



For Planning Office Use:
File #: _____

Leicester Planning Board Site Plan Review & Special Permit Application Form

PERMIT TYPE: Special Permit Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	Mark Klinger	Company Name:	651 Main Street, LLC
Signature:	 <div style="font-size: small; margin-left: 300px;">dotloop verified 09/06/22 8:37 AM EDT ATRS-AVON-KJ1H-FBOR</div>		
Address:	265 Sunrise Highway, Suite 1368, Rockville Center, New York 11570		
Phone:	(646) 483-2517	Email:	mark@globalgcny.com
Applicant Information			
Name:	same as owner	Company Name:	
Signature:	 <div style="font-size: small; margin-left: 300px;">dotloop verified 09/06/22 8:37 AM EDT USCK-FB4U-VCX7-RYBF</div>		
Address:			
Phone:		Email:	
Primary Contact Person <small>(The person that will be contacted by Planning Board staff during the application process.)</small>			
Name:	Michael Malynowski	Company Name:	Allen & Major Associates, Inc.
Address:	400 Harvey Road, Suite D, Manchester, New Hampshire 03103		
Phone:	(603) 627-5500	Email:	mmalynowski@allenmajor.com

PROJECT INFORMATION

Project Address:	1651 Main Street	Zoning District:	Business
Assessors Map & Parcel #	Map 21/Parcel 85.1	Deed Reference (Book & Page):	
Applicable Zoning Bylaw Section(s):	§3.2.02, §3.2.02-A, §5.2, §5.9 & §5.16		
Proposed Land Use:	Private Residential development		
Existing Land Use:	Vacant Land		

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):	+/- 2,200 square feet	
Total Lot Area:	+/- 29.78 Acres	
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 checked="" 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.]

It is the intent of the applicant is to subdivide the existing parcel into five separate lots, four (4) of which will be fee-simple lots having direct access to Main Street meeting the current zoning requirements (ANR plans to be prepared separately). The fifth and final lot will encompass the remaining land area and will be developed into a private residential development consisting of 2 family duplexes. The Project proposes to construct 46 duplex units consisting of two single-family residential dwellings, each consisting of approximately 2,188 square feet

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