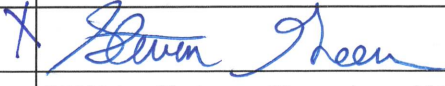
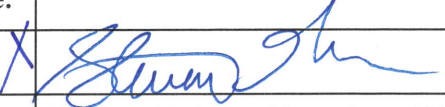


Leicester Zoning Board of Appeals

Special Permit & Variance Application Form

PERMIT TYPE: ☒ Special Permit ☐ Variance

Date: 5/12/2023

CONTACT INFORMATION			
Property Owner:			
Name:	Charlton Road Realty LLC		
Company Name:			
Signature:			
Address:	25 Waterville Lane, Shrewsbury, MA 01545		
Phone:	(774) 696-3288	Email:	sgreene@glickmankovago.com
Applicant:			
Name:	Charlton Road Realty LLC		
Company Name:			
Signature:			
Address:	25 Waterville Lane, Shrewsbury, MA 01545		
Phone:	(774) 696-3288	Email:	sgreene@glickmankovago.com
Primary Contact Person: (The person that will be contacted by Town staff during the application process.)			
Name:	James Bernardino		
Company Name:	CMG Engineering		
Address:	67 Hall Road, Sturbridge, MA 01566		
Phone:	774-241-0901	Email:	jbernardino@cmgenv.com
PROJECT INFORMATION			
Project Address:	778 Main Street	Zoning District:	B
Assessors Map & Parcel #	Map 21A Parcel 11		
Deed Reference (Book/Page):	BK44964 PG 320		
Size of Proposed Structures:	two (2) 5430 sf bldg. and one(1) 3006 sf bld. (footprint)	Total Lot Area:	140,006 sf (3.214 ac)
Water Source:	Leicester Water Supply District	Sewer Source:	Leicester Water Supply District
Applicable Zoning Bylaw Section(s):	Sect 7.1.04.2.a Rendering of Impervious Area Greater than 15% of 2,500 s.f.		
Brief Project Description:			
<p>Please include a brief description on this form (i.e. do not write "see attached"). <i>[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.)]</i></p> <p>Special permit to allow for the proposed impervious area within the Water Resources Protection Overlay District associated with the proposed multifamily development.</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.

Approximately 32,640 s.f. of the parcel is located within the Water Resources Protection Overlay District; which runs along the site's frontage on Main Street. The applicant is proposing 8,889 s.f. (27.3%) of impervious area (6,836 s.f. of pavement and 2,053 s.f. of building roof area) within the limits of the overlay.

In accordance with the Leicester Zoning Bylaws, Section 7.1.04.2.a, the rendering impervious of more than 15% or 2,500 s.f. of any lot, but not greater than 30% of any lot is allowed through the granting of a special permit with Board of Appeals.

Due to the proposed impervious area, the applicant is required to meet stormwater treatment and infiltration techniques to ensure stormwater will not pollute or cause detriment and will approximate existing groundwater recharge volumes to the aquifer. In accordance with the Massachusetts Stormwater Handbook, the applicant is proposing treatment and infiltration measures in the form of deep sump hooded catch basins, Hydroworks Water Quality Units, Cultec Separator Rows, and underground Cultec Infiltration Chambers to meet and exceed the water quality volume and recharge volume requirements. Details regarding the on-site stormwater management system is included in the enclosed Plan Set and Stormwater Report.

CMG is also including a project narrative to better outline the project's intent and how it meets the Board of Appeal's Findings as stated in Section 7.1.06.e of the Leicester Zoning Bylaws.

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

April 12, 2023

Zoning Board of Appeals
Attn: John Charbonneau
Leicester Town Hall
3 Washburn Square, Leicester, MA 01524

**Re: ZBA Special Permit Narrative
13 Unit Multi-Family Development
778 Main Street
Leicester, MA**

Dear Members of the Board,

On behalf of Charlton Road Realty LLC, (“applicant”), CMG is writing you this letter to provide a summary of the proposed site improvements located at #778 Main Street in Leicester, MA, and its consistency with the findings outlined in Section 7.1.06.e of the Leicester Zoning Bylaws.

The approximately 3.2-acre parcel, known as assessor parcel 21A-11, is located in the Business zoning district with approximately 32,600 s.f. of the front portion of the parcel falling within the Water Resources Protection Overlay District. The site currently contains a single-family dwelling, accessory barn, paved driveway, and lawn/ landscape area along the Main Street frontage. The majority of the rear portion of the site which abuts Waite Pond is undeveloped woodlands. The existing dwelling is serviced by municipal water and sewer services, which are located in the Main Street right-of-way. The site currently does not employ stormwater BMPs to treat or infiltrate stormwater runoff.

The applicant is proposing six (6) multifamily buildings with a total of thirteen (13) dwelling units. The buildings will be serviced by new water and sewer utilities connected to the municipal services located in Main Street. A proposed paved access driveway from Main Street will connect to the development area. The development proposes 9,132 s.f. (6,836 s.f. pavement and 2,296 sf of building roof area) of impervious area within the Water Resources Protection Overlay District, which accounts for 28.0% of the overlay.

An on-site stormwater management system will be utilized to treat and infiltrate stormwater runoff prior to discharging off-site. The system will utilize a combination of deep-sump hooded catch basins, Hydroworks Water Quality Units, an underground Cultec Infiltration Systems equipped with isolator rows, and a surface stormwater infiltration basin. Due to the presence of the Water Resources Protection Overlay District and the presence of rapid infiltrating soils, the proposed stormwater management system will achieve 44% TSS Removal prior to infiltration practices in accordance with the MassDEP Stormwater Handbook. Additional details and calculations associated with the proposed stormwater management system are included in the enclosed drainage report entitled, “Stormwater Report – Proposed Multifamily Residences, #778 Main Street, Leicester, MA”, prepared by CMG, revised date 5/12/2023.

In accordance with Section 7.1.04.2.a of the Leicester Zoning Bylaws, the applicant is submitting an application to the Zoning Board of appeals in order to render greater than 15% or 2,500 s.f. of impervious area within the Water Resources Protection Overlay District. CMG is including a summary below to

outline the proposed projects conformance the findings outlined in Section 7.1.06.e of the Leicester Zoning Bylaws:

1. Is in harmony with the purpose and intent of this by-law and will promote the purposes of the Water Resource Protection Overlay District.

The project is in harmony with the purpose of the bylaw as the proposed development provides new residential housing in the town which provides betterment in the housing conditions and general welfare of the town inhabitants. Additionally, the site is designed to provide public utilities, private refuse removal, and property maintenance plan to promote public health and safety and lessen the danger of fire and congestion. The project meets the purpose of the WRPOD by preventing contamination of those areas onsite that are within the limits of the district by incorporating the following; limiting impervious pavement to meet the maximum 30% impervious area requirement per the Zoning Bylaws and eliminating any vehicular parking within the limits of the WRPOD. Additionally, the applicant is proposing an on-site stormwater management system which utilizes deep sump hooded catch basins, Hydroworks Water Quality Units, Cultec separator rows, and underground Cultec infiltration chambers. The system provides the required pre-treatment and TSS removal criteria as outlined in the Massachusetts Stormwater Handbook and exceeds the required Recharge Volume. The system will effectively treat stormwater flows and reduce post-development off-site stormwater runoff in harmony with the requirements of the Zoning Bylaws.

2. Is appropriate to the natural topography, soils, and other characteristics of the site to be developed.

The site topography primarily slopes towards Waite Pond, which abuts the rear portion of the property. The proposed site utilizes the existing topography to reduce the amount of cut and fill on the site. The existing drainage flow patterns will remain the same as pre-development and will not increase site runoff. Soils located within the site are Loamy Sands based on test pits conducted by Avizinis Environmental Services, Inc. as well as supplemental test pits performed by CMG. Due to the Loamy Sand's ability to adequately infiltrate stormwater, the proposed infiltration chambers exceed the required stormwater recharge volume which promotes improvements to the aquifer.

3. Will not, during construction or thereafter, have an adverse environmental impact on the aquifer, recharge area or watershed.

The enclosed Plan Set includes a Soil Erosion and Sedimentation Control Plan to be utilized during the construction phase of the project. The plan utilizes best management practices (BMP's) including straw wattles with silt fence backing, crushed stone construction entrances, and catch basin inlet protection silt sacks.

Due to the proposed improvements being larger than 1 acre, the project will also require a NPDES Construction General Permit and SWPPP to be filed with the EPA. The SWPPP will require inspections by the stormwater team during construction in order to better deter any adverse impacts to the abutting resource areas.

Regarding long-term protection of the aquifer, the site will employ an on-site stormwater management system to provide TSS treatment and promote aquifer recharge practices. The proposed Hydroworks Water Quality Units will provide storage of hazardous waste in the case of an accidental release prior to recharging to the aquifer. A long-term

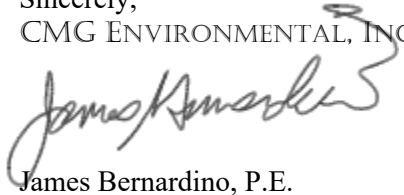
operations and maintenance manual is included in the enclosed Stormwater Report, to protect the longevity of the system.

4. Will not adversely affect an existing or potential water supply.

As stated above, the proposed improvements utilize an extensive on-site stormwater management system which will deter adverse impacts to the underground aquifer as well as promote recharge to the aquifer.

Please contact me if you have any questions or concerns at (774) 241-0901.

Sincerely,
CMG ENVIRONMENTAL, INC.



James Bernardino, P.E.
Principal Civil Engineer



Robert Lussier, E.I.T.
Project Engineer II