

January 10, 2019

Leicester Zoning Board of Appeals
Leicester Town Hall
3 Washburn Square
Leicester, MA 01524

Attention: Vaughn Hathaway, Chairman
Subject: Submission of application for Special Permit
Reference: 86 Willow Hill Road (parcel A), Map 24A Parcel A49

Dear Vaughn and Board Members:

We hereby apply for a Special Permit for a "Limited Frontage Lot" for 86 Willow Hill Road, which is Parcel A on the enclosed ANR plan. Please note that this ANR plan has been approved by the Leicester Planning Board and that it has been recorded at the Worcester County Registry of Deeds in Plan Book 938, Plan 123. This lot is zoned R1, which requires 150 feet of frontage and 40,000 square feet of area. This lot has 50 feet of frontage and 104,014 square feet of area.

This is currently a vacant, wooded, oversized parcel of land. It fronts on Willow Hill Road and is located about a mile from Worcester and a few hundred feet from Route 9. It is surrounded by homes to the north on Monterey Drive and to the south by homes and businesses on Route 9. The lot slopes upward from Willow Hill Road along a strip of land fifty feet wide and then it is almost flat near the top of the hill.

Please see the enclosed Site Plan which shows a proposed home and driveway. It also shows the proposed Town sewer and water connection, and the proposed limit of tree clearing. This home would be a private setting, set back in the woods, away from all abutters.

The Site plan also shows a proposed fifty-foot-wide, Open Space Easement. This is to serve as a no disturb buffer zone between the proposed house and the abutters. This will ensure that the existing woods and bushes that exist in this area will remain undisturbed. This will serve as a buffer zone between the new home and the existing neighbors. We agree to prepare and record an easement plan describing the metes and bounds of this easement. We also agree to place language in the deed for this property stating that this easement area is to remain in a natural state forever.

Following are some "Finding of Facts". We hope they help you with your decision.

- 1 This lot cannot be reconfigured to meet the frontage requirement of one hundred and fifty feet as there is no other land abutting it that is available for purchase and it is surrounded by homes and existing businesses.
- 2 The best use of this property would be a single-family home. The property is surrounded mostly by single-family homes and is zoned R1 for single family homes.
- 3 This 2.39 acres of land is of no value to the abutting lots as it is uphill from them.

- 4 This lot meets or exceeds all other dimensional requirements for said zoning district.
- 5 This lot and the subsequent development of a single-family home on it, will not change the character of the landscape of the neighborhood as this use will be consistent with the existing rural residential area.
- 6 There will be no anticipated additional noise or light pollution nor significant increase in vehicle or pedestrian traffic that would adversely affect the neighborhood.
- 7 The proposed Open Space Easement will provide a fifty-foot-wide buffer of undisturbed natural foliage, and it will preserve this area forever.

Section 4.2 of the Leicester Zoning By-laws, Schedule of Dimensional Requirements-Table 1, requires 150 feet of frontage for each lot. Therefore, the Petitioners request that the Board grant a Special Permit in accordance with Section 1.3 of the Zoning Bylaws, for a "Limited Frontage Lot" with a frontage of fifty feet, allowing a reduction in frontage of 100 feet from the minimum required frontage of 150 feet.

Please contact us if you have any questions or desire any additional information.

We believe that a single-family home would be the best use of this property. We hope you agree with us and vote this application for a Special Permit for a Limited Frontage Lot approved. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Norman G. Hill, P.E.", written in a cursive style.

Norman G. Hill, P.E.

Leicester Zoning Board of Appeals

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: Jan 10, 2019

Owner Information			
Owner Name:	Norman Hill & Cynthia Hill, Trustees of Grafton Office Trust		
Owner Signature:	Norm Hill, Trustee Cynthia L. Hill, Trustee		
Address:	52 Millbury Street, Grafton, MA 01519		
Phone:	508-839-9526	Fax:	508-839-9528
Email:	nhill@landplanninginc.com		
Applicant Information			
Applicant Name:	Norman & Cynthia		
Applicant Signature:	Norm Hill, Trustee Cynthia L. Hill, Trustee		
Address:	52 Millbury Street, Grafton, MA 01519		
Phone:	508-839-9526	Fax:	508-839-9528
Email:	nhill@landplanninginc.com		
Project Information			
Project Address:		Zoning District:	R1
Assessors Map & Parcel #	MAP 24A Parcel A49	Deed Reference (Book & Page):	59587 - 91
Applicable Zoning Bylaw Section(s):			
Brief Description of Application:			
<p>We hereby apply for a Special Permit for 86 Willow Hill Road as shown on the attached Site Plan -, to allow a 50' frontage "Limited Frontage Lot", per Section 4.3 Definitions and per Section 3.2.02 9 of the Leicester Zoning By-Laws.</p>			
State Briefly Reasons for Variance or Special Permit:			
<p>Zoning requires 40,000 S.F. of area and 150' of frontage unless you receive a Special Permit from the ZBA for a "Reduced Frontage Lot." This lot, shown on the attached Site Plan, has 104,014 S.F. of area, but only 50' of frontage. Except for the 50' access strip, there is no other way to access this parcel. Please see the attached letter which presents a description of this parcel and findings of fact.</p>			

Attach additional pages as necessary to fully describe the application.

WORCESTER DISTRICT REGISTRY
 OFFICE OF THE REGISTRAR
 PLAN BOOK 59587, PLAN 34
 Received: 11/14/18
 Sheet: 3 of 3
 with Doc. 2: 1-1
 Plan Book: 59587, PAGE 34
 ATTEST: [Signature] Registrar

FOR REGISTRY OF DEEDS USE ONLY

PLANNING BOARD
 SUBORDINATION CONTROL LAW
 NOT REQUIRED
 PLANNING BOARD
 [Signature]
 [Signature]
 DATE: 13 Nov 2018

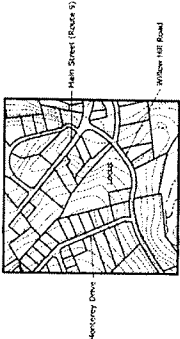
NO CERTIFICATION OF COMPLIANCE WITH
 THE SUBORDINATION CONTROL LAW OR
 INTERESTS IN THE PLANNING BOARD
 IS REQUIRED.



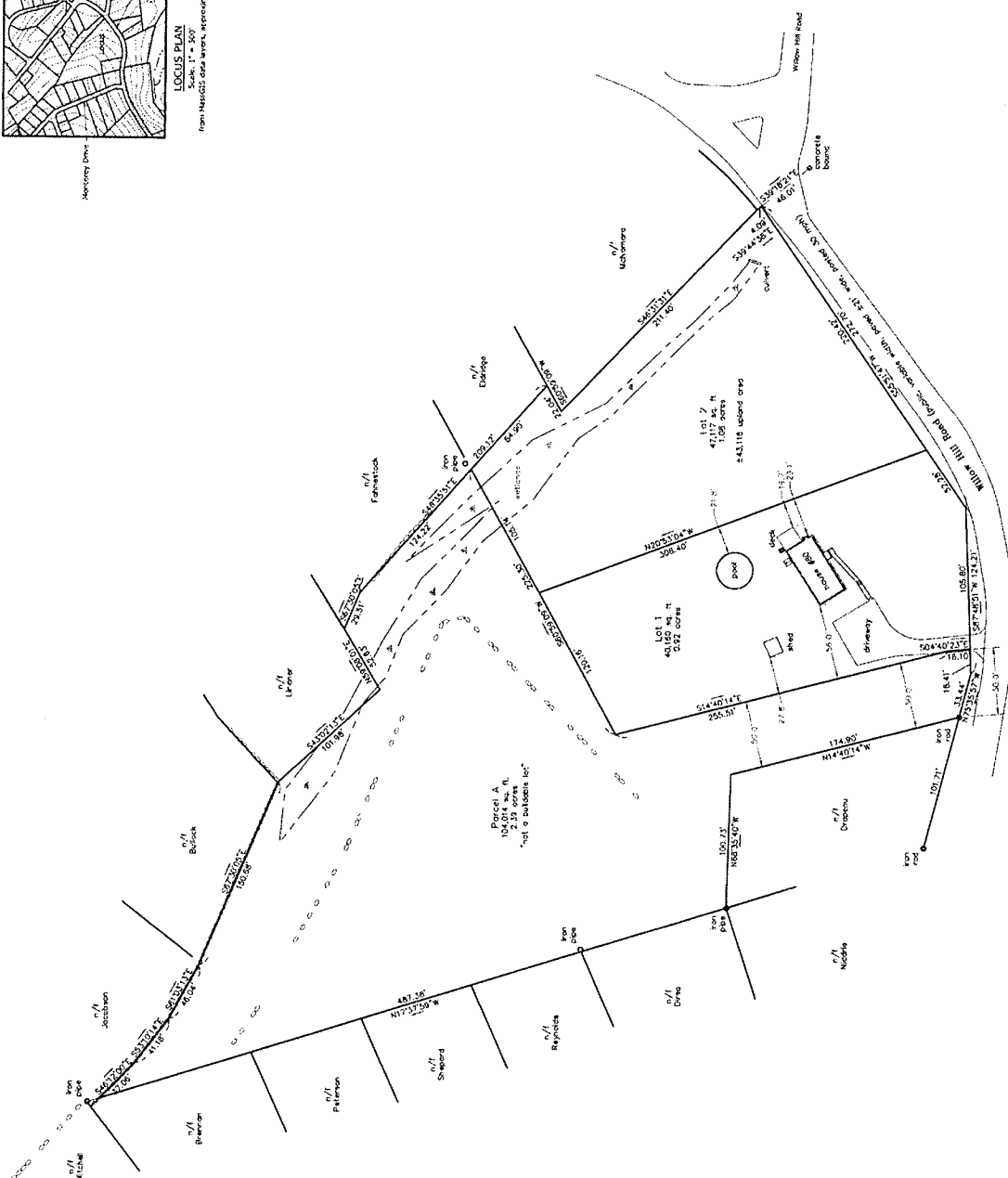
Planned by: [Signature]
 DATE: 12-24-18
 NARRAN G. HILL, P.L.S. #41786
 Filed By: BMA 9/17/18
 Designed By: BMA 10/22/18
 Drawn By: BMA 10/22/18
 Checked By: BMA 10/22/18

Land Planning, Inc.
 Civil Engineers • Land Surveyors
 Environmental Consultants
 Bellingham
 187 Bedford Ave.
 Bellingham, MA 02019
 508-998-4130
 North Grafton
 214 Worcester St.
 N. Grafton, MA 01536
 508-839-6206
 Hanson
 1115 Main Street
 Hanson, MA 02341
 781-284-4144
 www.landplanninginc.com

Scale: 1"=40'
 Date: Oct. 24, 2018
 Job No: 59570
 Sheet No: 1 of 1



LOCUS PLAN
 Scale: 1" = 300'
 from NAD83 data when appropriate



ANR PLAN
 located at
 80 Willow Hill Road
 Leicester, MA
 owned by
Grafton Office Trust
 52 Millbury Street
 Grafton MA, 01519

Locus References:
 deed book 59587 page 91
 plan book 59 plan 34
 subdivision: 244 July 0
 Zoning: R-1
 min. lot area: 40,000 s.f.
 min. front yard: 25'
 min. side yard: 15'
 min. rear yard: 25'
Purposed Statement:
 The Purpose of this plan is to subdivide the land
 at 80 Willow Hill Rd into Lot 1, Lot 2, and Parcel
 A.
ANR Justification:
 Lot 1 and Lot 2 meet or exceed the minimum
 requirements to be a legal lot in the Town of
 Leicester and are suitable for subdivision
 suitable access to a maintained public roadway.