



TOWN OF LEICESTER

Office of Building and Code Enforcement

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October 19, 2022

Planning Board
Town of Leicester
3 Washburn Square
Leicester, MA 01524

Re: 16 Pleasant St, Leicester MA 01524 advisory opinion on number of parking spaces

Dear Planning Board Members,

I have received a building permit application for 16 Pleasant St, Leicester, MA 01524 to change the use and convert the property back into a church. The property is in the Central Business (CB) zoning district. The plans submitted have 4 parking spaces and 1 handicap parking spot measured at 9' wide by 18' long. The 1 handicap parking spot is required by 521 CMR 23.2.2 to be Van Accessible and by 521 CMR 23.4.7 to be 8' minimum wide with an 8' wide access aisle (Exception: Van accessible spaces do not have to be separately provided if all required accessible parking spaces are 11 feet wide with a five foot access aisle). The van accessible parking spot on the plan does not and will need to meet this requirement.

The code review submitted with the building permit states, "the occupancy load based on pew arrangement seating, the occupancy would be 98 and 6 on the altar. The basement would be 8 for storage & Office areas. Based on assembly chairs only for this area, it computes to 113 with no aisles." The Leicester Planning Board Parking Regulations requires 1 space per 4 seats or occupants of total seating/occupancy capacity. An actual seating plan was not submitted with the building permit.

I am seeking an advisory opinion from the Planning Board as to the appropriate number of parking spaces for this project.

Sincerely,

Michael Silva

Michael Silva
Building Commissioner/Zoning Enforcement Officer