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File #: SPR 2022-04

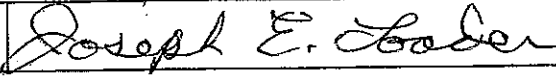
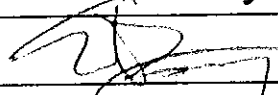
Leicester Planning Board Site Plan Review & Special Permit Application Form

2022 MAY 23 AM 10:27
TOWN CLERK'S OFFICE
LEICESTER, MASS.

RECEIVED

PERMIT TYPE: Special Permit Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	Joseph & Carol Loader	Company Name:	
Signature:			
Address:	31 Woodstone Road Northborough, MA 01532		
Phone:	(508) 892-8058	Email:	joe@woodarteg.com
Applicant Information			
Name:	Edward Barry	Company Name:	Arefa, LLC
Signature:			
Address:	41 Midgley Lane Worcester, MA 01604		
Phone:	(774) 922-7539	Email:	edward@arefacannabis.com
Primary Contact Person <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
Name:	James Tetreault, PE	Company Name:	Azimuth Land Design, LLC
Address:	118 Turnpike Road, Suite 200 Southborough, MA 01772		
Phone:	(508) 485-0137	Email:	jamest@azimuthlanddesign.co

PROJECT INFORMATION

Project Address:	424 Main Street	Zoning District:	B
Assessors Map & Parcel #	Map 23A Parcel 53	Deed Reference (Book & Page):	documents #'s 37654 & 37655
Applicable Zoning Bylaw Section(s):	Use regulations section 3.02.03		
Proposed Land Use:	Marijuana establishment, non-retail in addition to the existing use		
Existing Land Use:	Warehouse and industrial use.		

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):	No new structures are proposed.	
Total Lot Area:	155,020 s.f.	
Water Source: <i>(Select One)</i>	<input type="radio"/> Private Well	<input checked="" type="radio"/> Cherry Valley & Rochdale Water District
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District
Sewer Source: <i>(Select One)</i>	<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	
<p>Brief Project Description: Please include a brief description on this form (i.e. do not write "see attached"). <i>[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.]</i></p> <p>The applicant proposes to use the existing 15,184 s.f. rectangular building for the cultivation and production of cannabis products. There will be no retail function at this location. The parking and loading area behind the building will be paved and expanded. Roof runoff from the existing building will be captured and directed to a new infiltration structure off main street. New sanitary sewer and water service connections will be made to the rectangular building.</p>		

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 type="checkbox"/> Certified Abutters List (1 copy) ² <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input checked="" 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:			