

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☒ Variance

Date: 7/31/2018

Owner Information			
Owner Name:		101 HUNTOON LLC	
Owner Signature:			
Address:	101 HUNTOON MEMORIAL HIGHWAY		
Phone:	(508) 892-4884	Fax:	
Email:			
Applicant Information			
Applicant Name:		SAME	
Applicant Signature:			
Address:			
Phone:		Fax:	
Email:			
Project Information			
Project Address:		Zoning District:	HB-2
Assessors Map & Parcel #	44 B6.3 & B2.2	Deed Reference (Book & Page):	56827/364
Applicable Zoning Bylaw Section(s):		SECTION 4, DIMENSIONAL REQUIREMENTS	
Brief Description of Application:			
<p>The existing structure is considered a pre-existing nonconforming structure which my client is proposing to construct a 90' x 90' addition off the rear of the building. The side yard setback at the time the original building was constructed was 40 feet, however the side yard setback presently is 50 feet, therefore a special permit is required.</p>			
State Briefly Reasons for Variance or Special Permit:			
<p>Inside the existing building is an overhead rail crane used to move heavy steel objects which is an integral part of the manufacturing process of the business. This overhead rail crane is approximately 85' wide and travels the length of the building. In order for the overhead rail crane to extend into the addition, the existing building and addition have to be the same width. The addition shall provide 8,100 square feet of additional space and improve production, employee safety, and provide better quality control. There shall be no increase in the number of employees.</p>			

Attach additional pages as necessary to fully describe the application.

Town of Leicester Abutters List

Page 1 of 1

03/01/2018
4:47:32PM

arcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
4 A7 0	94 102 HUNTOON MEMORIAL HW	ROBERT A SIGEL TR RT 56 TRUST		117 PADDOCK CIRCLE	MASHPEE	MA	02649
4 A7.1 0	104 HUNTOON MEMORIAL HW	KONCEPTS REALTY LLC		30 MILL STREET/P O BOX 23	ROCHDALE	MA	01542
4 A8 0	106 HUNTOON MEMORIAL HW	JSAY REALTY LLC		55 GILMORE DR	SUTTON	MA	01590
4 B2 0	HENSHAW ST	COOPER MARJORIE JAMES RICH/ COOPERS HILLTOP FARM		515 HENSHAW ST	ROCHDALE	MA	01542
4 B2.1 0	HUNTOON MEMORIAL HW	HCRI MASSACHUSETTS PROPERTY		4500 DORR ST	TOLEDO	OH	431615
4 B2.2 0	REAR HUNTOON MEM HW	101 HUNTOON LLC		101 HUNTOON HWY	ROCHDALE	MA	01542
4 B2.3 0	HENSHAW ST	COOPER MARJORIE JAMES RICH/ COOPERS HILLTOP FARM		515 HENSHAW ST	ROCHDALE	MA	01542
4 B6.1 0	105 HUNTOON MEMORIAL HW	BUCZAK EDWIN D		306 MORRILL ST	GILFORD	NH	03249
4 B6.2 0	103 HUNTOON MEMORIAL HW	ASQUITH STEPHEN	ASQUITH CAROL	35 REDFIELD RD	CHERRY VALLEY	MA	01611
4 B6.4 0	99 HUNTOON MEMORIAL HW	FONTAINE PAUL A		P O BOX 313	LEICESTER	MA	01524-0313
4 B6.5 0	HUNTOON MEMORIAL HW	FONTAINE PAUL A		450 BOND ST	LEICESTER	MA	01524
45 A8 0	515 HENSHAW ST	COOPER'S HILLTOP FARM		515 HENSHAW STREET	ROCHDALE	MA	01542

End of Report

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Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
Subject property: 101 Huntoon Memorial Highway, Assessors Map 44-B6.3-0, Deed Ref. 56827/364
Subject owner(s): 101 Huntoon LLC

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant



Town Of Leicester
OFFICE OF THE INSPECTOR OF CODES
3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508) 892-7003 Fax: (508) 892-1163
Building & Zoning Enforcement
Jeff Taylor

Plumbing & Gas Inspector

John P. Dolen

Wiring Inspector

John Markley

Date: July 26, 2018

Robert Johnson
101 Huntoon Memorial Highway
Rochdale, Ma. 01542

Re: Addition

Dear Mr. Johnson;

You have applied to build an addition to your existing business. Your property is in the HB-2 zoning district. In this district the requirement to property setbacks are 50 (fifty) feet to structures. Your plan shows 43' on the southerly side and 40' on the northerly side of the existing building and the new addition, (the plan is a little blurry and if there are other numbers associated with the footage I cannot make them out).

At this time I must deny your application due to the setback issues. Your building is considered a preexisting non-conforming structure. You will need to apply with the zoning Board of Appeals for a Special permit to extend the preexisting non-conforming condition.

Please see the town clerk for an application and included instructions for a special permit to continue your project.

If you have any questions regarding this letter, please direct them to this office.

Jeff Taylor, CBO
Inspector of Buildings
Zoning Enforcement Officer

CC
Zoning Board of Appeals

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