

Stephen W. Hart  
DBA: **SWH Consulting**  
101 Osceola Avenue  
Worcester, MA 01606

November 2, 2020

Ms. Michelle R. Buck  
Leicester Town Planner / Director of Inspectional Services  
3 Washburn Square; Leicester, MA 01524

Re: 25 Pleasant Street  
Special Permit Application  
**Supplemental Information**

Dear Ms. Buck,

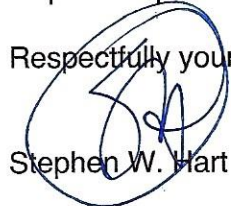
Please find three – (3) copies of my proposed schematic storm water management plan for ZBA and engineering peer review. I look forward to addressing the engineer's recommendation(s) and concerns.

Please be advised of the following considerations that will be contingent upon special permit approval:

- A plot plan indicating foundation top of concrete (TOC), limited spot grades, erosion controls and final grading will be submitted with the building permit application.
- A Category I – Minor Vehicular Access Permit Application will be submitted to the MA Department of Highways for the additional driveway in addition to the local driveway permitting procedures.
- An Electric Service Request Form(s) – New Service(s) will be submitted to National Grid Electric. I anticipate installing a new pole on the property with separate underground service connections for both electric and internet.
- A Gas Service Request Form(s) – New Services(s) will be submitted to National Grid Gas. I anticipate separate underground service connections from the street.
- Separate water and sewer services will be installed per Application(s) for Water and Sewer Service to the Leicester Water Supply District.

Feel free to contact me with any questions or concerns you may have. I look forward to the next step of the process.

Respectfully yours,



Stephen W. Hart

Enclosures

Electronic copies via e-mail.

**From:** [Stephen W Hart](#)  
**To:** [Buck, Michelle](#)  
**Subject:** RE: ZBA Application 25 Pleasant  
**Date:** Tuesday, October 20, 2020 5:24:35 PM  
**Attachments:** [LWSD letter\\_ water sewer supply\\_ 25 Pleasant Street\\_ SIGNED.pdf](#)

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Ms. Buck – Thank you for bringing this concern to my attention. It’s my oversight. Please consider the following:

- The assessor’s parcel data indicates the lot size is 23,910 SF. My survey indicates 26,289 SF. The latter figure is included in my calculations below.
- The proposed structure is 2,275 SF; 9% of the lot.
- The proposed structure and asphalt total 5,225 SF; 20% of the lot.

Therefore the proposed project renders impervious greater than 15% but less than 30%, requiring a special permit. Please let me know if you would like me to amend or resubmit my application with this information.

Regarding on-site storm water management, I understand a re-charge system or similar measures are not required (<30%). Please let me know if a specific plan for perimeter drainage discharge is required with either the special permit application or building permit application. Any plan proposed would be in accordance with DEP “best practices” requirements.

Also, please advise regarding the assessor’s lot size discrepancy. If the special permit is granted, the ZBA may choose to include recording of the amended lot size as a condition of the special permit. The assessor will be advised of any action regarding this matter.

Finally, the letter confirming availability of water and sewer is attached. Please let me know if further documentation is required in this regard.

Thanks again for your prompt attention to my application.

Respectfully,

Steve Hart

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**From:** Buck, Michelle [mailto:[BuckM@leicesterma.org](mailto:BuckM@leicesterma.org)]  
**Sent:** Tuesday, October 20, 2020 3:19 PM  
**To:** Stephen W Hart <[stephenwhart@charter.net](mailto:stephenwhart@charter.net)>  
**Cc:** Tiffany Peters <[peterst@leicesterma.org](mailto:peterst@leicesterma.org)>  
**Subject:** ZBA Application 25 Pleasant

In my initial review of your application, I noticed that this property is in the Water Resources Protection Overlay zoning district. In this district, a special permit is required for the “rendering impervious of 15% or 2,500 square feet of any lot, but not greater than 30% of any lot” (over 30%

requires a variance). The R2 district also has a 30% maximum building coverage limit. Please let me know the amount of impervious coverage and building coverage, so that I can determine how to proceed with this application.

Best regards,

Michelle R. Buck, AICP

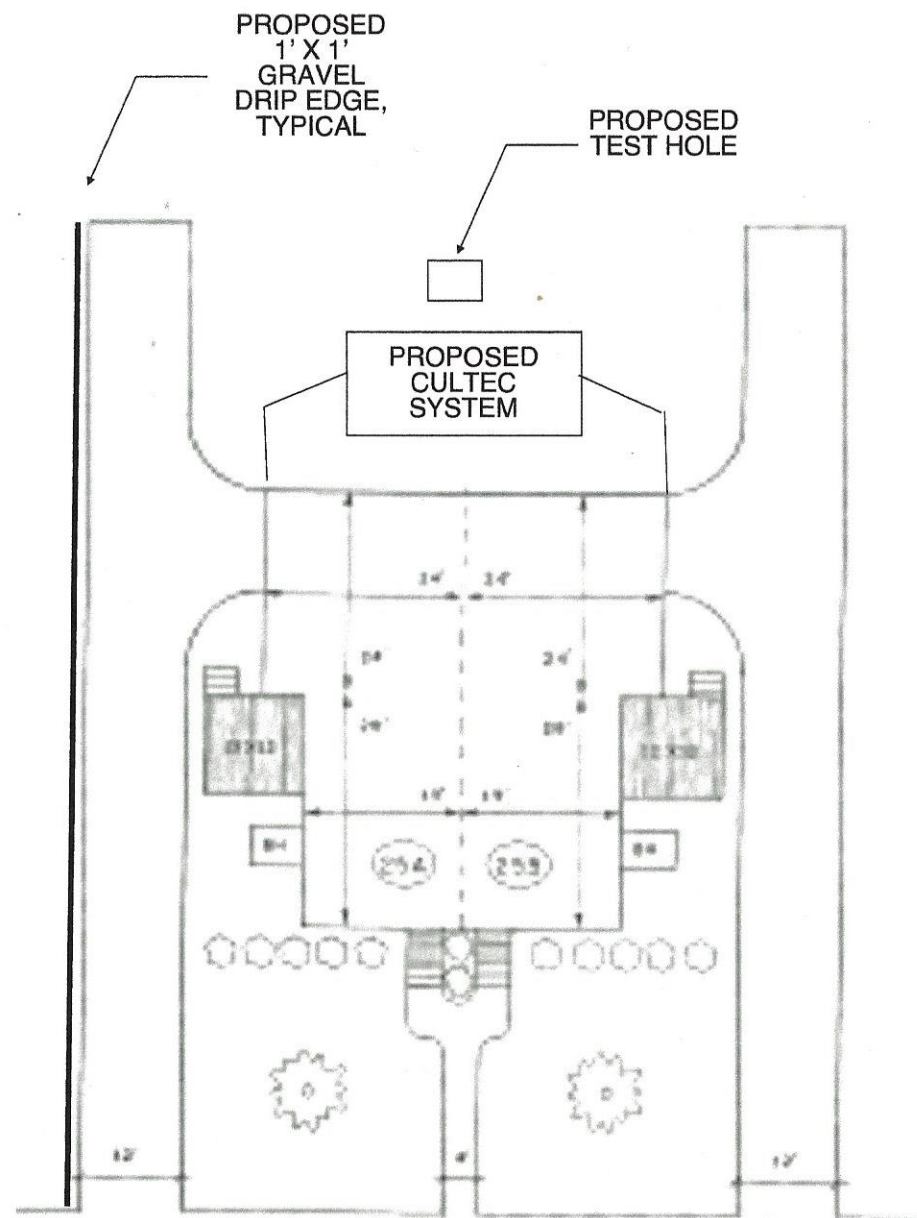
Leicester Town Planner/Director of Inspectional Services

508-892-7007

[buckm@leicesterma.org](mailto:buckm@leicesterma.org)

*Please note that Leicester Town Hall is closed on Fridays.*





## Proposed Schematic Storm Water Management Plan

25 Pleasant Street

Leicester, MA 01524

Prepared by: Stephen W. Hart

This proposed, schematic plan is intended for descriptive and outline planning purposes only. It is supplemental to the special permit application submitted October 12, 2020.

The elevation plans indicate proposed gutter downspout locations connecting to perimeter drains per standard practices.

Contingent upon special permit approval, the storm water management system will be designed and engineered per the requirements of applicable regulatory requirements.

11/02/2020

NTS