



TO:	Leicester Planning Board	DATE:	12/12/2022
FROM:	Howard Stein Hudson	HSH PROJECT NO.:	21084.00
SUBJECT:	Special Permit Criteria for 147 Main Street		

Howard Stein Hudson on behalf of the applicant is requesting a special permit for the use of 147 Main Street within the business district for a self-storage facility per Zoning By-Laws section 3.2.03 – Schedule of Use – Business. Through the special permit regulations, section IV (D), the following conditions are met:

1. Such use will not nullify or substantially derogate from the intent and purpose of this Bylaw; the existing property is an empty parking lot, with a demolished foundation on the property. This is across the street and between other commercial use properties such as American Legion, Giguere Gymnastics, and Hank’s Marine. This project would visually improve the area.
2. Such use will not constitute a nuisance; the proposed use of property is not one is high use at peak times. No excess noise or traffic is created from the proposed use.
3. Such use will not adversely affect the neighborhood in which the lot is situated. The property is located in an area with other commercial uses and the rear of the site it is abutting a pond. The use has minimal employees, and customers are spread out throughout business hours.
4. Such use complies with the Standard for Site Plan Approval in the Leicester Zoning Bylaw:
 - a. The use complies with all the provision for the Leicester zoning by-law;
 - b. The use will not materially endanger or constitute hazard to the public health and safety;
 - c. The use will not create undue traffic congestion or unduly impair pedestrian safety;
 - d. Sufficient off-street parking exists or will be provided to serve the use;
 - e. The use can be adequately served by water, sewer, and other necessary utilities, or if these are un-available, that they will be brought to the site at the owner’s expense; or, the Planning Board is satisfied that the propose alternatives will comply with all applicable regulations; and,



SPECIAL PERMIT CRITERIA

147 Main Street
December 12, 2022

- f. The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or groundwater;
- g. The use will not result in any undue disturbance to adjoining property owners or the Town cause by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

The parcel located at 147 Main Street in Leicester consists of 124,581 SF. This includes approximately 52,300 SF of Smith's Pond water body. The parcel lies within the Business district and the Residential-2 district. The depiction of the districts is approximate as there is no verbiage of the division within the zoning bylaws and is not an offset from the street. Of the 72,280 SF of upload, approximately 20,080 SF lies within the residential-2 district. Of that 20,080 SF only 6,270 SF is proposed to be developed within the limit of work. The majority of the development lies within the business district.

We have submitted proposed plans for the project located at 147 Main Street in Leicester, as well as a supplemental data report which includes a stormwater analysis. The proposed project includes 111 Boxwell modular self-storage units, approximately 17,760 sf of storage space. These units are constructed on site and site on top of pavement, slightly raised off the ground. The site would be secured using a security fence around the area with units.

The proposed plans showing the closing of the existing curb cut and opening of a new one on the west side of the site. The site does not propose utilizing the existing water or sewer service. A new electric service will be needed and coordinated through the electric company.