

Planning Board
Zoning Board of Appeals

Kristen Jacobsen
Town Planner

Town of Leicester
Planning Department

Application for Special Permit



3 Washburn Square
Leicester, MA 01524
508.892.7000 ext.120
www.leicesterma.org

SP-20 23 - 11

Applicant Name of Applicant (primary contact): Timothy and Denise Wells
Address: 69 Burncoat Lane
Phone: _____ Cell: 508-579-7211
Email Address: tim.wells@broadcom.com

RECEIVED

Owner Name of Owner (primary contact): Same
Address: _____
Phone: _____ Cell: _____
Email Address: _____

NOV 30 2023

Town of Leicester
Planning Department

Request Choose applicable Zoning Bylaw Section: 6.4.02 1.4.02.1
Will the project require a: Site Plan Review: ☐ Yes* ☒ No Variance: ☐ Yes* ☐ No *Explain in narrative

Property Location of Property: 69 Burncoat Lane
Assessor's Tax Map/Parcel Number: Map 27A lots 34 and 35
Deed Reference - Worcester Registry of Deeds Book/Page Number: 68119Page322
Plan Reference - Worcester Registry of Deeds Book/Plan Number: 128 Plan 27 lots 28 & 29
Zoning District: SA Acreage: 16,245sq ft Water Source Private Sewer Source Private
Check all that apply: ☒ Wetlands ☐ Floodplain ☐ Aquifer

Proposal Brief description of the proposal: Special Permit is sought to allow the proposed addition in the
Pre-existing non-conforming lot.

Sign Applicant's signature: _____
Owner's signature: Tim Wells
Date: 11/29/2023

Official Use Only: Preliminary Review By: KJ/LW Date 11/30/23
Fee: \$ waived Date Paid: N/A Check #: N/A
by ZBA 11/29/23
Date of Public Hearing: Dec 27, 2023
Decision of Board: _____
Date of Decision: _____ Expiration Date: _____

Town Clerk's stamp: RECEIVED
2023 NOV 30 AM 11:45
TOWN CLERK'S OFFICE
LEICESTER, MASS.

Reasons for Special Permit

To the Zoning Board of Appeals,

The proposed addition is situated on a pre-existing non-conforming lot. The non-conformity of the lot is due to the overall size as it is zoned Suburban-Agricultural (SA) and has a requirement of a minimum 80,000 square feet in size and a 200' frontage. The existing lot is less than 20,000 square feet (less than 25% the size required by the SA zoning.) with a 100' frontage. The required setbacks for this district are 40'-0" for Front, Side, and Rear. This information is according to Section 4.2 Schedule of Dimensional Requirements Table 1. The existing property and neighboring properties do not meet the minimum lot square footage requirements nor some setback requirements due to the smaller sized lots. Due to the smaller lots in this section of the zoned district, the setbacks are not able to be met for a proposed addition. This lot also has a septic system and well which limits the location of an addition to the location proposed. The Conservation Committee has approved the location of the proposed addition because it's siting keeps it away from the pond. Additionally the Board of Health has approved the proposed addition's size and location in relation to the septic tank and leaching field.

Per Section 4.2: A Special Permit is sought to allow the proposed addition In the Pre-existing non-conforming lot.

This request keeps with the setbacks and lot sizes currently in this neighborhood and does not detract nor impede on the neighboring properties.

Respectfully,

Timothy and Denise Wells



300 feet Abutters List Report

Leicester, MA
October 18, 2023

Subject Property:

Parcel Number: 27A-E35-0
CAMA Number: 27A-E35-0
Property Address: 69 BURNCOAT LN

Mailing Address: WELLS TIMOTHY DANIEL WELLS
DENISE JEANNE
69 BURNCOAT LN
LEICESTER, MA 01524

Abutters:

Parcel Number: 27A-E28-0
CAMA Number: 27A-E28-0
Property Address: BURNCOAT LN

Mailing Address: ROESCH DOUGLAS TRUSTEE OF THE
DOUGLAS B ROES
2 BIXBY STREET
SPENCER, MA 01562

Parcel Number: 27A-E29-0
CAMA Number: 27A-E29-0
Property Address: 57 BURNCOAT LN

Mailing Address: HONEYMAN ALEXANDER T.
57 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27A-E30-0
CAMA Number: 27A-E30-0
Property Address: 59 BURNCOAT LN

Mailing Address: GORMAN RICHARD L SR GORMAN
JENNIFER L
59 BURNCOAT LANE
LEICESTER, MA 01524

Parcel Number: 27A-E33-0
CAMA Number: 27A-E33-0
Property Address: 65 BURNCOAT LN

Mailing Address: THEBODO STEVEN A TRUSTEE
THEBODO IRREVOCABLE TRUST
65 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27A-E34-0
CAMA Number: 27A-E34-0
Property Address: 67 BURNCOAT LN

Mailing Address: WELLS TIMOTHY DANIEL WELLS
DENISE JEANNE
69 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27A-E36-0
CAMA Number: 27A-E36-0
Property Address: 71 BURNCOAT LN

Mailing Address: CABRAL DUSTIN CABRAL REBECCA
71 BURNCOAT LANE
LEICESTER, MA 01524

Parcel Number: 27A-E37-0
CAMA Number: 27A-E37-0
Property Address: 73 BURNCOAT LN

Mailing Address: HOGAN WILLIAM F HOGAN LIAN
73 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27A-E38-0
CAMA Number: 27A-E38-0
Property Address: 75 BURNCOAT LN

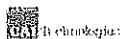
Mailing Address: RENZI FRANCIS RENZI ELIZABETH
75 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27A-E39-0
CAMA Number: 27A-E39-0
Property Address: BURNCOAT LN

Mailing Address: MOORE RANDY W MOORE AMY
79 BURNCOAT LANE
LEICESTER, MA 01524

Parcel Number: 27A-E40-0
CAMA Number: 27A-E40-0
Property Address: 79 BURNCOAT LN

Mailing Address: MOORE RANDY W MOORE AMY
79 BURNCOAT LANE
LEICESTER, MA 01524



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10/18/2023

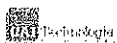
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300 feet Abutters List Report

Leicester, MA
October 18, 2023

Parcel Number: 27A-E41-0 CAMA Number: 27A-E41-0 Property Address: 81 BURNCOAT LN	Mailing Address: HOVAGIMIAN MARK S HOVAGIMIAN JOANNE T 81 BURNCOAT LN LEICESTER, MA 01524
Parcel Number: 27A-E42-0 CAMA Number: 27A-E42-0 Property Address: 83 BURNCOAT LN	Mailing Address: TROJAN TR BRIAN P 83 BURNCOAT LN REALTY TRUST 357 COMMERCIAL ST U718 BOSTON, MA 02019
Parcel Number: 27A-E43-0 CAMA Number: 27A-E43-0 Property Address: 85 BURNCOAT LN	Mailing Address: HIGGINS PAMELA J 85 BURNCOAT LANE LEICESTER, MA 01524
Parcel Number: 27A-E44-0 CAMA Number: 27A-E44-0 Property Address: 87 BURNCOAT LN	Mailing Address: CHRISTIAN DANIEL K CHRISTIAN LISA A 13 MCKINSTRY DR CHARLTON, MA 01507
Parcel Number: 27A-E45-0 CAMA Number: 27A-E45.1-0 Property Address: BURNCOAT LN	Mailing Address: HOVAGIMIAN MARK S HOVAGIMIAN JOANNE T 81 BURNCOAT LANE LEICESTER, MA 01524
Parcel Number: 27A-E45-0 CAMA Number: 27A-E45-0 Property Address: 89 BURNCOAT LN	Mailing Address: SANKO LINDA HOVAGIMIAN JOANNE T 89 BURNCOAT LANE LEICESTER, MA 01524
Parcel Number: 27A-F18-0 CAMA Number: 27A-F18-0 Property Address: BURNCOAT LN	Mailing Address: HONEYMAN ALEXANDER T. 57 BURNCOAT LN LEICESTER, MA 01524
Parcel Number: 27A-F19-0 CAMA Number: 27A-F19-0 Property Address: 60 BURNCOAT LN	Mailing Address: RAWINSKI STEVEN P 60 BURNCOAT LANE LEICESTER, MA 01524
Parcel Number: 27A-F20-0 CAMA Number: 27A-F20-0 Property Address: 62 BURNCOAT LN	Mailing Address: LINCOLN GORDON A 62 BURNCOAT LANE LEICESTER, MA 01524-0304
Parcel Number: 27A-F21-0 CAMA Number: 27A-F21-0 Property Address: BURNCOAT LN	Mailing Address: LINCOLN GORDON A 62 BURNCOAT LANE LEICESTER, MA 01524-0304
Parcel Number: 27A-F22-0 CAMA Number: 27A-F22-0 Property Address: BURNCOAT LN	Mailing Address: LINCOLN GORDON A 62 BURNCOAT LANE LEICESTER, MA 01524-0304
Parcel Number: 27A-F23-0 CAMA Number: 27A-F23-0 Property Address: BURNCOAT LN	Mailing Address: LINCOLN GORDON A 62 BURNCOAT LANE LEICESTER, MA 01524-0304



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300 feet Abutters List Report

Leicester, MA
October 18, 2023

Parcel Number: 27-B6-0
CAMA Number: 27-B6-0
Property Address: BURNCOAT POND

Mailing Address: BURNCOAT POND WATERSHED DISTRI
PO BOX 346
LEICESTER, MA 01524

Parcel Number: 27-C1.2-0
CAMA Number: 27-C1.2-0
Property Address: 82 BURNCOAT LN

Mailing Address: HOVAGIMIAN MARK S HOVAGIMIAN
JOANNE T
81 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27-C1.3-0
CAMA Number: 27-C1.3-0
Property Address: 84 BURNCOAT LN

Mailing Address: HOVAGIMIAN MARK S HOVAGIMIAN
JOANNE T
81 BURNCOAT LN
LEICESTER, MA 01524

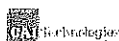
Parcel Number: 27-C1.51-0
CAMA Number: 27-C1.51-0
Property Address: BURNCOAT LN

Mailing Address: WELLS TIMOTHY DANIEL WELLS
DENISE JEANNE
69 BURNCOAT LN
LEICESTER, MA 01524

Parcel Number: 27-C1-0
CAMA Number: 27-C1-0
Property Address: 64 BURNCOAT LN

Mailing Address: HOVAGIMIAN MATTHEW
26 NUGGET DRIVE
CHARLTON, MA 01507

Above is a certified list of abutters and abutters to abutters within 300 feet including across the street.
Subject Property: 69 Burncoat Street Map 27A Lot E35 Deed Reference Book 68119 page 322
Property Owners: Timothy Wells and Denise Wells
Certified by Alyce D. Johns, Interim Principal Assessor



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27A E35 0
Map Block Lot

1 of 1 RESIDENTIAL
CARD
Town of Leicester
TOTAL ASSESSED: 357,400
120611

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		BURNCOAT LN LEICESTER

OWNERSHIP

Owner 1:	WELLS TIMOTHY DANIEL
Owner 2:	WELLS DENISE JEANNE
Owner 3:	
Street 1:	69 BURNCOAT LN
Street 2:	
City:	LEICESTER
State:	MA
Zip:	01524

PREVIOUS OWNER

Owner 1:	WELLS TIMOTHY DANIEL
Owner 2:	WELLS DENISE JEANNE
Street 1:	69 BURNCOAT LN
City:	LEICESTER
State:	MA
Zip:	01524

Parcel:	01524
City:	
State:	MA
Zip:	01524

NARRATIVE DESCRIPTION

This Parcel contains 202 ACRES of land mainly classified as ONE FAM with a(n) CONVENT NL Building Built about 1976, Having Primarily VINYL Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 1 Halfbaths, 0 3/4 Baths, 6 Rooms, and 3 Bedrooms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	207,500	800	0.202	149,100	357,400		

Total Card	207,500	800	0.202	149,100	357,400	Entered Lot Size	GIS Ref
Total Parcel	207,500	800	0.202	149,100	357,400	Total Land	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date

Total Value per SQ unit (Card)	297.83	Parcel	297.83	Land Unit Type:	09/12/22
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2024	101	PV	207,500	800	0.202	149,100	357,400	357,400	PRELIM VALUES 2024	08/20/23
2023	101	PV	187,900	700	0.202	149,100	337,700	337,700	FOLLOWER	12/5/2022
2023	101	PV	187,900	700	0.202	149,100	337,700	337,700		7/19/2022
2022	101	PV	153,700	600	0.202	142,300	296,600	296,600	Year End Roll	12/29/2021
2022	101	PV	123,400	600	0.202	115,300	239,300	239,300	2022 PRELIMINARY BILL	11/12/2021
2021	101	IN	123,400	600	0.202	115,300	239,300	239,300	3 and 4 bills	11/25/2020
2021	101	IN	123,400	600	0.202	115,300	239,300	239,300		7/21/2020
2021	101	TB	123,400	600	0.202	115,300	239,300	239,300	prelim	6/18/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WELLS TIMOTHY D	68119-322		8/25/2022	MULTI PARCEL	650,000	No	No	No		MULTI PARCEL
COMEAU MICHAEL	13067-68		10/25/1990	FAMILY	100,000	No	No	No		
HOVAGIMIAN MARK	12325-206		9/8/1989	FAMILY	67,000	No	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F Descrp	Comment
9/17/1993	142	MANUAL	20,000					WOOD STOVE
9/17/1992	112	MANUAL	20,000					ADDITION

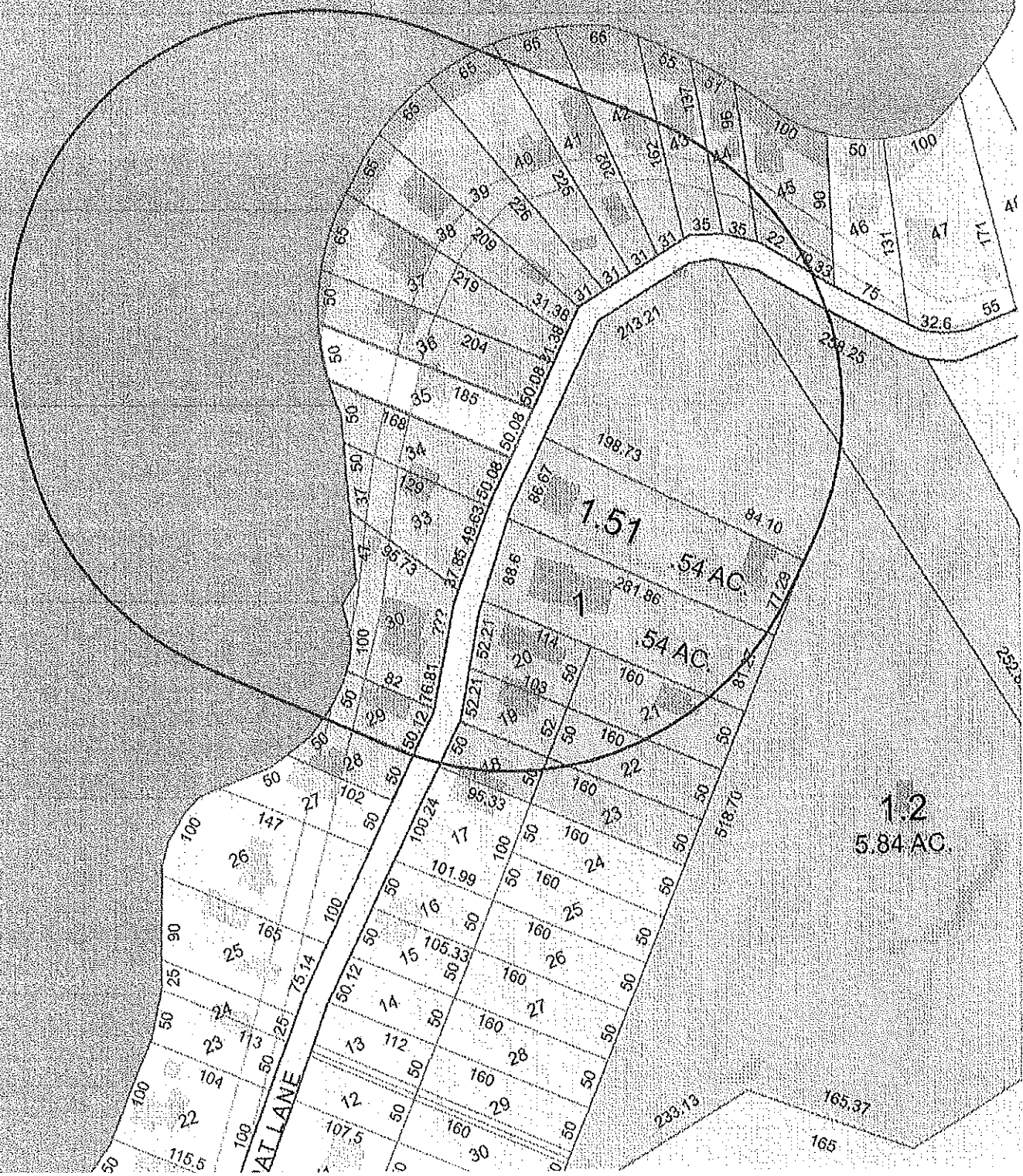
ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2022	M.L.S REVIEW	777	LINDA B
5/18/2022	MEAS+INSPCTD	777	LINDA B
9/14/2021	CYCICAL VIS	114	SANDY GENNA
10/22/2008	CYCICAL VIS	555	BRIDGET
1/10/1994	PERMIT VISIT	123	JAMES ZUROWI
12/9/1993	PERMIT VISIT	123	JAMES ZUROWI
7/18/1991	MEAS+INSPCTD	181	MEL WEST

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / Price/Unit	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land Code	Use Value	Notes
101	ONE FAM		8820		SQUARE FEET			0	2.39	7.074 WVA						149,114			149,100	

Total AC/H/A:	0.20248	Total SF/S/M:	8820.03	Parcel LUC:	101	ONE FAM	Prime NB Desc:	WTR FRNT	Total:	149,114	Spl Credit:	Total:	149,100
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1.51

.54 AC

.54 AC

1.2
5.84 AC

ATLANE