



TOWN OF LEICESTER ZONING BOARD OF APPEALS

LEICESTER, MA 01524-1333

Phone: 508-892-7007 Fax: 508-892-7070

www.leicesterma.org

PUBLIC HEARING NOTICE

The Zoning Board of Appeals of the Town of Leicester, MA will hold a public hearing on **Wednesday, February 1, 2017 at 8:00PM** in Room 3, Bottom Floor, Leicester Town Hall, 3 Washburn Square, Leicester, MA on the petition of William & Pamela Keyes of 8 Sherry Lane, Spencer, Ma. for a Special Permit for the Alteration of a pre-existing nonconforming structure and a Variance from the front yard setback for a garage on property located at 25 Lakeview Drive, Leicester, MA.

All those wishing to express their opinion on this petition are urged to attend this meeting or express their views in writing to the Board of Appeals no later than February 1, 2017.

PLEASE RUN IN THE WORCESTER TELEGRAM

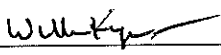
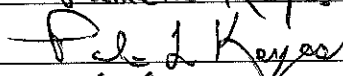
WEDNESDAY, JANUARY 18TH, 2017 AND WEDNESDAY, JANUARY 25TH, 2017

David Kirwan, Chair
Leicester, ZBA

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☒ Variance

Date: 12-28-2016

Owner Information			
Owner Name:		William Keyes Jr. + Pamela Keyes	
Owner Signature:		 	
Address:		8 Sherry Lane, Spencer, MA 01562	
Phone:	508-864-9708	Fax:	
Email:		pavebkechunter.net	
Applicant Information			
Applicant Name:		OWNERS	
Applicant Signature:			
Address:			
Phone:		Fax:	
Email:			
Project Information			
Project Address:		25 Lakeview Dr, Leicester, MA	
Zoning District:			
Assessors Map & Parcel #	28B - A - 20	Deed Reference (Book & Page):	51460 / 372
Applicable Zoning Bylaw Section(s):		1.4.02	
Brief Description of Application:			
<p>ALTERATION OF THE EXISTING HOUSE WHICH DOES NOT MEET SETBACK REQUIREMENTS. A GARAGE IS ALSO PROPOSED ON A SEPARATE PARCEL WHICH DOES NOT MEET SETBACK REQUIREMENTS.</p>			
State Briefly Reasons for Variance or Special Permit:			
<p>- A SPECIAL PERMIT IS REQUIRED FOR ALTERATION OF A PRE EXISTING NON CONFORMING STRUCTURE. A VARIANCE IS REQUESTED FOR FRONT YARD SETBACK.</p> <p>- A VARIANCE IS ALSO REQUESTED FOR A FRONT YARD SETBACK ON A SEPARATE PARCEL FOR A PROPOSED GARAGE.</p>			

Attach additional pages as necessary to fully describe the application.

RECEIVED

2016 DEC 29 AM 11:02

TOWN ENGINEER'S OFFICE
LEICESTER, MASS.

Town of Leicester Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
28 A12 0	CHARLES ST	CEDAR MEADOW LAKE	WATERSHED DISTRICT	PO BOX 320	LEICESTER	MA	01524
28B A15 0	37 LAKE VIEW DR	FRISINGER THOMAS E	FRISINGER MARTA	37 LAKEVIEW DRIVE	LEICESTER	MA	01524
28B A16 0	35 LAKE VIEW DR	CAVANAUGH JOHN W	CAVANAUGH CAROL A	41 OLDE COLONY DRIVE	SHREWSBURY	MA	01545
28B A17 0	33 LAKE VIEW DR	LAWTON GEORGE R JR		19 MAYFLOWER CIR	LEICESTER	MA	01524
28B A18 0	31 LAKE VIEW DR	LAWTON GARY R		15 WAYCROSS ST	WORCESTER	MA	01605
28B A19 0	29 LAKE VIEW DR	WATERMAN BRIAN P		29 LAKE VIEW DR	LEICESTER	MA	01524
28B A21 0	21 LAKE VIEW DR	FORSBERG THOMAS A		66 HILL STREET	AUBURN	MA	01501
28B A22 0	17 LAKE VIEW DR	ROSE MICHAEL P	ROSE ERICA L	17 LAKE VIEW DR	LEICESTER	MA	01524
28B A23 0	13 LAKE VIEW DR	COMMUNITY BEACH + PARK		LAKEVIEW DR	LEICESTER	MA	01524
28B A24 0	11 LAKE VIEW DR	CARPENTER GEORGE V	CARPENTER LISA M	127 CHARLES ST	LEICESTER	MA	01524
28B F1 0	LAKE VIEW DR	LAWTON GARY R		15 WAYCROSS ST	WORCESTER	MA	01605
28B G1 0	24 LAKE VIEW DR	KEYES WILLIAM JR	KEYES PAMELA	8 SHERRY LN	SPENCER	MA	01562
28B G2 0	5 HEMLOCK LN	PRINCE AMY M		5 HEMLOCK LANE	LEICESTER	MA	01524
28B G8 0	BIRCH LN	POWERS DEBRA ESTATE OF	C/O CASALE SANDRA	27 ROBINSON RD	LITTLETON	MA	01460
28B G9 0	20 LAKE VIEW DR	POWERS DEBRA ESTATE OF	C/O CASALE SANDRA	27 ROBINSON RD	LITTLETON	MA	01460
28B H1 0	18 LAKE VIEW DR	CARIBO LISA J		18 LAKE VIEW DR	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
Subject property: 25 Lakeview Drive, Assessors Map 28B-A20-0, Deed Ref. 51460/372
Subject owner(s): William & Pamela Keyes

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant



2013 00108682

Bk: 51460 Pg: 372

Page: 1 of 6 09/06/2013 11:15 AM WD

QUITCLAIM DEED

We, AMYE E. HANN, a married woman, of 3148 Cheyenne Villa Circle, Edmond, Oklahoma 73013, GRANT M. SANDERS, a married man, of 14 Dennis Drive, Nantucket, Massachusetts 02554 and MALCOLM S. SANDERS, as TRUSTEE of the MALCOLM S. SANDERS REVOCABLE TRUST, u/d/t October, 2004, a married man, of 47997 Wildflower Place, Harrisburg, South Dakota 57032,

See Trustees certificate
recorded in Bk 51460 Pg 370

for consideration paid and in consideration of TWO HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED and 00/100 (\$216,800.00) DOLLARS,

grant to WILLIAM KEYES, JR. and PAMELA KEYES, husband and wife as tenants by the entirety, both of 8 Sherry Lane, Spencer, Massachusetts, 01562,

with QUITCLAIM COVENANTS,

those certain parcels of land, together with any buildings thereon, located in Leicester, Worcester County, Massachusetts, now known and numbered as 25 Lakeview Drive, being more particularly described as follows:

TRACT 1:

A certain parcel of land situated in said Leicester on the easterly shore of Cedar Meadow Lake, consisting of LOTS 19, 20 and 21, on plans hereinafter referred to, and bounded and described as follows:

BEGINNING at the southeasterly corner of said parcel at a point in the westerly line of Lake View Drive, said point being also the northeasterly corner of Lot 22 on said plan;

THENCE northerly by Lake View Drive forty (40) feet;

THENCE deflecting to the right 25-20-00 still by said Lake View Drive, one hundred (100) feet to Lot 18 on said plans;

THENCE northwesterly one hundred six (106) feet, more or less, to the high water line of Cedar Meadow Lake;

THENCE southwesterly by said high water line of Cedar Meadow Lake one hundred sixty (160) feet, more or less, to said Lot 22;

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/06/2013 11:15 AM
Ctil# 124311 27221 Doc# 00108682
Fee: \$989.52 Cons: \$216,800.00

SWETCO 13. / 6921

25 Lake View Drive, Leicester

16

THENCE easterly by said Lot 22 one hundred twenty-one (121) feet, more or less, to the point of beginning, said last course forming an enclosed angle of 76-01-00 with said westerly line of Lake View Drive.

TRACT 2:

A certain parcel of land situated in said Leicester on the easterly side of said Lake View Drive, consisting of LOTS 123, 124 and 125, on plans hereinafter referred to, and bounded and described as follows:

BEGINNING at the southwesterly corner of said parcel at a point in the easterly line of Lake View Drive approximately opposite the point of beginning in Tract 1, said point being also the northwesterly corner of Lot 126 on said plans;

THENCE northerly by Lake View Drive thirty-four and three tenths (34.3) feet;

THENCE deflecting to the right 25-20-00 still by said Lake View Drive one hundred nineteen and five tenths (119.50) feet to the Hemlock Lane;

THENCE southeasterly by Hemlock Lane one hundred (100) feet to Lot 150 on said plans;

THENCE southwesterly by Lot 150, seventy-five (75) feet to a point;

THENCE southerly still by said Lot 150, thirty-three and three tenths (33.3) feet, more or less, to Lot 126 on said plans;

THENCE westerly by said Lot 126, one hundred (100) feet to the point of beginning, said last course forming an angle of 90 degrees with said easterly line of Lake View Drive.

All of said lots being shown on Plan of Cedar Lake Grove, Map No. 2, Leicester, Mass., E.A. Chamberlain, Engineer, dated July 20, 1940 and recorded with Worcester District Registry of Deeds, Plan Book 113, Plan 71. See also Plan of Cedar Lake Grove, Map No. 3, Leicester, Mass., E.A. Chamberlain, Surveyor, dated October 8, 1940 and recorded with said Registry in Plan Book 114, Plan 28.

Said land is conveyed subject to restrictions and reservations as recited in Book 2793, Page 399; Book 3014, Page 399; and Book 3894, Page 81, in so far as such restrictions and reservations are still in force and effect, but not meaning and intending to reimpose the same.

For title, see deed from Fleet National Bank, Trustee of John I. Sanders Trust to Amy E. Hann, Malcolm S. Sanders, Grant M. Sanders and Mitchell C. Sanders, as tenants in common, dated March 11, 1997 and recorded with the Worcester District Registry of Deeds in Book 18693, Page 134; see also deed of Malcolm S. Sanders to the Malcolm S. Sanders Revocable Trust recorded in Book 35178, Page 268 and deed of Mitchell C. Sanders to Malcolm S. Sanders, Trustee of Malcolm S. Sanders Revocable Trust recorded in Book 50562, Page 108.

The granted premises are not the primary residence of the grantors herein or of any of their spouses.

I, Malcolm S. Sanders, hereby certify that (a) I am the sole Trustee of the said Malcolm S. Sanders Revocable Trust, under Declaration of Trust dated October 20, 2004; (b) said Trust is in full force and effect and has not been altered, amended, or revoked; (c) all of the beneficiaries of the Trust are of full age, and none of such beneficiaries are under any disability; a corporation selling all or substantially all of its Massachusetts assets; or a personal representative of an estate subject to estate tax liens; and (d) I have been duly authorized by all of the beneficiaries of said Trust to execute, acknowledge, and deliver a Quitclaim Deed to William Keyes, Jr. and Pamela Keyes for consideration paid, conveying the property located at 24 & 25 Lakeview Drive, Leicester, Massachusetts, and to execute and deliver all documents and take any action necessary to consummate said transfer.

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WITNESS my hand and seal this 17 day of August, 2013.

Amy E. Hann
Amy E. Hann

STATE OF OKLAHOMA
COUNTY OF Oklahoma

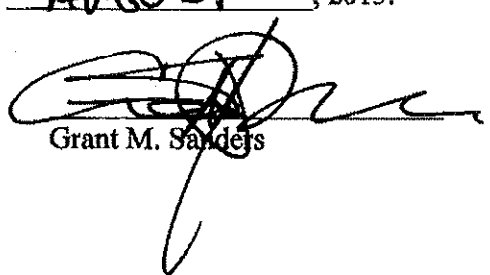
On this 17 day of Aug, 2013, before me, the undersigned notary public, personally appeared Amy E. Hann, proved to me through satisfactory evidence of identification, which were drivers license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and that she signed it voluntarily for its state purpose.

Talal Agrabawi
(official signature and seal of notary)

My commission expires: 8-29-2016



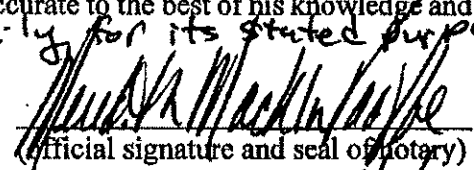
WITNESS my hand and seal this 26 day of AUGUST, 2013.


Grant M. Sanders

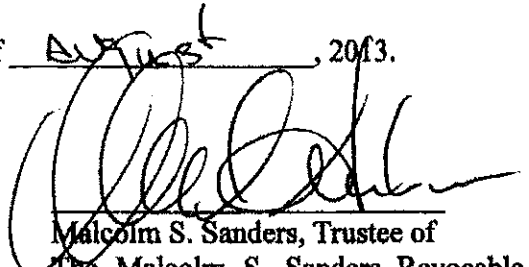
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET

On this 26 day of August, 2013, before me, the undersigned notary public, personally appeared Grant M. Sanders, proved to me through satisfactory evidence of identification, which were MA DL, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose.



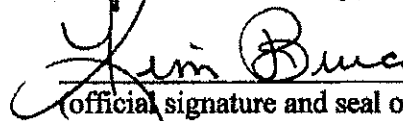

(Official signature and seal of notary)
My commission expires: 2/9/18

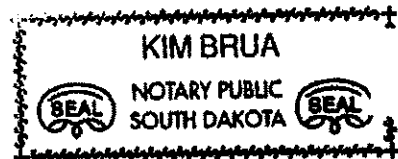
WITNESS my hand and seal this 21 day of August, 2013.


 Malcolm S. Sanders, Trustee of
 The Malcolm S. Sanders Revocable
 Trust

STATE OF SOUTH DAKOTA
 COUNTY OF Lincoln

On this 21 day of August, 2013, before me, the undersigned notary public, personally appeared Malcolm S. Sanders, as Trustee aforesaid, proved to me through satisfactory evidence of identification, which were driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose.




 (official signature and seal of notary)
 My commission expires My Commission Expires
October 5, 2015

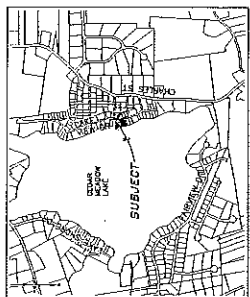




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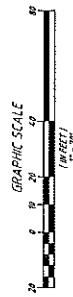


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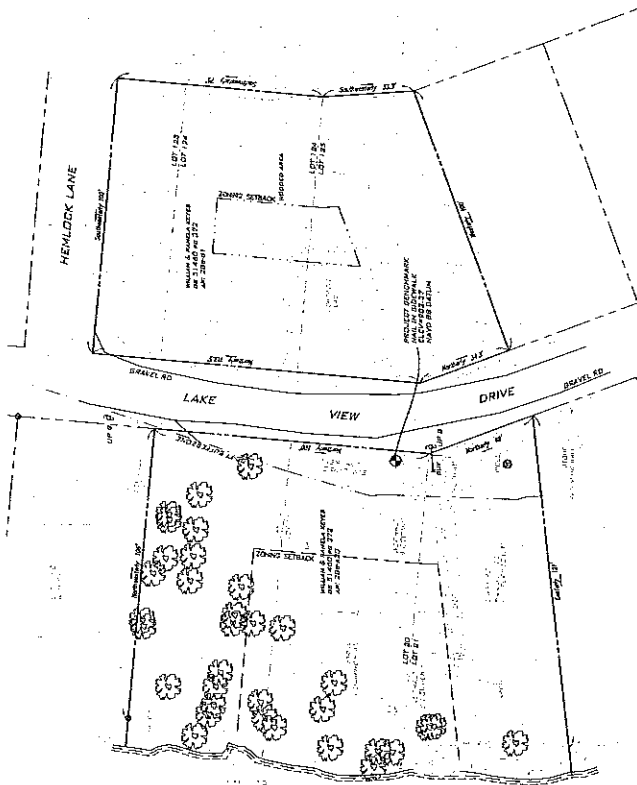
TAX MAP REFERENCES:
REGISTER ASSESSORS
TAX MAP 28B-A20

RECORD OWNERS
WUJAN & PARELA REYES
DB 51460 PG 372

PLAN REFERENCES
WORCESTER COUNTY REGISTRY OF
DEEDS
PLAN 89006 155 87 146 20

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COMM-FBI MASS

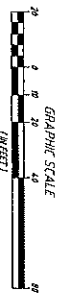
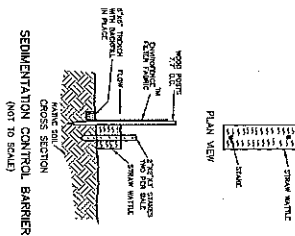
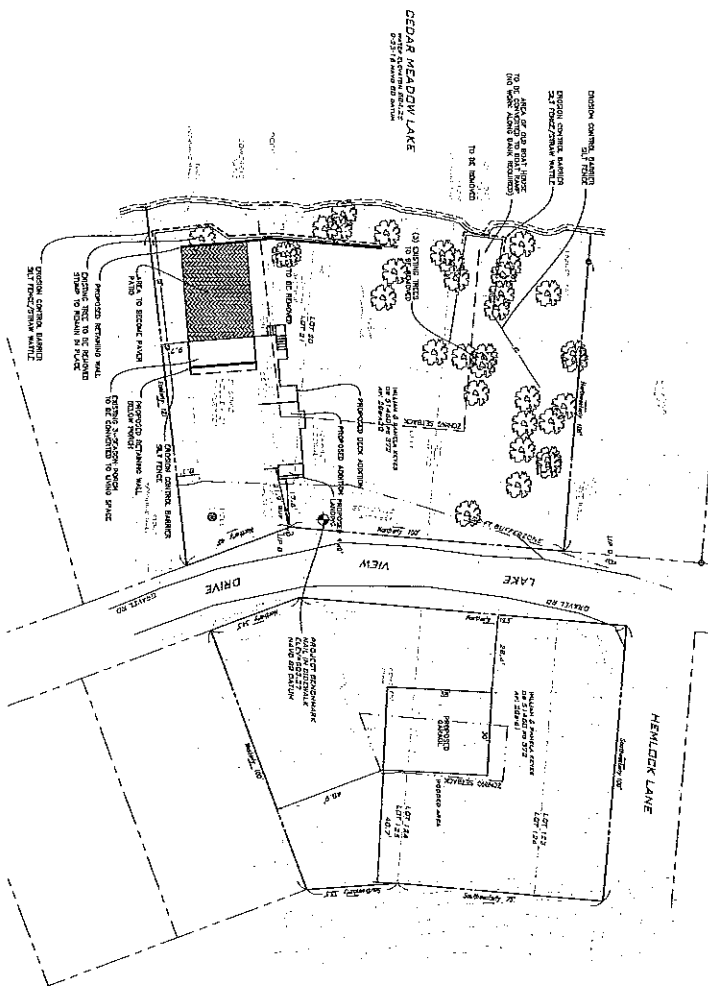
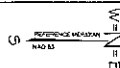


CEDAR MEADOW LAKE
WATER ELEVATION 884.21
8-23-10 HAUG QR BATH

DISTRICT DIMENSIONAL REGULATIONS	
District	5A
Min. Lot Area	80,000 sq.ft.
Min. Lot Frontage	200'
Min. Front Setback	40'
Min. Side Setback	40'
Min. Rear Setback	40'

[illegible]

RECEIVED
2015 DEC 29 AM 11:02
TOWN ENGINEER'S OFFICE
LOUGHBOROUGH, MASS.



CLIENT: WILLIAM & PAMELA KEYES 10 DERRY LANE SPENCER, MASSACHUSETTS 01552		508-769-8888 508-341-2127		NORTH NO. DATE REVISION		JEREMY S. GROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MASS.-NO. 478	
PROPOSED SITE PLAN SITE ADDRESS: 25 LAKEVIEW DRIVE LOUGHBOROUGH, MASSACHUSETTS		SCALE: 1" = 40' DATE: 12-29-15 DRAWN BY: JSG					