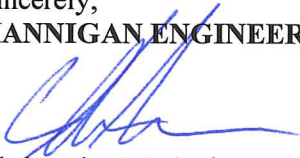
Section VI.R.7 – Required Improvements for an Approved Subdivision

– Pavement Markings:

A waiver is requested for the requirement of pavement markings for the roadway.

At this time, Hannigan Engineering, Inc. is requesting to be placed on the agenda for the next available meeting of the Planning Board to discuss this Preliminary Subdivision Plan. Representatives of this office and the owner/applicant will attend to present the plan and address any concerns raised by the Board at that time. We thank you in advance for your anticipated cooperation regarding this project and look forward to meeting to discuss the plans.

Sincerely,
HANNIGAN ENGINEERING, INC.



Christopher M. Anderson, PE
Project Engineer



William D. Hannigan, PE
President

Pc: Pete Forte, ZP Battery Devco, LLC
Tom Corbett, ZP Batter Devco, LLC
Brendon Gove, ZP Batter Devco, LLC

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