

1: BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

2: THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

3. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

4: SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

5. HORIZONTAL DATUM BASED ON DEED BOOK 50719 PAGE 159

6: VERTICAL DATUM IS ASSUMED

7: THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0781E WITH AN EFFECTIVE DATE OF JULY 4, 2011.

8. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

RECORD OWNERS

1181 SPILEO, LLC
1181 MAIN STREET
LEICESTER, MA
DB 50719 PG 159

PLAN REFERENCES:



















































PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF
DEEDS)

PLAN BOOK 682 PLAN 121

DESIGN ENGINEER

DC ENGINEERING & SURVEY, INC.
36 CRANBERRY MEADOW ROAD
CHARLTON, MA 01507
(508)769.6659 (508)341.2127

SYMBOL KEY

MONUMENT		CHAIN LINK FENCE	
IRON PIPE		WOOD / STOCKADE FENCE	
MONUMENT TO BE SET		WATER LINE	
DRAIN MANHOLE		SEWER LINE	
SEWER MANHOLE		DRAIN LINE	
SEWER CLEANOUT		GAS LINE	
ELECTRIC MANHOLE		ELECTRIC LINE	
CATCH BASIN		OVERHEAD WIRES	
UTILITY POLE		CONTOUR 5' INTERVAL	
UTILITY POLE W/ STREET LIGHT		CONTOUR 1' INTERVAL	
GUY WIRE		X 63.33'	
FIRE HYDRANT		BITUMINOUS	
WATER GATE		CONCRETE	
GAS GATE		INVERT	
BOLLARD		REINFORCED CONCRETE PIPE	
LIGHT DECORATIVE (15'± HEIGHT)		POLYVINYL CHLORIDE PIPE	
BENCH MARK		HIGH DENSITY PLASTIC	
SIGN		IRON PIPE	
		FOUND	
MASSHIGHWAY SIGNAL BOX		BOLLARD	
MONITOR WELL		SEWER MANHOLE	
		DRAINAGE MANHOLE	
		WATER GATE	
		HYDRANT	
		UTILITY POLE	

A detailed street map of Sargent Pond and the surrounding area in Sargent, New York. The map shows Sargent Pond at the top, with a north arrow pointing towards the top left. Streets shown include Main Street, Sargent Street, and others. The map is oriented with North at the top.

LOT LOCUS
SCALE: 1"=1000'

DISTRICT DIMENSIONAL REGULATIONS	
District	CB – CENTRAL BUSINESS
Use	BUSINESS
Min. Lot Size	15,000 SQ. FT.
Min. Frontage	100 FT.
Min. Front Yard Depth	25 FT.
Min. Side Yard Depth	10 FT.
Min. Rear Yard Depth	25 FT.

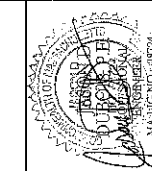
EXISTING LAND USE: MIXED USE (RESTAURANT/MULTI-FAMILY)
PROPOSED LAND USE: MIXED USE (RESTAURANT/MULTI-FAMILY)

DRAWING LIST	
C	COVER SHEET
X-1	EXISTING CONDITIONS
S-1	SITE PLAN
D-1	CONSTRUCTION DETAILS

RECEIVED

APR 1 2016

Town of Leicester
Development & Inspectional Services



JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
ALL RIGHTS RESERVED

1

1

NORTH



SHARLTON, MA 508-759-8859

CLIENT: 1181 SPILEO, LLC

1181 MAIN STREET
LEICESTER, MA

COVER SHEET
CITE ADDRESS:

DRAWN BY:

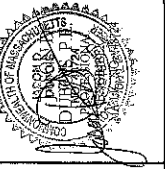
	JD
01/01/2014	01/01/2014

ORD BY	REV
JDD	

DATE:	SCALE:
1 1 1E	1'

PROJECT #:	DWG.
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16-112	C
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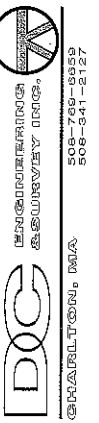


JEREMY S.
CROTEAU, P.L.S.
PROFESSIONAL
LAND SURVEYOR
MA LIC NO.: 4872

REVISION

NO. DATE

NORTH



CLIENT:
1181 SPILEO, LLC
1181 MAIN STREET
LEICESTER, MA

DRAWN BY:
JSC

CK'D BY:
JDD

REV #
0

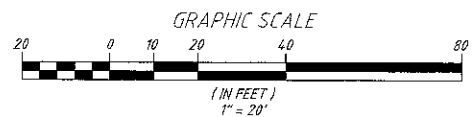
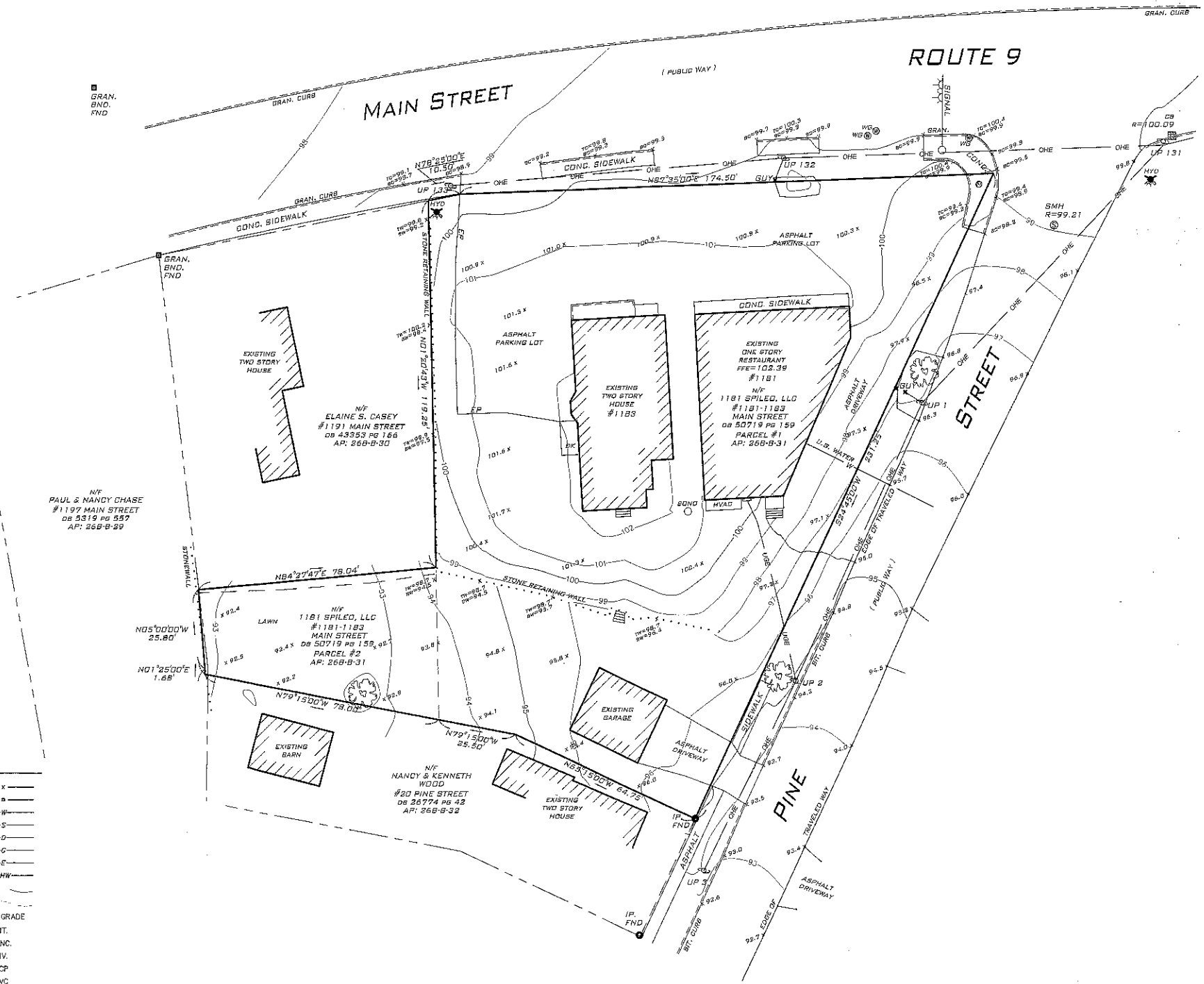
DATE:
4-1-16

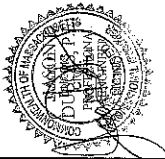
SCALE:
1"=20'

PROJECT #:
16-112

DWG. NO.:
X-1

SYMBOL KEY			
MONUMENT	○	CHAIN LINK FENCE	—x—
IRON PIPE	●	WOOD / STOCKADE FENCE	—b—
MONUMENT TO BE SET	○MS	WATER LINE	—w—
DRAIN MANHOLE	○DMH	SEWER LINE	—s—
SEWER MANHOLE	○SMH	DRAIN LINE	—d—
SEWER CLEANOUT	—CO—	GAS LINE	—g—
ELECTRIC MANHOLE	○	ELECTRIC LINE	—e—
CATCH BASIN	■CB	OVERHEAD WIRE	—OHW—
UTILITY POLE	○U	CONTOUR 5' INTERVAL	—5'—
UTILITY POLE W/ STREET LIGHT	○-C	CONTOUR 1' INTERVAL	—1'—
GUY WIRE	GUY*	X 69.33'	
FIRE HYDRANT	■FHD	BITUMINOUS	BIT.
WATER GATE	●WG	CONCRETE	CONC.
GAS GATE	●G	INVERT	INV.
BOLLARD	○BOL	REINFORCED CONCRETE PIPE	RCP
LIGHT DECORATIVE (15'± HEIGHT)	★	POLYVINYL CHLORIDE PIPE	PVC
BENCH MARK	○	HIGH DENSITY PLASTIC	HDPE
SIGN	■	IRON PIPE	I.P.
MASSHIGHWAY SIGNAL BOX	■MSB	FOUND	FND.
MONITOR WELL	○MW	BOLLARD	BOL
		SEWER MANHOLE	SMH
		DRAINAGE MANHOLE	DMH
		WATER GATE	WG
		HYDRANT	HYD.
		UTILITY POLE	UP
		GUY WIRE	GUY
CURB LEGEND			
VERTICAL GRANITE CURB	VGC		
BITUMINOUS CONCRETE CURB	BTC		





JEREMY S.
CROTEAU, P.E.
PROFESSIONAL
LAND SURVEYOR
MA LIC. NO. 4672

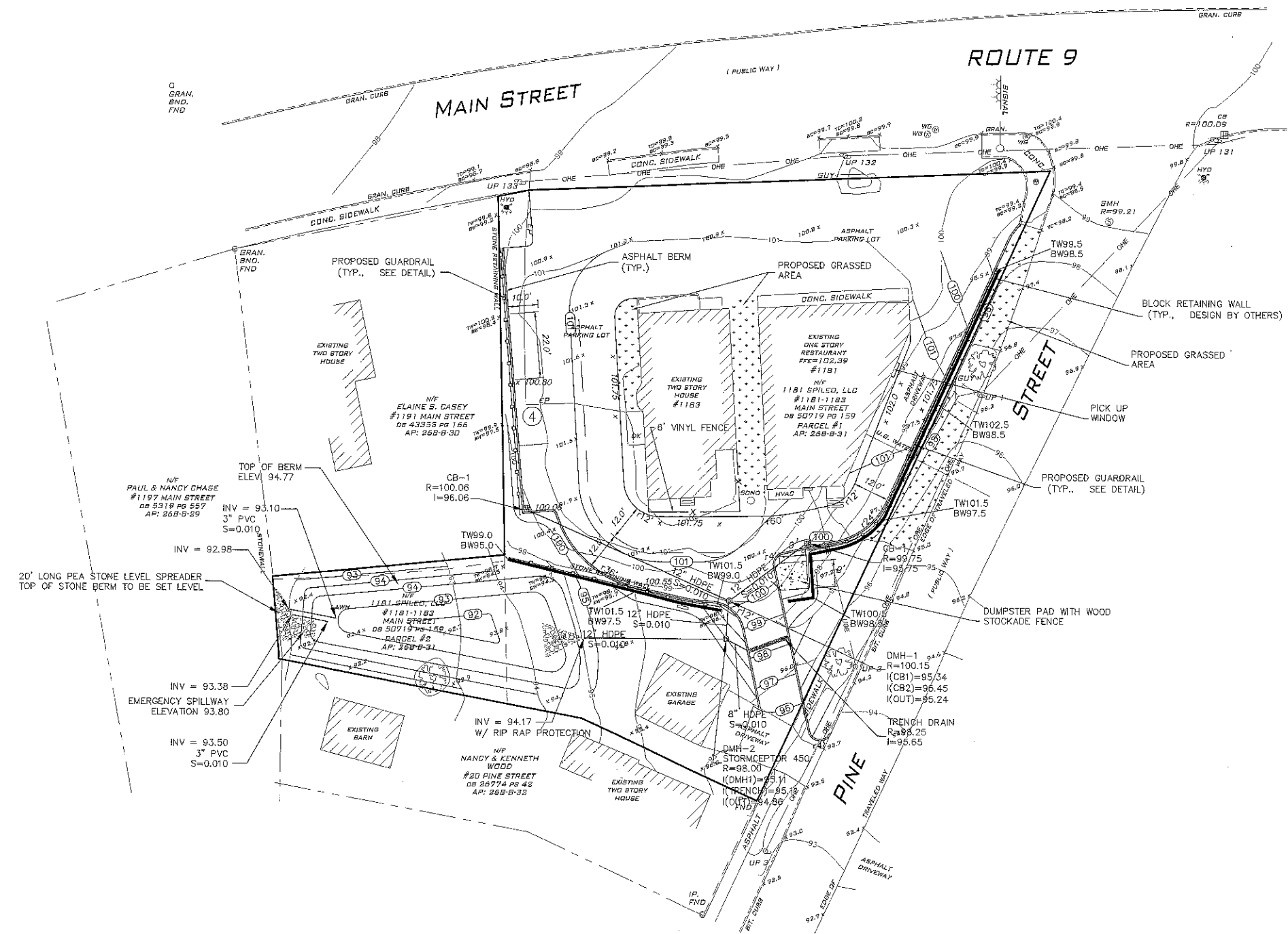
NO.	DATE	REVISION

NORTH



DDC
ENGINEERING & SURVEYING, INC.
508-769-8699
508-341-2127
© 2014 DDC, INC. DDA

CLIENT:	1181 SPILEO, LLC
1181 MAIN STREET LECESTER, MA	
SITE PLAN	
SITE ADDRESS:	1181 MAIN STREET LECESTER, MA
DRAWN BY:	JDD
CR'D BY:	JDD
DATE:	4-1-16
PROJECT #:	16-112
SCALE:	1"=20'
DWG. NO.:	S-1

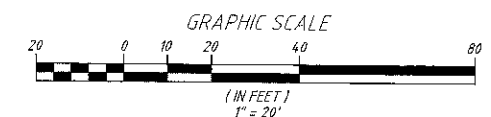


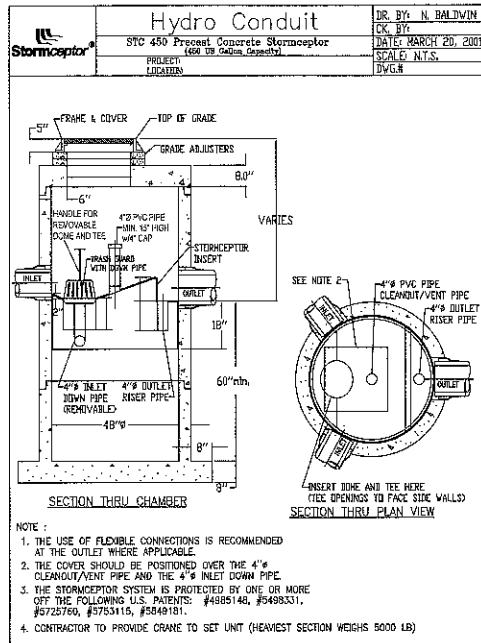
TOTAL INCREASE IN PARKING SPACES = 4 SPACES 10'x22'

IMPERVIOUS AREA CALCULATIONS:
TOTAL LOT AREA: 28,841 S.F.

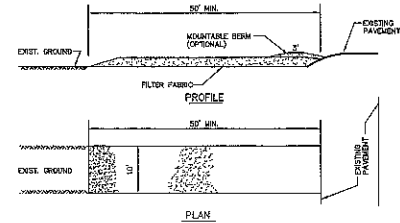
EXISTING IMPERVIOUS AREA: 15,472 S.F. / 28,841 S.F. = 54%
PROPOSED IMPERVIOUS AREA: 18,548 S.F. / 28,841 S.F. = 64%

* ADDITIONAL 961 S.F. OF IMPERVIOUS REDUCTION ALONG
PINE STREET (NEW GRASSED AREAS)

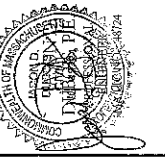
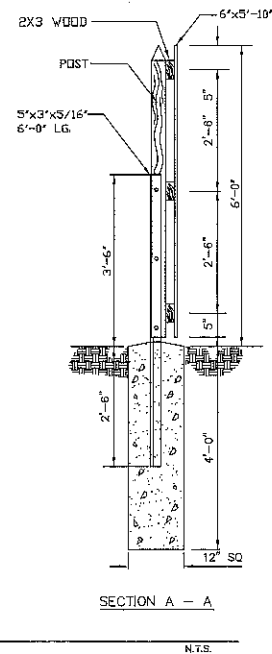
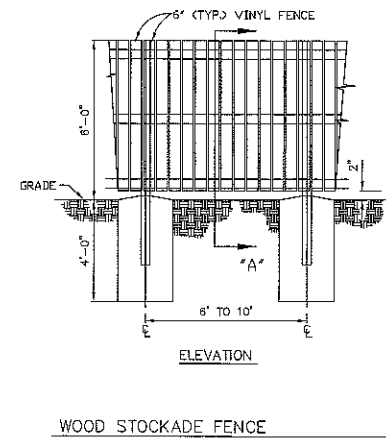
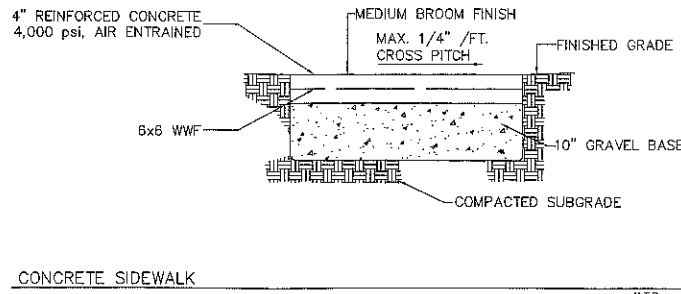
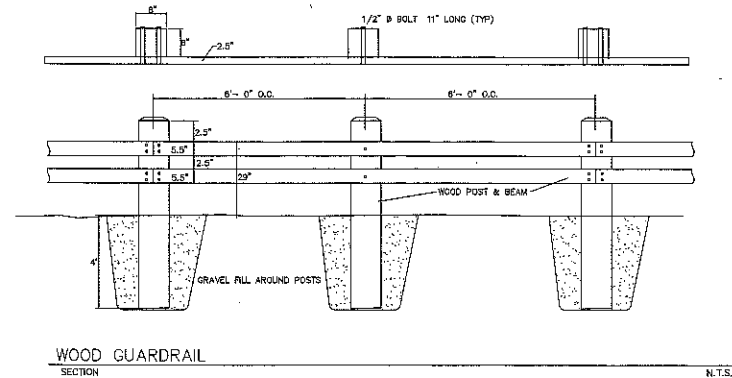
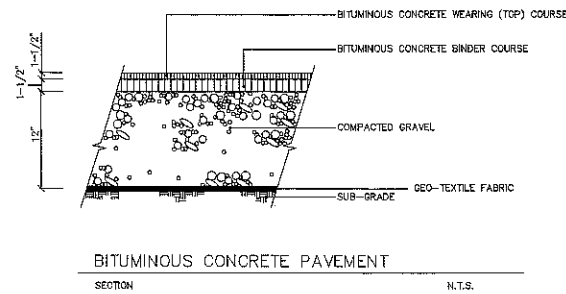
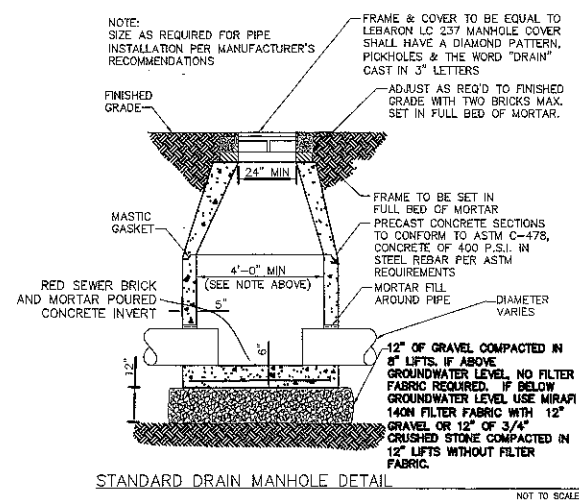
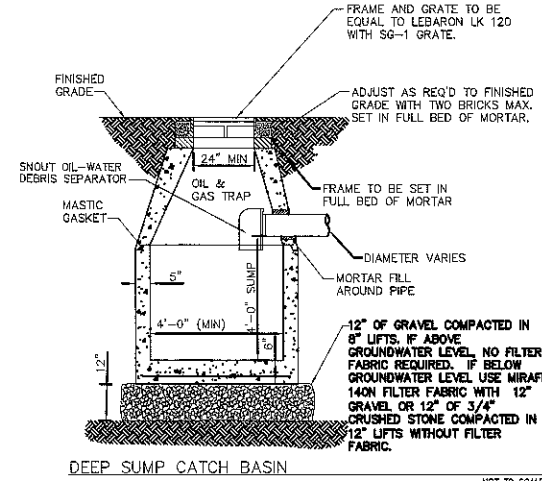




STORMCEPTOR DETAIL
 N.T.S.

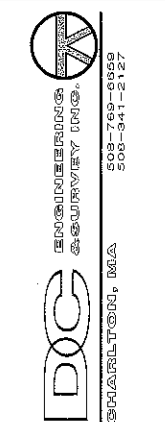


CONSTRUCTION ENTRY
 N.T.S.



JEREMY S. CROTEAU, P.L.S.
 PROFESSIONAL
 LAND SURVEYOR
 NO. 4872

NORTH



CLIENT: 1181 SPILEO, LLC
 1181 MAIN STREET
 LEICESTER, MA
SITE DETAILS
 1181 MAIN STREET
 LEICESTER, MA

DRAWN BY: JDD
CHK'D BY: JDD
DATE: 4-1-16
PROJECT #: 16-112
SCALE: N.T.S.
DWG. NO.: D-1



TOWN OF LEICESTER ZONING BOARD OF APPEALS

LEICESTER, MA 01524-1333

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

www.leicesterma.org

PUBLIC HEARING NOTICE

The Zoning Board of Appeals of the Town of Leicester, MA will hold a public hearing on **Wednesday, May 4, 2016 at 7:30PM** in Room 3, Bottom Floor, Leicester Town Hall, 3 Washburn Square, Leicester, MA on the petition of 1181 Spileo, LLC of 1181 Main Street, Leicester, Ma. for a Variance to allow an increase of impervious area greater than 30% to 64% within the Water Protection Overlay District.

All those wishing to express their opinion on this petition are urged to attend this meeting or express their views in writing to the Board of Appeals no later than May 4, 2016.

PLEASE RUN IN THE WORCESTER TELEGRAM ON:

WEDNESDAY, APRIL 20TH, 2016 AND WEDNESDAY, APRIL 27TH, 2016

David Kirwan, Chair
Leicester ZBA



ENGINEERING
& SURVEY INC.



CHARLTON, MA

508-769-6659
508-341-2127

April 4, 2016

RECEIVED

APR 11 2016

Town of Leicester

Zoning Board of Appeals

3 Washburn Square

Leicester, MA 01524

Town of Leicester
Development & Inspectional Services

RE: Mike's Donuts, 1181 Main Street as owned by 1181 Spileo, LLC

Drive through & traffic flow alterations

Dear Members,

Please find the attached plans and variance application for property located at 1181 Main Street, owned by 1181 Spileo, LLC.

Site Location: 1181 Main Street – Assessors Map 26B, Block B, Parcel 31

Zoning: CB / Central Business

Present Uses: Restaurant / Multi Family

Proposed Use: Restaurant / Multi Family

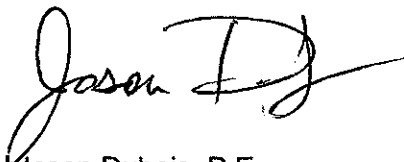
Finding of Facts: A literal enforcement of the provisions of the Zoning Bylaw would involve substantial hardship, financial or otherwise, to the petitioner for the reason that the existing traffic patterns cause a public safety issue whereas vehicles are waiting in the street to order at the drive through window. By reconfiguring the lot as designed, the vehicles will all remain on the site out of traffic's way and will have an area to que as they wait for the pickup window. The existing site impervious area is currently at 54% and the proposed site will be at 64%. There is also a decrease of 961 s.f. of impervious area along the Pine Street right of way. This new area will become grass where was previously impervious. The hardship affects the lot but does not affect the zoning district in which it is located because other sites in the neighborhood are also greater than 30% impervious. Furthermore, the

site as designed has infiltration designed into the stormwater controls which the current site does not have. There will be an increase in site recharge in the post-developed condition, compared to what there is on the existing site.

Desirable relief may be granted without detriment to the public good, or derogating from the intent or purpose of the Town of Leicester Zoning bylaw because the site design is a substantial improvement to public safety.

If you have any additional questions or concerns, please contact me at the number above.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jason Dubois", with a stylized flourish extending from the end.

Jason Dubois, P.E.

Leicester Zoning Board of Appeals

PERMIT TYPE: ☐ Special Permit ☒ Variance

Date: 4-1-16

Owner Information			
Owner Name:	1181 SPILED, LLC		
Owner Signature:	Jason D. Arent		
Address:	1181 MAIN ST. LEICESTER MA		
Phone:	774 670 3465	Fax:	
Email:			
Applicant Information			
Applicant Name:	SAME AS OWNER		
Applicant Signature:			
Address:			
Phone:		Fax:	
Email:			
Project Information			
Project Address:	1181 MAIN ST.	Zoning District:	CB
Assessors Map & Parcel #	MAP 26B BLOCK B PARCEL 31	Deed Reference (Book & Page):	54 651 / 309
Applicable Zoning Bylaw Section(s):	7.1.04 (2)(a)		
Brief Description of Application:			
<p>THE EXISTING DRIVE THROUGH IS BEING MODIFIED TO RELOCATE THE ORDER WINDOW IN THE REAR OF THE BUILDING AND ALSO TO IMPROVE CURRENT TRAFFIC FLOW PATTERNS. SECTIONS OF CURB CUTS ALONG PINE ST. WILL BE CLOSED.</p>			
State Briefly Reasons for Variance or Special Permit:			
<p>IN ORDER TO IMPROVE TRAFFIC FLOW CONDITIONS & CLOSING OFF MULTIPLE CURB CUTS TO THE EXISTING SITE, ADDITIONAL DRIVE AREAS ARE REQUIRED WITH MEANS GREATER THAN 30% OF THE SITE WILL BE IMPERVIOUS THEREFORE A VARIANCE IS REQUIRED.</p>			

Attach additional pages as necessary to fully describe the application.

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
19 A12 0	1190 MAIN ST	RAWSON BROOK CEMETERY		1190 MAIN ST	LEICESTER	MA	01524
19 A13 0	41 WATER ST	FADDEN SEAN	FADDEN CHRISTINE M	41 WATER STREET	LEICESTER	MA	01524-0146
19B A3 0	15 WATER ST	TOWN OF LEICESTER	FIRE STATION-WATER ST	3 WASHBURN SQUARE	LEICESTER	MA	01524
19B A4 0	9 WATER ST	LEICESTER 9 WATER ST LLC		300 GAY ST	MANCHESTER	NH	03103
19B A5 0	1182 MAIN ST	CANTY JOSEPH J		1182 MAIN STREET	LEICESTER	MA	01524
19B A6 0	1184 MAIN ST	MORRIS PAUL R	MORRIS LAURA A	50 PETER SALEM RD	LEICESTER	MA	01524-0146
19B B32 0	1150 MAIN ST	SADEGH MOHSEN	TR SADEGH REALTY TR U/C	PO BOX 188	LEICESTER	MA	01524-0188
19B B33 0	1152 MAIN ST	SADEGH MOHSEN	TR SADEGH REALTY TR U/C	PO BOX 188	LEICESTER	MA	01524-0188
19B B34 0	1164 UNIT 6 MAIN ST	JARDUS EDWARD C		PO BOX 198	HOLDEN	MA	01520
19B B35 0	18 WATER ST	PAPPAS CAROL A	PAPPAS GREGORY J	18 WATER ST	LEICESTER	MA	01524
20D A1 0	1161 MAIN ST	ROMAN CATHOLIC BISHOP WORC		49 ELM ST	WORCESTER	MA	01609
20D A1.1 0	PINE ST	MASSEY WILLIAM J	MASSEY NANCY L	3 PINE ST	LEICESTER	MA	01524
20D A1.2 0	1163 MAIN ST	ANTANAVICA MICHAEL P ROBERT	ANTANAVICA 2012 REALTY	1163 MAIN STREET	LEICESTER	MA	01524
20D A15 0	3 PINE ST	MASSEY WILLIAM J	MASSEY NANCY L	3 PINE ST	LEICESTER	MA	01524
20D A16 0	1 PINE ST	RIVERA MADELIN B		1 PINE ST	LEICESTER	MA	01524
26B B29 0	1197 MAIN ST	CHASE PAUL	CHASE NANCY	1197 MAIN ST	LEICESTER	MA	01524
26B B30 0	1191 MAIN ST	CASEY ELAINE S		P O BOX 370	LEICESTER	MA	01524
26B B32 0	20 PINE ST	DAIGLE ROBERT B LIFE ESTATE	WOOD NANCY, KENNETH	20 PINE ST	LEICESTER	MA	01524
26B B33 0	22 PINE ST	SLIWOSKI MARK		22 PINE ST	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters to the abutters within 300 feet of subject.
 Subject property: 1181 Main Street, Assessors Map 26B-B31-0, Deed Ref. 54651/309
 Subject owner: 1181 Main Street Leicester, LLC

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant