

Leicester Planning Board Site Plan Review & Special Permit Application Form

PERMIT TYPE: Special Permit Site Plan Review

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 TOWN CLERK'S OFFICE
 LEICESTER, MASS.

CONTACT INFORMATION

Owner Information			
Name:	Rosa Malo	Company Name:	BBS General Construction Inc
Signature:	Rosa Malo		
Address:	747 Main St Leicester, MA, 01524		
Phone:	508-737-8577	Email:	bbsconstructionma@gmail.com
Applicant Information			
Name:		Company Name:	
Signature:	Same as above		
Address:			
Phone:		Email:	
Primary Contact Person (The person that will be contacted by Planning Board staff during the application process.)			
Name:	Rosa Malo	Company Name:	BBS General Construction Inc
Address:	747 Main St Leicester, MA 01524		
Phone:	508-737-8577	Email:	bbs@bbsconstructioninc

PROJECT INFORMATION

Project Address:	747 Main St, Leicester MA 01524	Zoning District:	B-
Assessors Map & Parcel #		Deed Reference (Book & Page):	58540 Page 134
Applicable Zoning Bylaw Section(s):			
Proposed Land Use:	C-2(r) Mix - Primarily Residential w/ parking Commercial vehicle		
Existing Land Use:	Residential w/ commercial vehicle		

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):			
Total Lot Area:	58,851 S.F.F		
Water Source: (Select One) N/A	<input type="radio"/> Private Well	<input type="radio"/> Cherry Valley & Rochdale Water District	
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District	
Sewer Source: (Select One) N/A	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District	
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District	
	<input type="radio"/> Oxford Rochdale Sewer District		
Brief Project Description:			
Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.] Residential use, we have 3 commercial vehicles & is already register. Looking for a Permission to allow parking the other 2 vehicles. No changes are been done to the site.			

Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input type="checkbox"/> Detailed Project Narrative including any waiver requests ¹	<input type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) <input checked="" type="checkbox"/> n/a
<input type="checkbox"/> Documentation of Availability of Water & Sewer <input checked="" type="checkbox"/> n/a	<input type="checkbox"/> Certified Abutters List (1 copy) ² <input checked="" type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input checked="" type="checkbox"/> n/a
<input type="checkbox"/> Fees ³	<input type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

¹ See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).
² certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f or 2 acres or more of tree clearing)
³ Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

For Planning Board Use:			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

Convert existing garage into IN-Low unit
Existing garage is 25' x 38'

LOT AREA= 58,851 S.F.T.

N 42° 14' 44"
W 71° 53' 48"

PLOT PLAN EXISTING CONDITIONS MAP 21, PARCEL 85 747 MAIN STREET LEICESTER, MA

NANCI CANTOS, CIRIO MALO,
ROAS MALO AND LUIS SIGUENCIA
OWNERS
BOOK 58540, PAGE 134
PLAN BOOK 610 PLAN 99

ZONED: RESIDENCE "R-1"
MIN. AREA= 50,000 S.F.T.
MIN. FRONTAGE= 150'

BUILDING SETBACKS:
FRONT=25'
REAR=15'
SIDE=25'

PER FIRM MAP, TOWN OF LEICESTER, MA
WORCESTER COUNTY, PANEL#25027C078E
DATED: JULY 4, 2011
THIS SITE IS IN ZONE "X"

Prepared for:
ROSA MALO

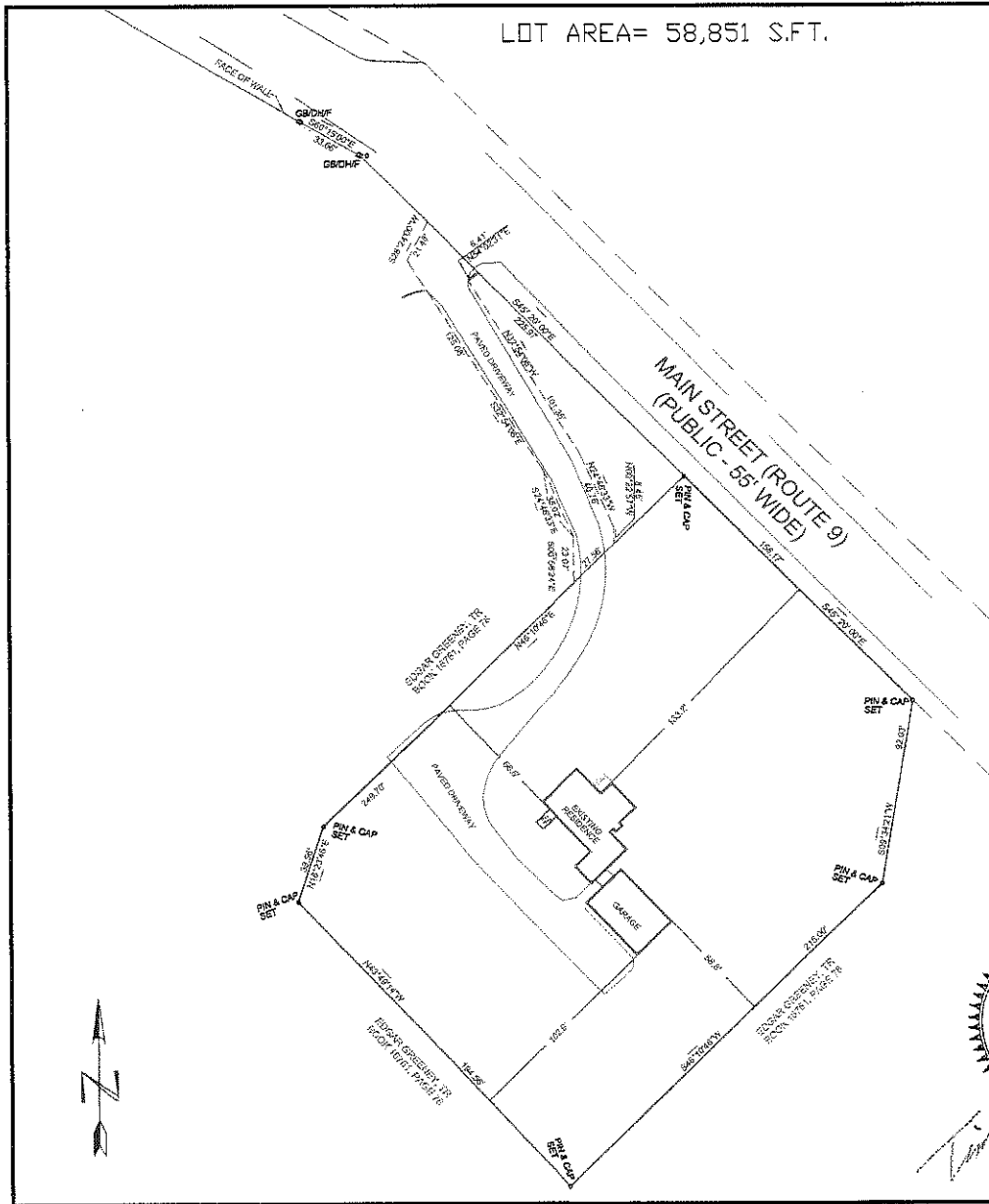
HAWK CONSULTING, INC.
3 WEDGEWOOD LANE
MILLBURY, MA 01527
PHONE: (203) 814-7960



DATE:	12/21/19
JOB#	19-008
SCALE:	1" = 60'



Timothy A. Callahan



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