

GRAZ Engineering, L.L.C.



323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

Transmittal

To: Zoning Board of Appeals
Company: Town of Leicester
Address: 3 Washburn Square
City/State: Leicester, MA 01524

Subject: Auburn Street
Special Permit for Limited Frontage Lot
Date: January 25, 2021
Transmitted: ☐ Mail ☐ Fax ☒ Hand

| | |
|--|---|
| <input checked="" type="checkbox"/> For Your Approval | <input checked="" type="checkbox"/> Which You requested |
| <input checked="" type="checkbox"/> For Your Review | <input type="checkbox"/> Approved |
| <input type="checkbox"/> For Your Signature | <input type="checkbox"/> Approved As Noted |
| <input checked="" type="checkbox"/> For Your Information | <input type="checkbox"/> Revise And Resubmit |
| <input type="checkbox"/> For Your Files | <input type="checkbox"/> Not Approved |

| | | |
|---|---------|---|
| 1 | copy | Special Permit Application for Limited Frontage Lot, dated 1/25/2021 |
| 1 | copy | Petition Brief for Limited Frontage Lot, dated 1/25/2021 |
| 1 | copy | Certified Abutters List for ZBA Special Permit, dated 1/21/2021 |
| 1 | copy | ZBA Special Permit Decision dated 3/27/2017 and recorded in Book 56932, Page 16 |
| 1 | copy | Auburn Street ANR Plan dated 1/11/2017 (Full Size Plan) |
| 2 | copies | Auburn Street ANR Plan dated 1/11/2017 (Reduced Scale 11" x 17") |
| 1 | check | Special Permit Application Fee Check for \$ 175.00 |
| - | emailed | PDF Digital Copy of Submittal Materials dated 1/25/2021 |

Comments: Enclosed is the Special Permit Application for a Limited Frontage Lot submittal for Southwest Holdings, LTD (Owner/Applicant) for the property located on Auburn Street and depicted as a portion of Assessors Map 35, Parcel C-12.0.

I trust that this submittal meets the requirements of the Board and look forward to discussing this project at your next regularly scheduled meeting. Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
GRAZ Engineering, L.L.C.

Brian MacEwen, PLS, BSCE
Project Manager

cc: Southwest Holdings, LTD, Owner/Applicant

Leicester Zoning Board of Appeals

Special Permit & Variance Application Form

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: 01/25/2021

| | | | |
|---|--|------------------|---------------------------------|
| CONTACT INFORMATION | | | |
| Property Owner: | | | |
| Name: | Southwest Holdings, Ltd. | | |
| Company Name: | | | |
| Signature: | | | |
| Address: | 6017 Pine Ridge Road, Suite 255, Naples, FL 34119-3956 | | |
| Phone: | 508-892-1000 | Email: | rwr@soval.com |
| Applicant: | | | |
| Name: | Same as Owner | | |
| Company Name: | | | |
| Signature: | | | |
| Address: | | | |
| Phone: | | Email: | |
| Primary Contact Person: (The person that will be contacted by Town staff during the application process.) | | | |
| Name: | Brian MacEwen | | |
| Company Name: | GRAZ Engineering, LLC | | |
| Address: | PO Box 813, Petersham MA 01366-0813 | | |
| Phone: | 508-769-9084 | Email: | Brian@GrazEngineering.com |
| PROJECT INFORMATION | | | |
| Project Address: | Auburn Street | Zoning District: | BR-1 |
| Assessors Map & Parcel # | Map 35, Parcel C-12.0 | | |
| Deed Reference (Book/Page): | 28790/86, Parcel C | | |
| Size of Proposed Structures: | | Total Lot Area: | 1.15 acres of the 9.97 acre lot |
| Water Source: | | Sewer Source: | |
| Applicable Zoning Bylaw Section(s): | Section 1.3, Definitions, "Limited Frontage Lot" | | |
| Brief Project Description: | | | |
| <p>Please include a brief description on this form (i.e. do not write "see attached"). [Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]</p> <p>The Applicant proposes to create a buildable single family lot with the required lot area but with insufficient frontage on Auburn Street, depicted as Lot 1 on the Plan entitled "Plan of Land on Auburn Street, Leicester", prepared for Southwest Holdings, Ltd., dated January 11, 2017. Under Zoning Bylaws Section 1.3, Definitions, "Limited Frontage Lot", the Applicant petitions the Board to grant a Special Permit allowing the proposed lot to be considered a buildable lot. This special permit request was previously approved by the Board on March 1, 2017 and recorded with the Worcester District Registry of Deeds in Book 56932, Page 16. The previous permit has expired.</p> | | | |

PROJECT INFORMATION, Continued**State Briefly Reasons for Variance or Special Permit:**

See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.

A Special Permit is needed for the proposed lot's insufficient frontage which does not meet the requirements as set forth in the Zoning Bylaws (Bylaws) Section 4.2, Schedule of Dimensional Requirements - Table 1, for the Business-Residential 1 (BR-1), Single Family District. As required under the Bylaws, Section 1.3, Definitions, "Limited Frontage Lot", the proposed lot meets all of the dimensional requirements for zoning district except that the remaining frontage on Auburn Street for the lot is only 147.6 feet versus the required minimum of 200 feet. The lot represents a "finger" portion of the land currently owned by the Applicant as depicted on the Plan. The frontage for this "finger" of land is the remaining frontage after the previous land owners (circa 1955-1961) deeded the adjacent frontage lots resulting in the current frontage for the proposed lot. The intermittent stream and associated wetlands that essentially bisects the Applicant's remaining land and which is located near the back of the proposed lot would make it cost prohibitive to access this land from the other frontage locations of the Applicant's remaining land.

APPLICATION CHECKLIST:

Use this checklist to ensure you have provided all required information.

Three (3) copies of all paper submittals are required except where noted.

| | | |
|--|---|---|
| <input checked="" type="checkbox"/> Application Form | <input checked="" type="checkbox"/> Any supplemental information where applicable (letters, detailed project information, etc.) | <input checked="" type="checkbox"/> Plans (1-full-size & 2 11"x17") |
| <input checked="" type="checkbox"/> Certified Abutters List (1 copy) | <input checked="" type="checkbox"/> Fee (\$175) - check payable to the Town of Leicester | <input checked="" type="checkbox"/> .pdf copy of <u>all</u> submitted documents (CD or USB Drive) |

Submit the full application to the Town Clerk's Office

GRAZ Engineering, L.L.C.

323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

January 25, 2021

Leicester Zoning Board of Appeals (ZBA)
3 Washburn Square
Leicester, MA 01524

**Subject: Petition Brief for Special Permit
Auburn Street, Leicester, MA**

Dear Board Members:

On behalf of Southwest Holdings, Ltd. (Owner/Petitioner) and in accordance with the Leicester Zoning Bylaws, Section 6.4.02 dated June 2, 2020 we submit the enclosed “Application for Special Permit” to seek approval of a “Limited Frontage Lot” under the current Zoning Bylaws (Bylaws), Section 1.3, Definitions. Said lot is depicted as Lot 1 (Not a Buildable Lot) on a Plan entitled “Plan of Land on Auburn Street, Leicester, Massachusetts”, prepared for Southwest Holdings, Ltd. dated January 11, 2017 (attached herewith). This special permit request was previously approved by the Board on March 1, 2017 and recorded in Worcester District Registry of Deeds in Book 28790, Page 86. The previous permit has since expired.

Background

This request for Special Permit is to allow the Petitioner to create one (1) buildable single family lot from the “finger” portion of Assessors Map 35, Parcel C-12.0 located on the easterly side of Auburn Street. Except for the remaining frontage, Lot 1 on the Plan meets all of the dimensional requirements for the Business Residential-1 (BR-1), Single Family zoning district as set forth in the Bylaws Section 4.2, Schedule of Dimensional Requirements – Table 1.

In particular, the site address is Stafford Street and is currently depicted on Assessors Map 35 as Parcel C12.0. Southwest Holdings, Ltd. is the current owner of record. The site is zoned “BR-1, Business Residential-1” and is bounded on the north partially by lands of John Parslow, John & Tracy McKeon, and Michael Martiros; on the southeast partially by Stafford Street and by lands of Harold & Ora Lamprey, James Connery, Edmond Jr. & Nicole Thebeau, Philip & Alice Brenard, and & Diane & Dennis Rabidou; and on the west partially by lands of Daniel & Judy Robichaud, Bonnie Jerome, and William & Kathleen Prunier and by the remaining frontage along the east side of Auburn Street.

Reasons for Granting “Limited Frontage Lot” Special Permit

The existing remaining frontage for the lot is 147.6 feet versus the required minimum of 200 feet. This frontage is the resultant Auburn Street frontage after the previous land owner (circa 1955-1961) deeded the adjacent frontage lots currently depicted as Assessor’s Map 35, Parcels 2, 3, & 4. This “finger” of land is not held in common

ownership with any of the surrounding lots by the Petitioner, thus precluding the ability to add the necessary land to make the frontage meet the minimum requirement.

This “finger” portion of the Petitioner’s land is of no benefit to the remaining land located to the east and having frontage along Stafford Street. It is essentially separated by the intermittent stream, associated wetlands, and topography that transect the property near the back of Lot 1 on the Plan. Making use of this “finger” of land with the remaining land located to the east would require a cost prohibitive wetland crossing and/or potentially wetland replication.

Finally, the Petitioner notes that Lot 1 of the Plan and the subsequent development of a single family residence on this proposed lot will not change the character or landscape of the neighborhood, as this use will be consistent with the existing rural residential area, there would be no anticipated additional noise or light pollution, and no increase in vehicle or pedestrian traffic that would adversely affect the neighborhood.

Request for Findings of Fact for Granting “Limited Frontage Lot” Special Permit

The Petitioner request that the ZBA make the following findings of facts:

- 1) Lot 1 fails to comply with the minimum frontage requirements for a lot located in a Business Residential-1 (BR-1), Single Family zoning district. Under Section 4.2 of the Bylaws, the minimum lot frontage requirement is 200 feet. Lot 1 on the Plan has frontage of 147.6 feet, thereby being 52.4 feet short of the requirement.
- 2) Except for the minimum required frontage, Lot 1 on the Plan meets all other dimensional requirements for said zoning district.
- 3) Lot 1 on the Plan is not held in common ownership with any of the surrounding lots, thus precluding the ability to add the necessary land to make the frontage meet the minimum requirement.
- 4) Lot 1 on the Plan represents a “finger” portion of the remaining land of the Petitioner that is essentially separated by the main portion of land to the east by an existing intermittent stream and the associated wetlands & topography that transect the parcel. This fact makes the use of this “finger” of land essentially not feasible with the remaining land located to the east due to the prohibitive costs associated with a wetland crossing and/or potentially wetland replication.
- 5) Lot 1 of the Plan and the subsequent development of a single family residence on this proposed lot will not change the character or landscape of the neighborhood as this use will be consistent with the existing rural residential area, there would be no anticipated additional noise or light pollution, and no increase in vehicle or pedestrian traffic that would adversely affect the neighborhood.

Therefore, the Petitioner requests that the Board grant a Special Permit in accordance with the Bylaws Section 1.3, Definitions for a “Limited Frontage Lot” with a frontage of

147.6 feet, allowing a relief of 52.4 feet from the required minimum frontage of 200 feet as set forth in the Bylaws Section 4.2, Schedule of Dimensional Requirements – Table 1.

I trust that this information will assist the Zoning Board of Appeals in their review of the Petitioner's "Application for Special Permit." Should you have any other questions or require additional information prior to the meeting please call me.

Respectfully yours,
GRAZ Engineering, L.L.C.



Brian C. MacEwen, PLS, BSCE
Project Manager

01/21/2021

9:37:56AM

Town of Leicester

PLANNING

Page 1 of 1

Abutters List

| ParcelID | Location | Owner | Co-Owner | Mailing Address | City | State | Zip |
|------------|---------------------|----------------------------|-------------------------|------------------------|-----------------|-------|-------|
| 34 A1.11 0 | AUBURN ST | MARTIROS MICHAEL J | | 12 SHELTER RIDGE RD | LEICESTER | MA | 01524 |
| 34 A1.8 0 | 329 AUBURN ST | OUELLETTE KEVIN R | | 329 AUBURN STREET | CHERRY VALLEY | MA | 01611 |
| 35 B7 0 | 406 AUBURN ST | START PHILIP C | ALLEN-START CHRISTINE M | 406 AUBURN STREET | CHERRY VALLEY | MA | 01611 |
| 35 B8 0 | STAFFORD ST | INGHAM REALTY INC | | 197 SOUTH SPENCER ROAD | SPENCER | MA | 01562 |
| 35 C1 0 | 343 AUBURN ST | MCKEON JOHN M | MCKEON TRACY L | 343 AUBURN STREET | CHERRY VALLEY | MA | 01611 |
| 35 C10 0 | 524 STAFFORD ST | CONNERY JAMES | | 524 STAFFORD ST | CHERRY VALLEY | MA | 01611 |
| 35 C11 0 | 520 STAFFORD ST | LAMPREY ORA L | | 520 STAFFORD ST | CHERRY VALLEY | MA | 01611 |
| 35 C12.1 0 | STAFFORD ST | STAFFORD STREET PROPERTIES | STAFFORD GJ LLC | 83 KEYSTONE DR | LEOMINSTER | MA | 01453 |
| 35 C13 0 | 496 STAFFORD ST | MARTIROS MICHAEL J | | 12 SHELTER RIDGE RD | LEICESTER | MA | 01524 |
| 35 C2 0 | 345 AUBURN ST | PARSLOW INVESTMENT TRUST | PARSLOW JOHN S TRUSTEI | 345 AUBURN ST | CHERRY VALLEY | MA | 01611 |
| 35 C3 0 | 355 AUBURN ST | PRUNIER JR WILLIAM J | PRUNIER RENEE M | 355 AUBURN ST | CHERRY VALLEY | MA | 01611 |
| 35 C4 0 | AUBURN ST | PRUNIER JR WILLIAM J | PRUNIER RENEE M | 355 AUBURN ST | CHERRY VALLEY | MA | 01611 |
| 35 C5 0 | 387 AUBURN ST | JEROME BONNIE L | | 387 AUBURN ST | CHERRY VALLEY | MA | 01611 |
| 35 C5.1 0 | 383 AUBURN ST | PRUNIER WILLIAM J | PRUNIER KATHLEEN M | 383 AUBURN ST | CHERRY VALLEY | MA | 01611 |
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| 35A A3.2 0 | 394 AUBURN ST | BOISVERT DONALD E | BOISVERT BERTHE | 394 AUBURN ST | ST LOUIS | MO | 63141 |
| 35A A3.3 0 | AUBURN ST | LD ACQUISITION CO 17 LLC | C/O BROWN SMITH WALLAC | 6 CITYPLACE DR | CHERRY VALLEY | MA | 01611 |
| 35A A3.5 0 | AUBURN ST | ESCOBAR JUAN A. | | 356 AUBURN ST | ST LOUIS | MO | 63141 |
| 35A A3.6 0 | 356 AUBURN ST | VALENTE THIAGO SENNA | | 346 AUBURN ST | LEICESTER | MA | 01611 |
| 35A A3.7 0 | 346 AUBURN ST | TOWN OF LEICESTER | TOWN HALL | 3 WASHBURN SQUARE | CHERRY VALLEY | MA | 01611 |
| 35A A4 0 | 366 AUBURN ST | AMERICAN TEL + TEL CO | PROPERTY TAX UNIT | P O BOX 7207 | LEICESTER | MA | 01524 |
| | AUBURN ST | | | | BEDMINSTER | NJ | 07921 |

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: Stafford Street, Assessors Map 35-C7.1-0, Deed Ref. 28790/86
 Subject owner(s): Southwest Holding LTD
 Subject property: Stafford Street, Assessors Map 35-C12-0, Deed Ref. 56941/278
 Subject owner(s): Stafford Street Properties LLC

Sandy Genna, Principal Assessor

prepared by: Kathleen Asquith, Assistant

3 Washburn Square • Leicester, Massachusetts 01524-1333
Telephone (508) 892-7011 • Fax: (508) 892-7070

LINDA A. ROWDEN
ASSISTANT TOWN CLERK
E-mail: rowdenl@leicesterma.org

Bk: 56932 Pg: 16
Page: 1 of 4 04/03/2017 01:53 PM WD

Deborah K. Davis

Yam



RECEIVED

TOWN OF LEICESTER
ZONING BOARD OF APPEALS

2017 MAR -6 AM 8: 54

TOWN CLERK'S OFFICE
LEICESTER, MASS.

LEICESTER, MA 01524-1333

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

www.leicesterma.org**Certificate of Decision on Special Permit**

Approval Date: *March 1, 2017*

Project Name: *N/A*

Location of Project: *Auburn Street, Cherry Valley*

Assessors Reference: *Map 35, Parcel C12*

Deed Reference: *Book/Page 28790/86*

Total Acreage: *50,082-square feet*

Type of Use: *for a Limited Frontage Lot*

Building Area: *N/A*

Applicant: *Southwest Holdings*
6017 Pine Ridge Road, Suite 255
Naples, FL. 34119

Owners: *Same as Applicant*

Plans Prepared by: *Graz Engineering, LLC.*

Plans Dated: *January 11, 2017*

Application Date: *February 2, 2017*

Public Hearing: *March 1, 2017 duly noticed and posted in accordance with the provisions of the Zoning Act, MGL c.40A and the Open Meeting Law, MGL c. 39, §23A - §23C*

ZBA Members present: *David Kirwan, Chair; Vaughn Hathaway, Jim Buckley,*
David Orth and Paul Schold
Jim Reinke, Alt; Mary Moore, Alt; Dick Johnson, Alt.

ZBA Action: APPROVED

RECEIVED

2017 MAR -6 AM 8:54

Summary Description of Application:

The applicants seek approval for a Limited Frontage Lot to be considered a buildable lot with 147.6-feet of frontage on Auburn Street and a total of 50,082 square feet. The property is located in the Business-Residential-1 Zoning District. The applicants request a Special Permit under Section 1.3, Definitions, "Limited Frontage Lot", Section 4.2, Schedule of Dimensional Requirements -Table 1 of the Leicester Zoning Bylaws.

Findings: After the public hearing duly noticed and held on March 1, 2017, the Leicester Zoning Board of Appeals made the following findings as required by M.G.L. Chapter 40A, Section 6 and Section 6.4.02 of the Leicester Zoning Bylaws:

1. That the proposed use is in harmony with the general purpose and intent of the Zoning Bylaw
2. This met the criteria for the granting of a Special Permit under the Leicester Zoning Bylaws, Section 1.3.

Based on these findings, the Leicester Zoning Board of Appeals, as the Special Permit Granting Authority, pursuant to Section 6.4 of the Leicester Zoning Bylaws, voted 4-1 to **Approve** the Special Permit to Southwest Holdings for property located at Auburn Street, Cherry Valley as herein described.


Conditions:

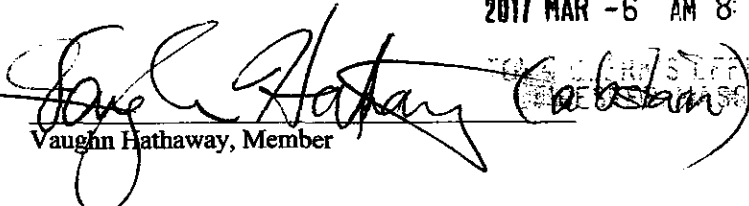
1. That the use is limited to a single-family residential dwelling.

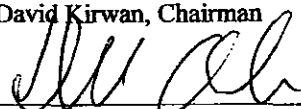
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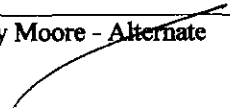
Leicester Zoning Board of Appeals:

2017 MAR -6 AM 8:5


 David Kirwan, Chairman


 Vaughn Hathaway, Member


 David Orth, Vice Chairman


 Mary Moore - Alternate


 Jim Buckley, Clerk


 Richard Johnston - Alternate


 Paul Schold - Member

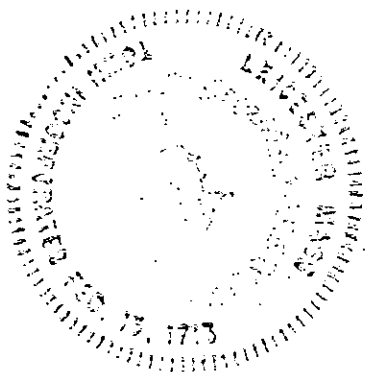
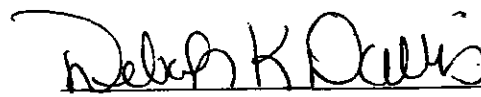

 James Reinke - Alternate

This **Special Permit** shall not take effect until a copy is recorded hereof with the Worcester District Registry of Deeds Pursuant to General Laws, Chapter 40A, Section 11, as amended; and further that said recording shall be accomplished not later than six months from the date of this Decision; and further that any construction hereunder must commence no later than one year from the said recording.

It was ordered by the Board that persons notified of the hearing be notified of the forgoing Decision.

Any appeal to this Decision must be made to the Superior Court within 20-days after the filing of this Decision with the Town Clerk, in accordance with Section 17 of Chapter 40A of the Massachusetts General Laws.

Filed with the Town Clerk on the 6th day of March, 2017



 Deborah K. Davis
 Town Clerk

3

3/1/2017
 Auburn Street (map 35/parcel C12)
 Special Permit

ATTEST: WORC. Anthony J. Vigliotti, Register

01/21/2021

9:37:56AM

Town of Leicester

PLANNING

Page 1 of 1

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| 35 C9 0 | 526 STAFFORD ST | THEBEAU JR EDMOND J | THEBEAU NICOLE M | 128 LASHAWAY DRIVE | CHERRY VALLEY | MA | 01611 |
| 35 D1 0 | 521 STAFFORD ST | STAFFORD STREET PROPERTIES | | 83 KEYSTONE DR | EAST BROOKFIELD | MA | 01515 |
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| | AUBURN ST | | | | BEDMINSTER | NJ | 07921 |

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
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 Subject owner(s): Southwest Holding LTD
 Subject property: Stafford Street, Assessors Map 35-C12-0, Deed Ref. 56941/278
 Subject owner(s): Stafford Street Properties LLC

Sandy Genna, Principal Assessor

prepared by: Kathleen Asquith, Assistant

3 Washburn Square • Leicester, Massachusetts 01524-1333
Telephone (508) 892-7011 • Fax: (508) 892-7070

LINDA A. ROWDEN
ASSISTANT TOWN CLERK
E-mail: rowdenl@leicesterma.org

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Deborah K. Davis

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TOWN OF LEICESTER
ZONING BOARD OF APPEALS

2017 MAR -6 AM 8:54

TOWN CLERK'S OFFICE
LEICESTER, MASS.

LEICESTER, MA 01524-1333

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

www.leicesterma.org**Certificate of Decision on Special Permit**

Approval Date: *March 1, 2017*

Project Name: *N/A*

Location of Project: *Auburn Street, Cherry Valley*

Assessors Reference: *Map 35, Parcel C12*

Deed Reference: *Book/Page 28790/86*

Total Acreage: *50,082-square feet*

Type of Use: *for a Limited Frontage Lot*

Building Area: *N/A*

Applicant: *Southwest Holdings*
6017 Pine Ridge Road, Suite 255
Naples, FL. 34119

Owners: *Same as Applicant*

Plans Prepared by: *Graz Engineering, LLC.*

Plans Dated: *January 11, 2017*

Application Date: *February 2, 2017*

Public Hearing: *March 1, 2017 duly noticed and posted in accordance with the provisions of the Zoning Act, MGL c.40A and the Open Meeting Law, MGL c. 39, §23A - §23C*

ZBA Members present: *David Kirwan, Chair; Vaughn Hathaway, Jim Buckley,*
David Orth and Paul Schold
Jim Reinke, Alt; Mary Moore, Alt; Dick Johnson, Alt.

ZBA Action: APPROVED

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Summary Description of Application:

TOWN CLERK'S OFFICE
LEICESTER, MASS.

The applicants seek approval for a Limited Frontage Lot to be considered a buildable lot with 147.6-feet of frontage on Auburn Street and a total of 50,082 square feet. The property is located in the Business-Residential-1 Zoning District. The applicants request a Special Permit under Section 1.3, Definitions, "Limited Frontage Lot", Section 4.2, Schedule of Dimensional Requirements -Table 1 of the Leicester Zoning Bylaws.

Findings: After the public hearing duly noticed and held on March 1, 2017, the Leicester Zoning Board of Appeals made the following findings as required by M.G.L. Chapter 40A, Section 6 and Section 6.4.02 of the Leicester Zoning Bylaws:

1. That the proposed use is in harmony with the general purpose and intent of the Zoning Bylaw
2. This met the criteria for the granting of a Special Permit under the Leicester Zoning Bylaws, Section 1.3.

Based on these findings, the Leicester Zoning Board of Appeals, as the Special Permit Granting Authority, pursuant to Section 6.4 of the Leicester Zoning Bylaws, voted 4-1 to **Approve** the Special Permit to Southwest Holdings for property located at Auburn Street, Cherry Valley as herein described.


Conditions:

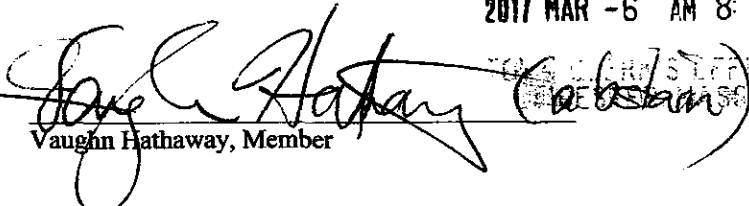
1. That the use is limited to a single-family residential dwelling.

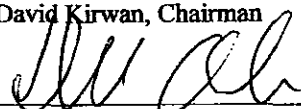
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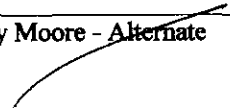
Leicester Zoning Board of Appeals:

2017 MAR -6 AM 8:5


 David Kirwan, Chairman


 Vaughn Hathaway, Member


 David Orth, Vice Chairman


 Mary Moore - Alternate


 Jim Buckley, Clerk


 Richard Johnston - Alternate


 Paul Schold - Member

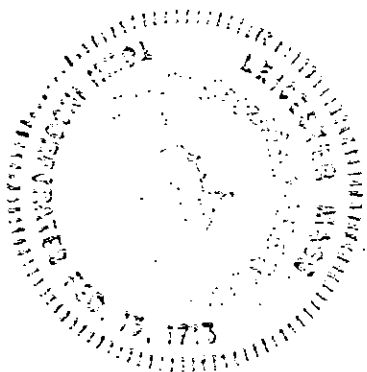
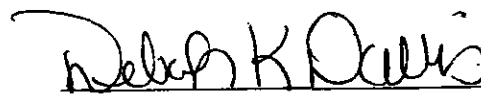

 James Reinke - Alternate

This **Special Permit** shall not take effect until a copy is recorded hereof with the Worcester District Registry of Deeds Pursuant to General Laws, Chapter 40A, Section 11, as amended; and further that said recording shall be accomplished not later than six months from the date of this Decision; and further that any construction hereunder must commence no later than one year from the said recording.

It was ordered by the Board that persons notified of the hearing be notified of the forgoing Decision.

Any appeal to this Decision must be made to the Superior Court within 20-days after the filing of this Decision with the Town Clerk, in accordance with Section 17 of Chapter 40A of the Massachusetts General Laws.

Filed with the Town Clerk on the 6th day of March, 2017



 Deborah K. Davis
 Town Clerk

3 Washburn Square • Leicester, Massachusetts 01524-1333
Telephone (508) 892-7011 • Fax: (508) 892-7070

LINDA A. ROWDEN
ASSISTANT TOWN CLERK
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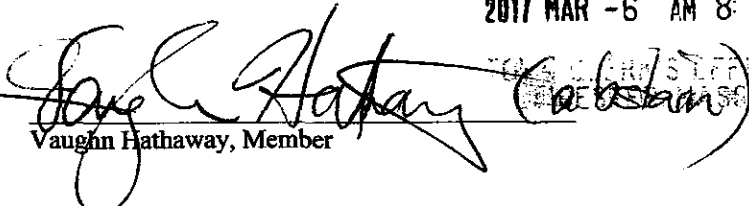
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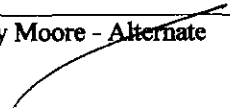
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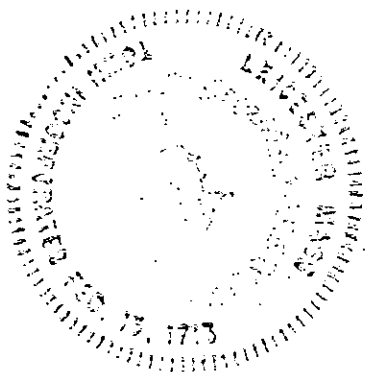
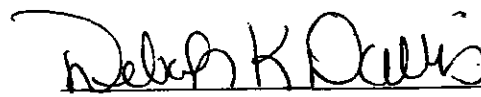

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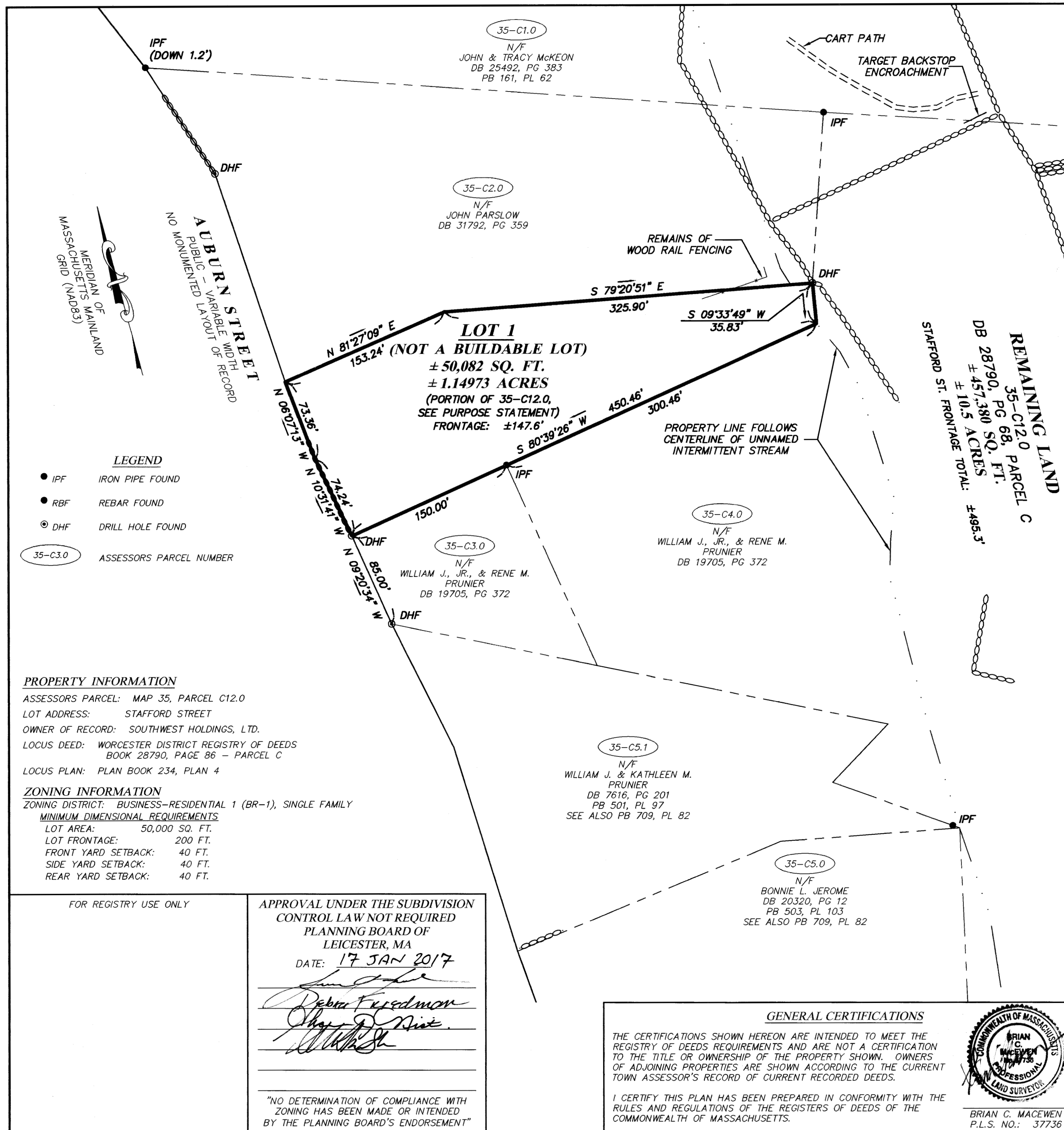
Filed with the Town Clerk on the 6th day of March, 2017



 Town Clerk

3

3/1/2017
 Auburn Street (map 35/parcel C12)
 Special Permit

ATTEST: WORC. Anthony J. Vigliotti, Register



LOCUS PLAN
SCALE: 1" = 1,000'

GENERAL NOTES:

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.
- 2) THIS PLAN WAS PREPARED FROM THE DEEDS AND PLANS OF RECORD CITED HEREON AND AN ACTUAL ON THE GROUND FIELD SURVEY PERFORMED WITH NETWORK RTK-GNSS GPS BY GRAZ ENGINEERING, LLC IN 2012-2016.
- 3) THE HORIZONTAL DATUM IS NAD 83, MASSACHUSETTS MAINLAND GRID BASED ON NGS OPUS POST PROCESSED STATIC GPS OBSERVATIONS TAKEN AT THE SITE.

PURPOSE STATEMENT:

- 1) THE PURPOSE OF THIS PLAN IS TO CREATE A SINGLE FRONTAGE LOT ON AUBURN STREET THAT SHALL NOT BE DEEMED A BUILDING LOT WITHOUT A SPECIAL PERMIT APPROVAL AS A "LIMITED FRONTAGE LOT" BY THE ZONING BOARD OF APPEALS (ZBA) UNDER SECTION 1.3 OF THE ZONING BY-LAWS FOR LEICESTER.
- 2) NO DEVELOPMENT OF THIS PROPOSED FRONTAGE LOT MAY OCCUR WITHOUT THE SPECIAL PERMIT APPROVAL BY THE ZBA AND FURTHER APPROVAL OF THE PLANNING BOARD PURSUANT TO THE SUBDIVISION CONTROL LAW.

GRAPHIC SCALE

(FEET) 60 0 30 60 120 180

(METERS) 18.3 0 9.1 18.3 36.6 54.9

1 inch = 60 ft.

| REV. | DATE | DESCRIPTION | BY |
|--------------------|--------------------------------|-------------------------|----|
| JOB NUMBER: | SURVEY DATE: NOV-DEC 2016 | FIELD BOOK NO. PAGES | |
| COMPUTED: BCM | CHECKED: PFG & BCM | DRAFTED: BCM | |
| SCALE: 1" = 60' | PLAN DATE: JANUARY 11, 2017 | SHEET 1 OF 1 | |

PLAN OF LAND ON
AUBURN STREET
LEICESTER, MASSACHUSETTS

PROPERTY OWNER
SOUTHWEST HOLDINGS, LTD.

PREPARED FOR
SOUTHWEST HOLDINGS, LTD.
6017 PINE RIDGE ROAD, SUITE 255, NAPLES, FL 34119

GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447 (603) 585-6959