



Town of Leicester

ZONING BOARD OF APPEALS

3 Washburn Square
Leicester, Massachusetts, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

ZONING BOARD OF APPEALS

AGENDA

Wednesday, March 27, 2024 at 6:00 PM
Meeting Room 3

ORDER OF BUSINESS*

1. Call to Order

2. 6:05 PM - Public Hearing

SP-2024-01 – Signarama, 0 Main Street, 20C-A1-0

The applicant, Signarama, on behalf of the Town of Leicester, is seeking a Special Permit for installation of a 32 sq. ft. digital message board sign at 0 Main Street, as per Chapter 3 Section 3.2.07 - Signs.

3. Minutes:

- 12/27/23

4. General Discussion/Miscellaneous

- 88 Huntoon Memorial Highway – Vangarden

5. Adjourn

**Agenda items may be taken out of order.*

“The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law”

Applications, plans, and supporting documents are available for viewing at www.Leicesterma.org/ZBA

PUBLIC HEARING – Special Permit
SP-2024-01 – SIGNARAMA
0 Main Street



Town of Leicester
ZONING BOARD OF APPEALS
3 Washburn Square
Leicester, Massachusetts, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

RECEIVED
2024 FEB 26 PM 1:13
TOWN CLERK'S OFFICE
LEICESTER, MASS.

PUBLIC HEARING NOTICE
Zoning Board of Appeals
0 Main Street – SP-2024-01

The Zoning Board of Appeals of the Town of Leicester, MA will hold a public hearing on **Wednesday, March 27, 2024 at 6:05 PM**, or as soon thereafter, in Meeting Room 3, Leicester Town Hall, 3 Washburn Square, Leicester, MA on the application of Mike Wood with Signarama on behalf of the Town of Leicester, for a Special Permit for installation of a 32 sq. ft. digital message board sign at 0 Main Street, Assessor Parcel 20C-A1-0, Business District (B) zone.

A copy of the application may be inspected in the Town Clerk's Office during regular business hours or online at leicesterma.org/zba. Any person interested or wishing to be heard on this application should appear at the time and place designated or submit written comments on or before the hearing date.

Jim Buckley, Chair
Leicester Zoning Board of Appeals

To be published in the Worcester Telegram & Gazette on:
Tuesday, March 12, 2024 and Tuesday, March 19, 2024

Account Number:	692723
Customer Name:	Leicester Planning Board
Customer Address:	Leicester Planning Board TOWN HALL 3 WASHBURN SQ LEICESTER MA 01524
Contact Name:	Town Planner
Contact Phone:	508-892-7007
Contact Email:	planning@leicesterma.org
PO Number:	

Date:	02/27/2024
Order Number:	9897605
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	36.0000
Height in Inches:	0.0000

Print

Product	# Insertions	Start - End	Category
NEO WOR Telegram & Gazette	2	03/12/2024 - 03/19/2024	Govt Public Notices
NEO WOR telegram.com	2	03/12/2024 - 03/19/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$96.48
Service Fee 3.99%	\$3.85
Cash/Check/ACH Discount	-\$3.85
Payment Amount by Cash/Check/ACH	\$96.48
Payment Amount by Credit Card	\$100.33

Order Confirmation Amount

\$96.48

PUBLIC HEARING NOTICE

Zoning Board of Appeals

0 Main Street – SP-2024-01

The Zoning Board of Appeals of the Town of Leicester, MA will hold a public hearing on Wednesday, March 27, 2024 at 6:05 PM, or as soon thereafter, in Meeting Room 3, Leicester Town Hall, 3 Washburn Square, Leicester, MA on the application of Mike Wood with Signarama on behalf of the Town of Leicester, for a Special Permit for installation of a 32 sq. ft. digital message board sign at 0 Main Street, Assessor Parcel 20C-A1-0, Business District (B) zone.

A copy of the application may be inspected in the Town Clerk's Office during regular business hours or online at leicesterma.org/zba. Any person interested or wishing to be heard on this application should appear at the time and place designated or submit written comments on or before the hearing date.

Jim Buckley, Chair
Leicester Zoning Board of Appeals

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-2024 - 01

Applicant

Name of Applicant (primary contact): Mike Wood
Address: 456 Grove St Worcester
Phone: (508) 459-9731 Cell: 774 364-8073
Email Address: mikeg.singarama@worcester1.com

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FEB 20 2024

Owner

Name of Owner (primary contact): Town of Leicester
Address: 3 Washburn Square Leicester MA 01524
Phone: 508-892-7000 Cell: _____
Email Address: genevaxd@leicesterma.org

Town of Leicester
Planning Department

Request

Choose applicable Zoning Bylaw Section: Chapter 3 Section 3.2.01
Will the project require a: **Site Plan Review:** ☐ Yes* ☒ No **Variance:** ☐ Yes* ☒ No *Explain in narrative

Property

Location of Property: 0 MAIN ST Leicester MA
Assessor's Tax Map/Parcel Number: map 20C A1 0
Deed Reference - Worcester Registry of Deeds Book/Page Number: _____
Plan Reference - Worcester Registry of Deeds Book/Plan Number: _____
Zoning District: B Acreage: .115 Water Source _____ Sewer Source _____
Check all that apply: ☐ Wetlands ☐ Floodplain ☐ Aquifer

Proposal

Brief description of the proposal: 96" w x 48" h LED PickUp Display installed

Sign

Applicant's signature: [Signature]
Owner's signature: [Signature]
Date: 2/21/24

Town Clerk's stamp:

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2024 FEB 22 PM 1:24
TOWN CLERK'S OFFICE
LEICESTER, MASS.

Official Use Only: Preliminary Review By: LW Date 2/20/24
Fee: \$ Waived Date Paid: N/A Check #: _____
Date of Public Hearing: _____
Decision of Board: _____
Date of Decision: _____ Expiration Date: _____

Kristen Jacobsen
Town Planner

Town of Leicester
Planning Department
Land Owner
Authorization Form



3 Washburn Square
Leicester MA, 01524
508.892.7007

RECEIVED

Applicant Name of Applicant (primary contact): Mike Wood
Company: Signarama Worcester
Address: 456 Grove St Worcester Mass
Phone: (508) 459-9731 Cell: _____
Email Address: info@signarama-worcester.com

FEB 20 2024

Town of Leicester
Planning Department

Owner Name of Owner: Town of Leicester Attn: David Genereux, Town Administrator
Address: 3 Washburn Sq. Leicester MA 01524
Phone: 508 892-7000 Cell: _____
Email: genereuxd@leicesterma.org

Property Address of Property: 0 MAIN ST Leicester Mass
Assessor's Tax Map/Parcel Number: 20C A1 0

Proposal Brief description of the proposed work: 96" x 48" LED Circus Display install

Authorization As the owner or authorized agent of the property listed above, I hereby give permission to the Applicant as stated above to perform work at aforementioned property. Said permission includes, but is not limited to, acquiring all required permits and performing all work required to complete the project.

By signing this Form, I acknowledge and agree that I am not released from responsibility for:

- (a) the payment of any and all fees associated with the issuance of any: permits, orders, notices or other approvals ("Approvals") by the Town of Ware pursuant to any applications, including taxes, that effect said property;
- (b) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable town, state and federal laws, codes, rules, regulations and requirements; and
- (c) correcting any violations of the terms and conditions of such Approvals issued by the Town of Ware pursuant to any application to effect my property.

Signature Town of Leicester
Original Owner's Signature (Blue Ink Only): David Genereux Date: 2/21/2024
Mailing Address: 3 Washburn Square Town/State/Zip: Leicester MA 01524
Phone Number: 508-892-7000 Email: genereuxd@leicesterma.org



456 Grove Street Worcester, MA 01605 | Phone: 508-459-9731 | Fax: 508-459-9584 | www.signaramaworcester.com

CONCEPT ART

W8817-Town of Leicester

File Name

11/14/2023

Date

PROOF MAY NOT BE TO SCALE • COLORS MAY VARY FROM THIS PROOF DUE TO DIFFERENCES IN DISPLAY DEVICES • ANYTHING AFTER 2 PROOFS WILL BE AN ADDITIONAL FEE DEPENDING ON COMPLEXITY • DELAYED APPROVAL WILL RESULT IN DELAYED DUE DATE



Town of Leicester
Planning Department

FEB 20 2024

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Approval states that contents of this proof are correct and the responsibility of the client

Due to limitations in the printing process the colors shown may not reflect actual colors
Color may vary slightly. If exact color match is required please let us know.

This document and the information contained may not be reproduced without the express written permission of Signarama. Unauthorized copying, disclosure or use are prohibited by the copyright law.

Please review Art for accuracy in:

**Dimension • Layout
Spelling • Color**

Qty: 1

Single Sided

LED Cirrus Display

96" w x 48" h



Revolutionary.
Ultra-high resolution.

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FEB 20 2024

Town of Leicester
Planning Department

Cirrus Outdoor Display Solutions

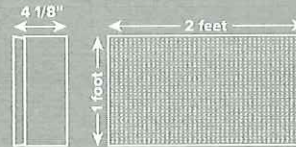
A revolutionary and cutting-edge digital display guaranteed to transform your on-premise advertising.
Our 9, 6, and 4mm BladeM ultra-high resolution displays are more than just screens –
they are effective communication tools that help you deliver impactful messaging.

Dimensions

with high-strength extruded aluminum frame

Total: W 24" / H 12" / D 4 1/8" / 11.2 lbs

Panel: D 7/8" / 6.12 lbs



COLOR

RESOLUTION (PITCH)

BRIGHTNESS (NITS)

PANEL DIMENSIONS

MODULE MATRIX

MAX WATTS PER PANEL

MIN VIEWING DISTANCE

VIEWING ANGLE

REFRESH RATE

AC INPUT

TEMPERATURE RATING

WIFI CONNECTION

CELLULAR BROADBAND

DISPLAY LIFE SPAN

WARRANTY

281 Trillion

12, 9, 6, and 4mm

7000

24"W / 12"H / 4 1/8"D / 9.82lbs

12mm 24x48 / 9mm 32x64 / 6mm 48x96 / 4mm 64x128

12mm 72W / 9mm 90W / 6mm 87W / 4mm 130W

12mm 20 ft. / 9mm 12 ft. / 6mm 8 ft. / 4mm 4 ft.

160° Horizontal / 90° Vertical

24-60 FPS (dependant on display size)

Universal AC input (90-264VAC input range)

-40° to 158° Fahrenheit

TP Link long-range high power bridge

5 Year cellular broadband available

100,000 Hours

5-year limited hardware / 5-year service (optional)

Features

Solid-state technology

IP65 rated with built in power supply

Future-proof modular architecture

24-48 hour turnaround time

Includes

Aluminum frames and hex bolts or Quick-Lock frames

LED modules and controller

Power and data cables

ScreenHub software + lifetime training & support

A 4'x8' display can be assembled in as little as 20 min with no extra cabinet fabricated for install.

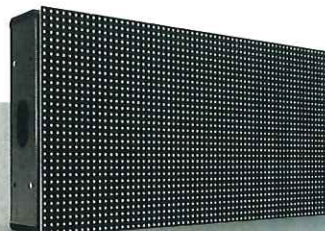
Approvals: FCC, UL 879, CAN/CSA-C22.2 No. 207-M89



Cirrus

Cirrus HQ 200 West Rd. Portsmouth NH 03801

Tel 877.636.2331 | Email Info@cirrusled.com | Web cirrusled.com





**Town of Leicester
Planning Department**

3 Washburn Square, Leicester MA 01524

Tel: (508)892-7007 x120

RECEIVED

FEB 20 2024

**Town of Leicester
Planning Department**

Billing Authorization Form

To:

Town of Leicester

From:

Billing Authorization Form

RE:

In accordance with Massachusetts General Laws (MGL), c. 40A, §11, which reads in part,

"Notice shall be given by publication in a newspaper of general circulation in the city of town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing..."

I hereby authorize Local I.Q. New England to bill me directly for the attached Legal Notice(s) to be published for two successive weeks in the **Worcester Telegram** on the following dates:

_____ and _____

For property located at: 0 Main St, Leicester, MA.

Please print legibly:

Bill To:

Signarama Worcester

Address:

456 Grove Street

City/State/Zip:

Worcester Mass 01605

Telephone:

(508) 868-0519 / 508 459-9731

Email:

info@signarama-worcester.com

Signature

Signature

1/29/24

Date

Payment to be remitted to: Gatehouse Media Massachusetts I, Inc
P.O. Box 631210
Cincinnati, OH 45263-1210



TOWN OF LEICESTER

Building Commissioner

3 Washburn Square
Leicester, MA 01524-1333
Phone: 508-892-7003 Fax: 508-892-1163
www.leicesterma.org

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FEB 20 2024

Town of Leicester
Planning Department

Mike Wood-Signarama
456 Grove St
Worcester Ma 01605

January 23, 2024

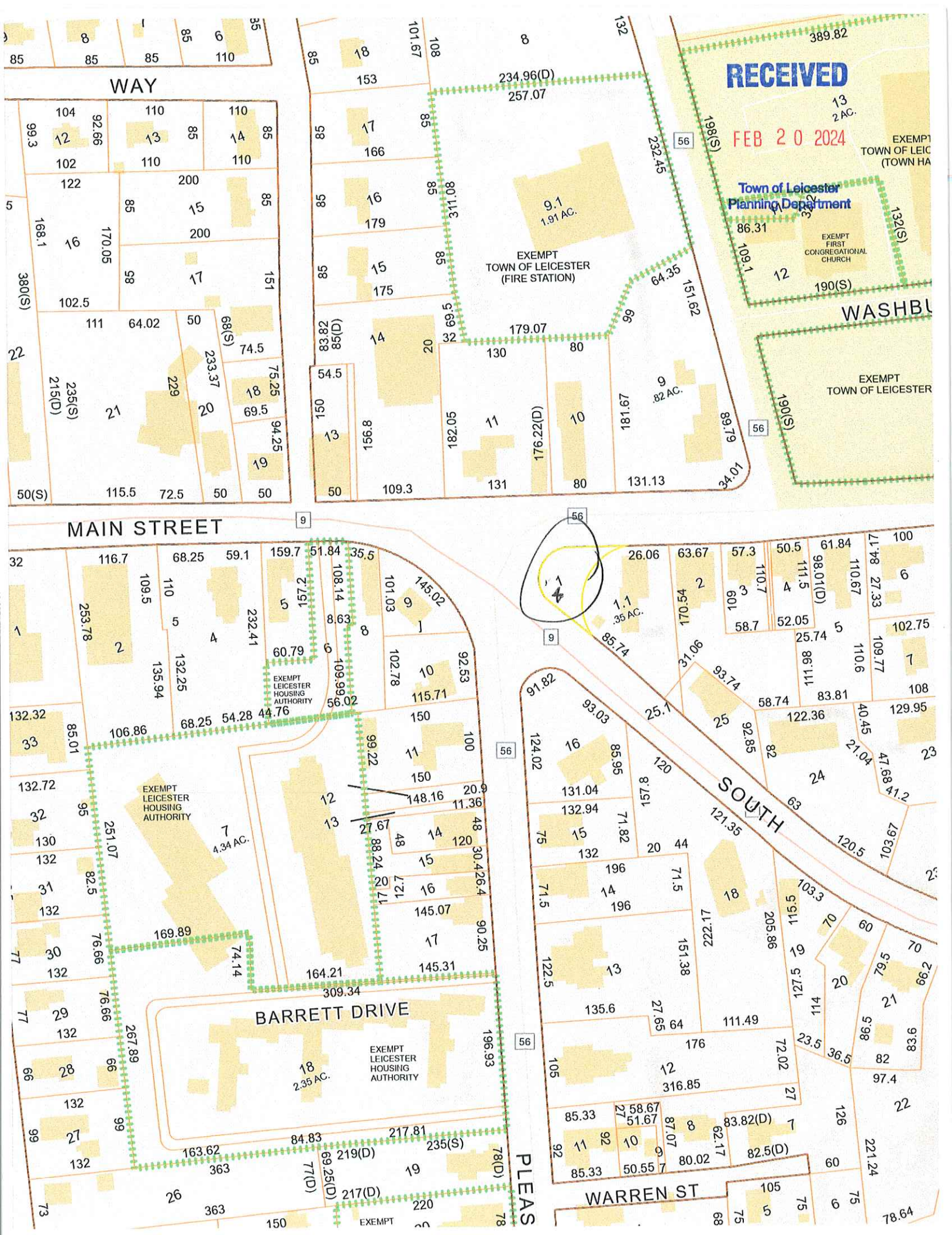
Re: Sign Special Permit

After reviewing your Sign permit application, located at 0 Main street Leicester MA, I have come to the conclusion that you will require a Special Permit in accordance with the Town of Leicester's Zoning By-laws Chapter 3 section 3.2.07.

In addition the project will need approval from the Leicester Chief of Police or his delegate.

Regards,

Harold Leaming
Building Commissioner/ Zoning officer





300 feet Abutters List Report

Leicester, MA
February 06, 2024

FEB 20 2024

Town of Leicester
Planning Department

Subject Property:

Parcel Number: 20C-A1-0
CAMA Number: 20C-A1-0
Property Address: MAIN ST

Mailing Address: TOWN OF LEICESTER TOWN HALL
3 WASHBURN SQUARE
LEICESTER, MA 01524

Abutters:

Parcel Number: 19B-E10-0
CAMA Number: 19B-E10-0
Property Address: 1044 MAIN ST

Mailing Address: PATEL HASITKUMAR TRUSTEE
1044 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 19B-E11-0
CAMA Number: 19B-E11-0
Property Address: 1054 1058 MAIN ST

Mailing Address: DIMUCCI LAURIE ANN DIMUCCI LUCIA
ANGELINA
1058 MAIN ST
LEICESTER, MA 01524

Parcel Number: 19B-E13-0
CAMA Number: 19B-E13-0
Property Address: 1072 MAIN ST

Mailing Address: PLAKA REALTY LLC
251 SALISBURY ST
WORCESTER, MA 01609

Parcel Number: 19B-E14-0
CAMA Number: 19B-E14-0
Property Address: 1060 MAIN ST

Mailing Address: W&Z ENTERPRISES LLC
22 MORGAN DRIVE
NORTH GRAFTON, MA 01536

Parcel Number: 19B-E9.1-0
CAMA Number: 19B-E9.1-0
Property Address: 3 PAXTON ST

Mailing Address: TOWN OF LEICESTER
TOWN HALL-3 WASHBURN SQ
LEICESTER, MA 01524

Parcel Number: 19B-E9-0
CAMA Number: 19B-E9-0
Property Address: 1 PAXTON ST

Mailing Address: TOWN OF LEICESTER TOWN HALL
WASHBURN SQ
LEICESTER, MA 01524

Parcel Number: 20A-C1-0
CAMA Number: 20A-C1-0
Property Address: TOWN COMMON

Mailing Address: TOWN OF LEICESTER TOWN COMMON
3 WASHBURN SQUARE
LEICESTER, MA 01524

Parcel Number: 20C-A1.1-0
CAMA Number: 20C-A1.1-0
Property Address: 1041 MAIN ST

Mailing Address: MINTBLACK INC
9 DEWITT ROAD
SUTTON, MA 01590

Parcel Number: 20C-A2-0
CAMA Number: 20C-A2-0
Property Address: 1037 MAIN ST

Mailing Address: WOLANSKI ROSEMARY TRUSTEE
WOLANSKI RICHARD A TRUSTEE
1037 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 20C-A24-0
CAMA Number: 20C-A24-0
Property Address: 15 23 SOUTH MAIN ST

Mailing Address: COLBY REALTY LLC
626 PLEASANT STREET
ROCHDALE, MA 01542



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2/6/2024

Page 1 of 3



300 feet Abutters List Report

Leicester, MA
February 06, 2024

Parcel Number: 20C-A25-0
CAMA Number: 20C-A25-0
Property Address: 9 SOUTH MAIN ST

Mailing Address: BOULETTE RICHARD
50 BREAKNECK RD
STURBRIDGE, MA 01566

Parcel Number: 20C-A3-0
CAMA Number: 20C-A3-0
Property Address: 1033 MAIN ST

Mailing Address: MEDINA PETER M
1033 MAIN ST
LEICESTER, MA 01524

Parcel Number: 20C-A4-0
CAMA Number: 20C-A4-0
Property Address: 1029 MAIN ST

Mailing Address: ARSENAULT RICHARD J ARSENAULT
ERIKA
1029 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 20C-A5-0
CAMA Number: 20C-A5-0
Property Address: 1025 MAIN ST

Mailing Address: PAULINO ODILENY
1025 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 20C-A6-0
CAMA Number: 20C-A6-0
Property Address: 1019 MAIN ST

Mailing Address: GRAHN MICHELLE
1019 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 20D-C10-0
CAMA Number: 20D-C10-0
Property Address: 4 PLEASANT ST

Mailing Address: FOUR PLEASANT ST PROPERTIES
4 PLEASANT ST
LEICESTER, MA 01524

Parcel Number: 20D-C11-0
CAMA Number: 20D-C11-0
Property Address: 8 10 PLEASANT ST

Mailing Address: EAGER DARLENE A
PO BOX 293
LEICESTER, MA 01524-0293

Parcel Number: 20D-C12-0
CAMA Number: 20D-C12-0
Property Address: 8 10 PLEASANT ST

Mailing Address: EAGER DARLENE A
PO BOX 293
LEICESTER, MA 01524-0293

Parcel Number: 20D-C14-0
CAMA Number: 20D-C14-0
Property Address: 16 PLEASANT ST

Mailing Address: THE REFUGE CHRISTIAN CENTER
16 PLEASANT STREET
LEICESTER, MA 01524

Parcel Number: 20D-C15-0
CAMA Number: 20D-C15-0
Property Address: 18 PLEASANT ST

Mailing Address: NYE KENNETH NYE ANN MARIE
P O BOX 142
WEST BROOKFIELD, MA 01585

Parcel Number: 20D-C5-0
CAMA Number: 20D-C5-0
Property Address: 1077 MAIN ST

Mailing Address: SNAPE ADAM TRUONG QUI NGOC
1077 MAIN ST
LEICESTER, MA 01524

Parcel Number: 20D-C6-0
CAMA Number: 20D-C6-0
Property Address: 1073 MAIN ST

Mailing Address: LEICESTER HOUSING AUTHORITY
1075 MAIN STREET
LEICESTER, MA 01524



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2/6/2024

Page 2 of 3



300 feet Abutters List Report

Leicester, MA
February 06, 2024

Parcel Number: 20D-C7-0
CAMA Number: 20D-C7-0
Property Address: 1075 MAIN ST

Mailing Address: LEICESTER HOUSING AUTHORITY
1075 MAIN STREET
LEICESTER, MA 01524

Parcel Number: 20D-C8-0
CAMA Number: 20D-C8-0
Property Address: 1069 MAIN ST

Mailing Address: TRUSTED HOME SOLUTIONS LLC
61 GH WILSON RD
SPENCER, MA 01562

Parcel Number: 20D-C9-0
CAMA Number: 20D-C9-0
Property Address: 1065 MAIN ST

Mailing Address: AGURKIS PROPERTY LLC
1065 MAIN STREET
LEICEISTER, MA 01524

Parcel Number: 20D-D14-0
CAMA Number: 20D-D14-0
Property Address: 19 PLEASANT ST

Mailing Address: WOLONS WILLIAM J WOLONS SHARON
L
18 BOND ST
SPENCER, MA 01562

Parcel Number: 20D-D15-0
CAMA Number: 20D-D15-0
Property Address: 15 PLEASANT ST

Mailing Address: CORMIER SR BRIANT R
15 PLEASANT ST
LEICESTER, MA 01524

Parcel Number: 20D-D16-0
CAMA Number: 20D-D16-0
Property Address: 6 SOUTH MAIN ST

Mailing Address: FAIRHAVEN REALTY ASSOC. LLC
519 MENDON RD
CUMBERLAND, RI 02864

Parcel Number: 20D-D18-0
CAMA Number: 20D-D18-0
Property Address: 10 SOUTH MAIN ST

Mailing Address: FAIRHAVEN REALTY ASSOC. LLC
519 MENDON RD
CUMBERLAND, RI 02864

Above is a certified list of abutters and abutters to abutters within 300 feet including across the street.
Subject Property: 0 Main Street Map 20C A1 0 No Deed Reference
Subject Owner: Town of Leicester
Certified by Alyce D Johns, Interim Assessor

Alyce D Johns



www.cai-tech.com

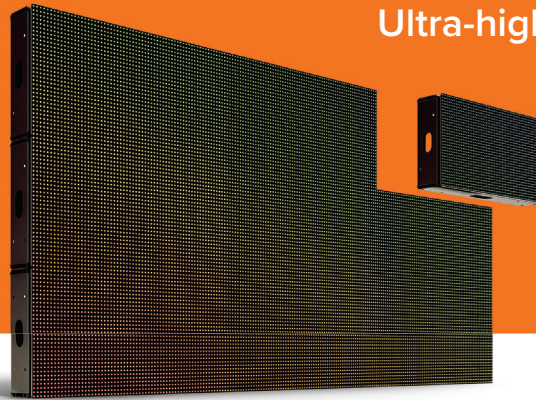
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2/6/2024

Page 3 of 3



Revolutionary.
Ultra-high resolution.



Cirrus Outdoor Display Solutions

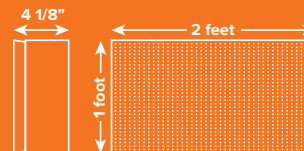
A revolutionary and cutting-edge digital display guaranteed to transform your on-premise advertising.
Our 9, 6, and 4mm BladeM ultra-high resolution displays are more than just screens – they are effective communication tools that help you deliver impactful messaging.

Dimensions

with high-strength extruded aluminum frame

Total: W 24" / H 12" / D 4 1/8" / 11.2 lbs

Panel: D 7/8" / 6.12 lbs



COLOR	281 Trillion
RESOLUTION (PITCH)	12, 9, 6, and 4mm
BRIGHTNESS (NITS)	7000
PANEL DIMENSIONS	24"W / 12"H / 4 1/8"D / 9.82lbs
MODULE MATRIX	12mm 24x48 / 9mm 32x64 / 6mm 48x96 / 4mm 64x128
MAX WATTS PER PANEL	12mm 72W / 9mm 90W / 6mm 87W / 4mm 130W
MIN VIEWING DISTANCE	12mm 20 ft. / 9mm 12 ft. / 6mm 8 ft. / 4mm 4 ft.
VIEWING ANGLE	160° Horizontal / 90° Vertical
REFRESH RATE	24-60 FPS (dependant on display size)
AC INPUT	Universal AC input (90-264VAC input range)
TEMPERATURE RATING	-40° to 158° Fahrenheit
WIFI CONNECTION	TP Link long-range high power bridge
CELLULAR BROADBAND	5 Year cellular broadband available
DISPLAY LIFE SPAN	100,000 Hours
WARRANTY	5-year limited hardware / 5-year service (optional)

Features

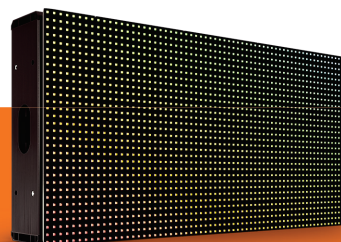
Solid-state technology
IP65 rated with built in power supply
Future-proof modular architecture
24-48 hour turnaround time

Includes

Aluminum frames and hex bolts or Quick-Lock frames
LED modules and controller
Power and data cables
ScreenHub software + lifetime training & support

A 4'x8' display can be assembled in as little as 20 min with no extra cabinet fabricated for install.

Approvals: FCC, UL 879, CAN/CSA-C22.2 No. 207-M89



Cirrus

Cirrus HQ 200 West Rd. Portsmouth NH 03801
Tel 877 636 2331 | Email info@cirrusled.com | Web cirrusled.com



Leicester Police Department

90 South Main Street
Leicester, MA 01524

www.leicesterpd.org



Chief

Kenneth M. Antanavica

antanavicak@leicesterpd.org

Emergency: 911

Non-Emergency: 508-892-7009

Non-Emergency: 508-892-7010

Fax: 508-892-7012

February 23, 2024

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

RE: Lions Club Sign Review

Dear Zoning Board of Appeals:

I have conducted an on-site viewing of the sign located at 0 Main St (the current Lions Club sign) in Leicester. The recommendation, provided by the undersigned, is based upon my assumption that the proposed sign meets all local, state and federal requirements and my recommendation is not meant in any way to supersede those requirements.

My review of the proposed sign indicates that the sign is appropriate for public service announcements, emergency announcements and that the current placement is designed so that it does not impede the line of sight of any motor vehicle operators.

The final issue is whether the message board type is appropriate. In order to address this, we need to look at past signs of a similar nature that are currently in operation. There are numerous signs that I am aware of that are in use in Leicester. They are located at:

1. Pepin's Car Wash
2. Cumberland Farms (both locations)
3. Entwistle's Garage
4. Hank's Marina
5. Raul's Repair
6. Classic Automotive

Additionally, the Leicester Police Department had a portable digital sign which it utilized for community and emergency messages adjacent to Rt. 9 at the police station but has since gone into failure and was not repairable.

Driver Distraction

Drivers operate in an increasingly complex visual environment. The operation of this sign plays an important role in the number of glances that it will receive, thus potentially increasing possible driver distraction. This intersection has been the site of many serious motor vehicle crashes over the years, so I believe that we must use extreme caution in how this sign board will function. The current Lions Club sign uses passive illumination and printed messages. A review of this location indicates that it has not created any abnormality in the accident rate using this technology as other factors primarily contributed to intersection crashes.

Effect on Surrounding Properties, Residents and Traffic

An area of concern with any type of illuminated sign is the effect it will have on the surrounding neighbors and traffic flow. One important factor that separates this sign from the others previously mentioned is that it is at eye level to vehicle traffic rather than elevated like other signs.

I requested Mr. Robo (representing the Lions Club) to find out the capabilities of this particular sign which he did e-mail me the following response: Your Cirrus sign has capability of being dimmed to follow any schedule or be done manually. Programming allows any set hours and can also follow rules like sunset, sunrise, daylight savings, etc.

I would recommend that the following be included should the sign be granted:

1. The message portion of the sign should include transitioning messages only (i.e. no flashing or scrolling messages).
2. Nighttime lighting restrictions (sunrise to sunset) comprised of extreme dimming of the sign during nighttime hours.
3. Since this sign board operates off an app. and is susceptible to hacking or misuse the sign must have an emergency manual shut off in case the sign malfunctions or is misused so a town official can override and shut the sign off immediately.

The implementation of any or all of the aforementioned restrictions, on behalf of the neighbors or if traffic concerns arise, could be revisited after the sign has been in use for a period of time to see if they should be revised.

Recommendation

The undersigned supports the proposed sign, provided it meets all ZBA requirements. The LPD does not have any reservations as to the use of a digital sign replacement at this location so long as it does not have a negative effect on safe vehicle operation or cause undue hardship to residents.

Should you have any questions pertaining to this matter, please feel free to contact me personally at your convenience.

Sincerely,

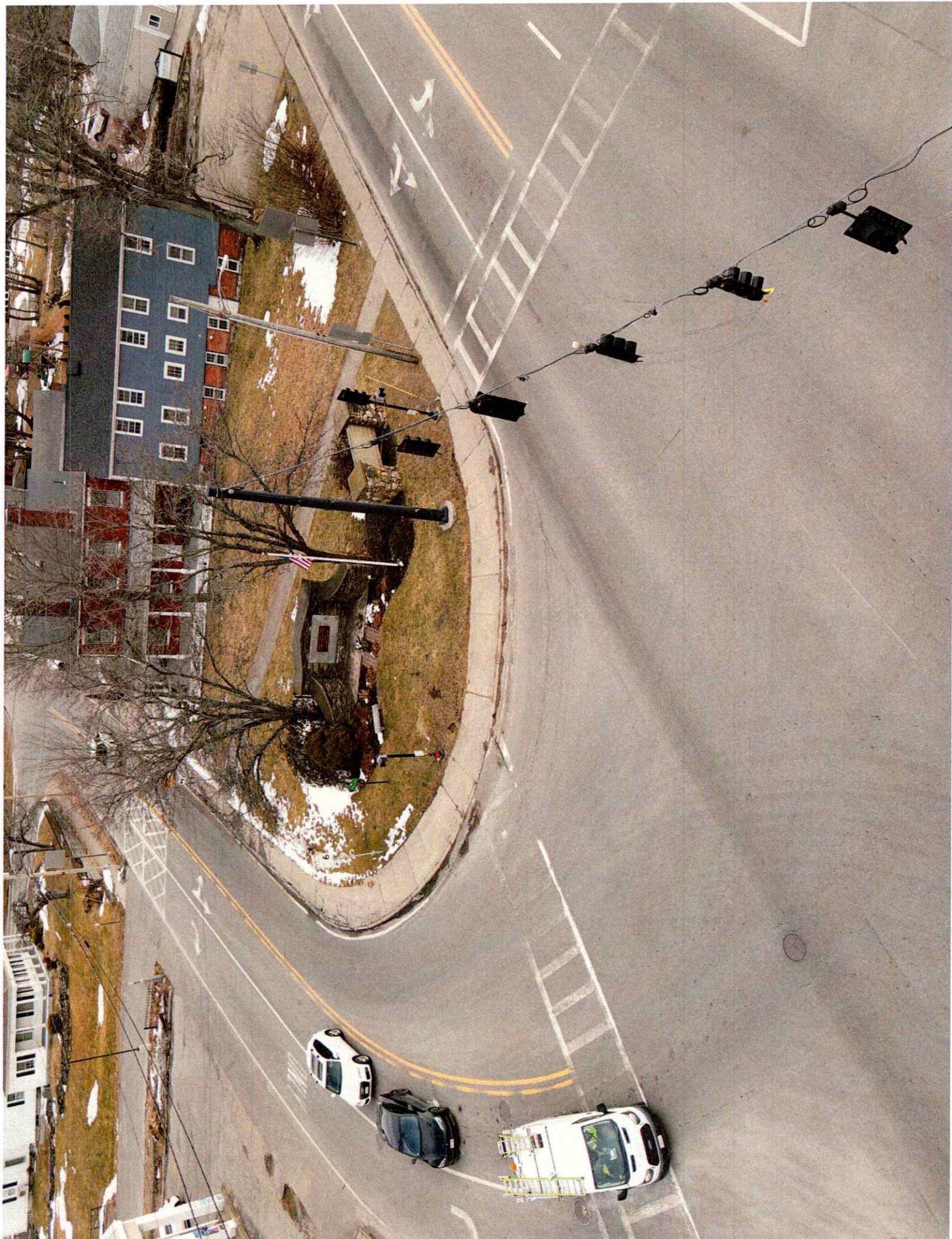
A handwritten signature in dark ink, appearing to read 'K. M. Antanavica', written in a cursive style.

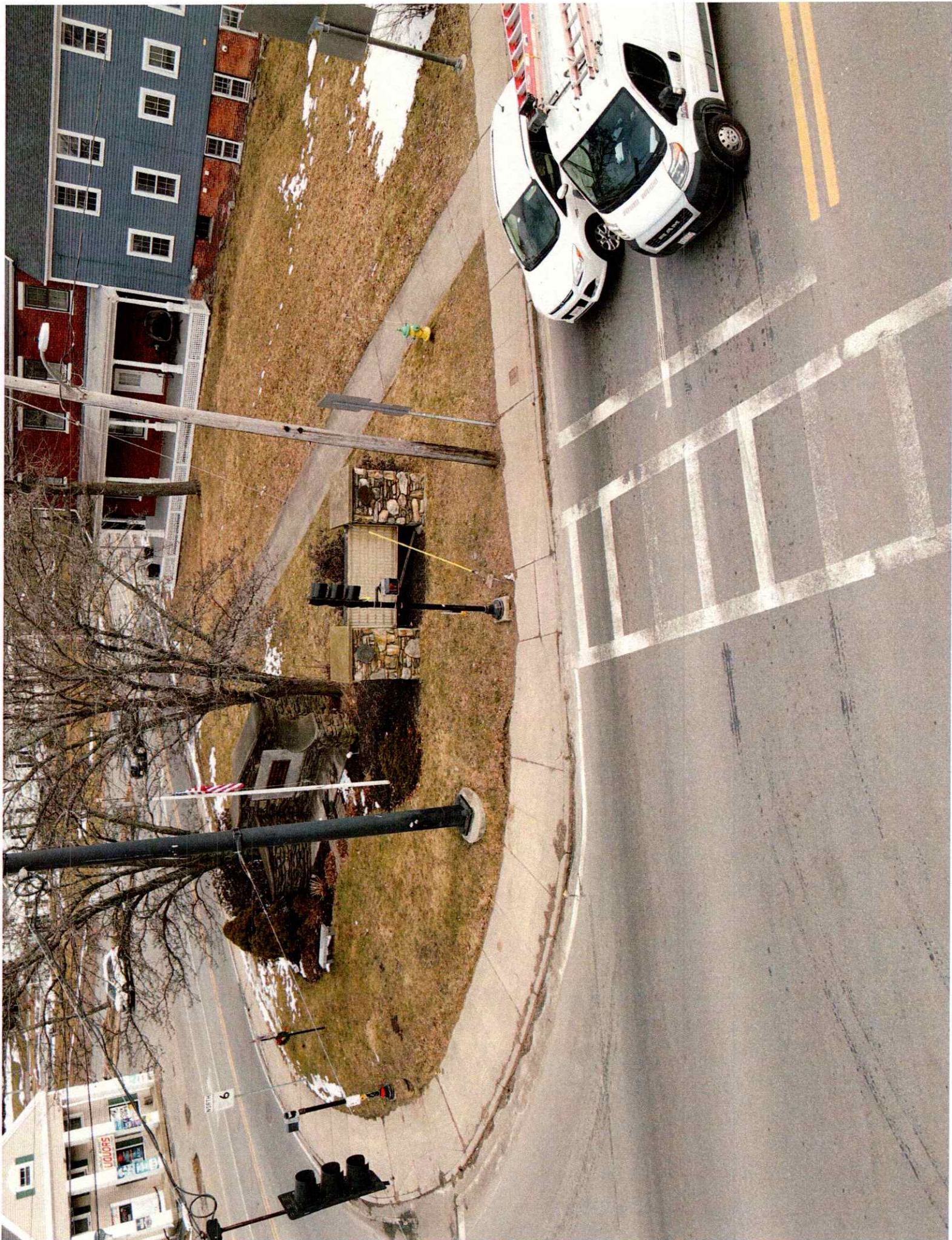
Kenneth M Antanavica
Chief of Police

Attachments

1. Ariel View of Existing Sign Location
2. Photos of Existing Sign

cc: Selectmen Board
Town Administrator
Planning Board
Code Enforcement/Building Inspector









SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PAULINO ODILENY
1025 MAIN STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4735 39

2. Article Number (Transfer from service label)

7022 2410 0003 2295 7998

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ii
Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NYE KENNETH
NYE ANN MARIE
PO BOX 142
WEST BROOKFIELD, MA 01585



9590 9402 6919 1104 4735 53

2. Article Number (Transfer from service label)

7022 2410 0003 2295 7974

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ii
Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEDINA PETER M
1033 MAIN STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4735 77

2. Article Number (Transfer from service label)

7022 2410 0003 2295 7950

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

ii
Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORMIER SR BRIANT R
15 PLEASANT STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4736 45

7022 2410 0003 2295 7875

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

all
Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIMUCCI LAURIE ANN
DIMUCCI LUCIA ANGELINA
1058 MAIN STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4736 38

2.

7022 2410 0003 2295 7882

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

all
Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AGURKIS PROPERTY LLC
1065 MAIN STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4736 83

2.

7022 2410 0003 2295 7837

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

all
Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORMIER SR BRIANT R
15 PLEASANT STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4736 45

7022 2410 0003 2295 7875

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all
Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIMUCCI LAURIE ANN
DIMUCCI LUCIA ANGELINA
1058 MAIN STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4736 38

2.

7022 2410 0003 2295 7882

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all
Restricted Delivery
(over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AGURKIS PROPERTY LLC
1065 MAIN STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4736 83

2.

7022 2410 0003 2295 7837

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

all
Restricted Delivery
(over \$500)

2BA SP 0 Main 8

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>2-29</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
1. Article Addressed to: BOULETTE RICHARD 50 BREAKNECK ROAD STURBRIDGE, MA 01566			
 9590 9402 6919 1104 4736 69			
2. Article Number (Transfer from service label) 7022 2410 0003 2295 7851		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	


PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

2BA SP 0 Main 8

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>2/29</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
1. Article Addressed to: COLBY REALTY LLC 626 PLEASANT STREET ROCHDALE, MA 01542			
 9590 9402 6919 1104 4736 52			
2. Article Number (Transfer from service label) 7022 2410 0003 2295 7868		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

2BA SP 0 Main

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
1. Article Addressed to: ARSENAULT RICHARD ARSENAULT ERIKA 1029 MAIN STREET LEICESTER, MA 01524			
 9590 9402 6919 1104 4736 76			
2. Article Number (Transfer from service label) 7022 2410 0003 2295 7844		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

ZBA SP 0 Main St

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEICESTER HOUSING
AUTHORITY
1075 MAIN STREET
LEICESTER, MA 01524



9590 9402 6919 1104 4735 84

7022 2410 0003 2295 7936

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Nancy Haglund* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Nancy Haglund

C. Date of Delivery

2/29/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

ZBA SP 0 Main St

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WOLONS WILLIAM J
WOLONS SHARON L
18 BOND STREET
SPENCER, MA 01562



9590 9402 6919 1104 4744 06

7022 2410 0003 2295 8063

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *William Wolons* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

William Wolons

C. Date of Delivery

3-1-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

2. Article Number (Transfer from service label)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

ZBA SP 0 Main St

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLAKA REALTY LLC
251 SALISBURY STREET
WORCESTER, MA 01609



9590 9402 6919 1104 4735 22

7022 2410 0003 2295 8001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery


☐ Restricted Delivery

2. Article Number (Transfer from service label)

PS Form 3811, July 2020 PSN 7530-02-000-9053

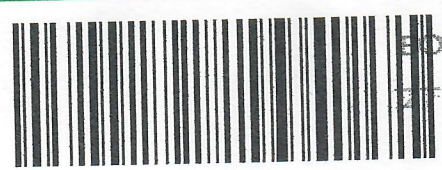
Domestic Return Receipt

ZBA SP 0 Main 8

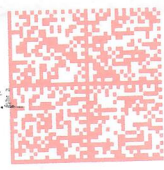
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A. Signature X - <i>Phillip O'Neil</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Phillip O'Neil</i> C. Date of Delivery <i>3-4-24</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
1. Article Addressed to: TRUSTED HOME SOLUTIONS LLC 61 GH WILSON ROAD SPENCER, MA 01562			
 9590 9402 6919 1104 4744 37		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Delivery Restricted Delivery	
2. <i>7022 2410 0003 2295 8032</i>		Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Leicester
of Appeals
Square
A 01524

CERTIFIED MAIL®



BOSTON MA 020



US POSTAGE PAID BY PITNEY BOWES
ZIP 01524 \$ 008.69⁰
02 4W
0000370037 FEB 27 2024

7022 2410 0003 2295 8025

B/C

THE REFUGE CHRISTIAN CENT
16 PLEASANT STREET
LEICESTER, MA 01524

317

NIXIE 015 CE 1 7263/11/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 01524135899 *1821-08574-27-43

UNC
01524-140018

MINUTES

ZONING BOARD OF APPEALS
MEETING MINUTES
December 27, 2023

Location: Leicester Town Hall, Meeting Room 3

Member Present: Jim Buckley, Kurt Parliment, Vaughn Hathaway, Richard Johnston

Members Absent: James Reinke

Staff Members Present: Kristen Jacobsen, Town Planner

Members of the Public in Attendance: Timothy Wells, Jason Kurtz

Call to Order: Chairman Buckley called the meeting to order at 6:17 p.m.

Public Hearing Continued – V-2023-12 – Tim and Denise Wells, 69 Burncoat Ln.

Applicants seek a variance relating to the side yard setback requirement to construct an addition and garage.

Mr. Jason Kurtz, Applicant's Architect, said they redesigned the addition plan. The side yard setback was reduced to comply, but the front yard setback is more complicated to reduce down. He said there is no request for a side yard setback and the front yard setback request is for 1.8'. Mr. Kurtz said he reviewed other projects approved and the most pertinent one was from 3/6/2019 at 6 Lake Shore Drive that needed a variance for the front of a garage on a private road and they stated that the center of road should be considered. If they follow the same line of measurement, they are within the 40' setback on the front yard.

Mr. Hathaway said on one hand they are saying they don't need a variance if they are using the center of the road so they either need one for the front yard setback or they don't. Mr. Kurtz said the town bylaw doesn't say anything about measuring to the center of a private road. Mr. Hathaway said they are here for a variance so he wants to know what changes were made that would say why the variance was needed. Mr. Buckley said they are talking 1.8'. Mr. Buckley asked why they can't adjust the plan by 1.8' and asked what is the hardship. Mr. Kurtz said it's because it's not large enough to fit an interior staircase and a full size vehicle. The garage is necessary because the individual that they are creating the majority of this addition for can't be parking outside because it would create a hazard if there is snow or ice on the ground for her to traverse across. Mr. Kurtz said that there is the potential that staircase would have to be converted to a ramp so they can get her into the home and the garage won't be deep enough without a variance due to setback from property line. If it's set back from center of road, it's not an issue.

Mr. Hathaway asked about the bedroom being downstairs. Mr. Kurtz said the downstairs office would be the primary bedroom for the Applicants' mother and the hardship for the garage would be to get her into the house safely as she doesn't walk well and has stability issues. Mr. Kurtz said that in the future, she may need some assistance like a wheelchair so the garage allows for parking and for safely getting her in and out of the house.

Mr. Johnston asked if the side setbacks are within the 40' and Mr. Kurtz said yes. Mr. Johnston asked if they are 37.7' from the property line. Mr. Buckley said it's 37.2' on the revised plan. Mr. Johnston said his point was that if they add to the center line of the road, they won't need a variance. Mr. Hathaway agreed that if that's the way it's measured, there is no need to vote on a

variance. Mr. Kurtz said he is confused as to how the measurement is taken and if it's by the variance or allowed by right as it's not spelled out in the bylaws even though it's been used in previous decisions.

Mr. Buckley asked Ms. Jacobsen if it's in the bylaws. Ms. Jacobsen said it is not stipulated in the bylaw but there may be precedent for it. Mr. Hathaway said they are not a "precedent board." Mr. Buckley said in the other case, the applicant owned property on both sides of the street but he understands what Mr. Hathaway is saying about whether they need a variance. Mr. Parliment said that the issues with their elderly mother speaks to the hardship. Mr. Johnston said that was an issue at 6 Lake Shore Drive. Mr. Hathaway is fine as long as they talk to the reasons for the variance.

Mr. Buckley asked if there was further discussion and there was none.

Motion by Mr. Johnston to grant a variance to 69 Burncoat Lane as requested.

Second: Mr. Hathaway

Discussion: Ms. Jacobsen asked if there were any conditions the Board wanted to place on the variance. The Board had none.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Johnston to close the public hearing.

Second: Mr. Parliment

Discussion: None

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

The Public Hearing was closed at 6:33 pm.

Public Hearing – SP-2023-11 – Tim and Denise Wells, 69 Burncoat Ln., 27A-E34 & 27A-E35
The petitioners are seeking a Special Permit to add an addition, garage, and porch to a pre-existing non-conforming single-family home.

Chairman Buckley opened the public hearing at 6:33 p.m. Mr. Parliment read the public hearing notice into the record. Mr. Buckley confirmed with Ms. Jacobsen that we had the green cards from the certified mailings.

Mr. Kurtz said the property is SA zoned which requires 80,000 s.f. minimum lot size and the lot is less than 20,000 s.f. make it a non-confirming lot. The existing side set back is non-confirming at 15.1'. The other sides – front, back, and rear - are conforming. The addition meets the rear and side setback. There is one non-confirming side set back and they are looking for a continuation of that non-conformance and the front set back was already discussed with the variance.

Mr. Buckley asked if this was private water/sewer. Mr. Kurtz said yes, they have a well and septic. Mr. Buckley asked if it's adequate for the addition that's being done. Mr. Kurtz said yes, they have spoken to Board of Health and gone through Conservation and they both gave approval.

Mr. Buckley asked if there were any comments and there were none.

Motion by Mr. Hathaway to grant the Special Permit for 69 Burncoat Lane.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Johnston to close the public hearing.

Second: Mr. Parliment

Discussion: None

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

The Public Hearing was closed at 6:36 pm.

Approval of Minutes: 1/25/23, 4/26/23, 5/17/23, 6/28/23, 7/26/23, 8/30/23, 10/25/23, 11/29/23

Motion by Mr. Parliment to approve the 1/25/23 meeting minutes.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to approve the 4/26/23 meeting minutes.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to approve the 5/17/23 meeting minutes.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to approve the 6/28/23 meeting minutes.

Second: Mr. Johnston

Discussion: Mr. Hathaway noted that Mr. Parliment left the room, but minutes didn't reflect why so if member leaves the room, they need to state why.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to approve the 7/26/23 meeting minutes.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to approve the 8/30/23 meeting minutes.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to approve the 10/25/23 meeting minutes.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to approve the 11/29/23 meeting minutes.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Motion by Mr. Parliment to adjourn.

Second: Mr. Johnston

Discussion: None.

Record of Vote:

Jim Buckley	Aye
James Reinke	Absent
Kurt Parliment	Aye
Vaughn Hathaway	Aye
Richard Johnston	Aye
Four (4) in Favor. None (0) Opposed Approved 4 to 0	

Meeting adjourned at 6:44 p.m.

Respectfully Submitted by:
Lisa Westwell, Administrative Assistant
to the Planning Department

Date Approved: _____

Zoning Board of Appeals Signatures

Jim Buckley, Chair

Vaughn Hathaway

James Reinke, Vice Chair

Richard Johnston

Kurt Parliment, Clerk