



TOWN OF LEICESTER

Office of Development & Inspectional Services

Leicester Town Hall, 3 Washburn Square, Leicester, MA 01524
www.leicesterma.org
508-892-7003 (Building/Health) / 508-892-7007 (Planning, Conservation, ZBA)

Board of Health
Building/Code Enforcement
Conservation Commission
Planning Board
Moose Hill Water Commission
Zoning Board of Appeals

July 16, 2020

Tiffany Rimmer | Zoning Consultant
FA CDS Commercial Due Diligence Services
3550 W. Robinson Street Third Floor
Norman, Oklahoma 73072
E-mail: tiffanyr-zoning@hotmail.com

Re: Public Records Request/Zoning Information
1749 Main Street, Leicester MA

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is Highway Business Industrial 1 (HB-1).
2. According to the Leicester Zoning Bylaw (§3.2.03.13) the use of the subject property is "Rental Enclosed Self-Storage Facility (Outside Storage Prohibited)," which is allowed by Special Permit (and Site Plan Approval) from the Planning Board. This project was originally approved in 2016 (Permit #2016-03), and was subsequently amended multiple times. A summary of Planning Board decisions, and copies of all written decisions is attached.
3. Adjacent property zoning designation is Highway Business Industrial 1 (HB-1). (all sides)
4. Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is legal conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking).
5. As noted above, the project required a Special Permit and Site Plan Review by the Planning Board. A summary of the Board's approvals and all related decisions are attached.
6. In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
7. There do **NOT** appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property, *except that the Planning Board is holding a landscaping bond because the property owner sought an occupancy permit in the winter when landscaping could not be evaluated.*
8. A valid Certificate(s) of Occupancy has been issued for the subject property and is/are attached. Please note that the project was built in phases, and there are separate Certificates of Occupancy for each phase. A new Owner (if the use does not change) is NOT required to obtain an updated Certificate of Occupancy prior to use (if the use does not change). A new Certificate of Occupancy will be required for change in use or improvements/remodel/reconstruction.

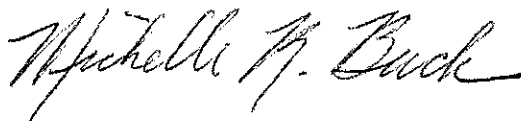
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TOWN OF LEICESTER, MASS.

9. The subject property was subject to Site plan Approval. Since this project was amended multiple times, I've attached only the final as-built plans to show the final project.

A new owner would be required to file a Business License application with the Town.

This information was researched on July 16, 2020, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

ZONING AUTHORITY:

A handwritten signature in black ink, reading "Michelle R. Buck". The signature is fluid and cursive, with the first name "Michelle" being the most prominent part.

Michelle R. Buck, AICP
Town Planner/Director of Inspectional Services
Town of Leicester, MA
Development & Inspectional Services
508-892-7007

Summary of Decisions for 1749 Main/Curtis Self-Storage (SP2016-03):

Date	Description
12/6/2016	<p><u>Original Approval:</u> The proposed project includes 6 self-storage buildings, ranging in size from 2,300 to 8,900s.f and containing a total of 204 storage units varying in size from 10'x10 to 40'x60. Also: contractor's yard</p>
6/7/2017	<p><u>Minor Project Change:</u> The proposed project includes 6 self-storage buildings, ranging in size from 2,300 to 8,900s.f and containing a total of 204 storage units varying in size from 10'x10 to 40'x60. Net reduction in size.</p>
6/5/2018	<p><u>Formal Special Permit Amendment:</u> The application is to replace a section of a smaller single-storage units of 10'x10' and 10' x 40' units with a single climate-controlled 50' x 150' building that will also have a lower level by including a full foundation instead of stepping the slabs to follow grade. There will be access to the main level from the front and the lower level will have access from the back. There is also a small office area (400 s.f.) proposed within the existing residential structure to serve the self-storage facility. Parking has been modified to address the building configuration and provide parking for the residence and office. The proposed changes also include narrowing the driveway on the western side of the property from 24 to 18 feet wide.</p>
6/20/2018	<p><u>Deadline Extension:</u> Deadline to complete construction extended to 12/6/2020.</p>
7/16/2019	<p><u>Minor Project Change:</u> Request to reduce the size of one structure from 50'x150' (7,500s.f.) to 50'x 74 (3,700 s.f. Net reduction in size.</p>



Town of Leicester
PLANNING BOARD
LEICESTER, MASSACHUSETTS, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

**SPECIAL PERMIT, SITE PLAN
& STORMWATER PERMIT APPROVAL
ORDER OF CONDITIONS**

Date: December 6, 2016

File Number: SP2016-03

Applicant: C & J Realty Trust
Attn: Marc Curtis
P.O. Box 99
Paxton, MA 01612

Owner: Same as Applicant

Proposed Use: Rental Enclosed Self-Storage Facility (§3.2.03.13), Contractor's Yard
(§3.2.03.14)

Location: 1749 Main Street
Assessors Map 17, Parcel A8

Zoning: Highway-Business Industrial 1 (HB-1)

Deed Ref.: Book 51518/Page 371

Water/Sewer: n/a

Subject: Application for Special Permit for a self-storage facility and Site Plan
Approval for both the self-storage facility and a Contractor's Yard

The decision of the Planning Board on the above-referenced application is as follows:

PROCEDURAL HISTORY:

1. On July 26, 2016, an application for a special permit in accordance with §3.2.03.13 and Site Plan approval in accordance with Section 5.2 of the Leicester Zoning By-laws was submitted to the Leicester Planning Board. All application materials are on file with the Planning Board. The Board's decision is based on the following submittal(s) as well as the documents described in paragraph 3 below:
 - A. Application for Special Permit & Site Plan Review (Application form)
 - B. Stormwater Drainage Analysis, prepared by DC Engineering and Survey, Inc., dated July 25, 2016, revised through October 26, 2016.
 - C. Letters from DC Engineering and Survey, Inc. dated July 25, 2016, September 26, 2016, October 26, 2016, and November 7, 2016 and Project Narrative with last revision date of October 26, 2016.

- D. Document entitled Building Renderings, Storage Units, 1749 Main Street, undated, received November 7, 2016.
2. Set of Site Plans (7 sheets), entitled 1603 & 1605 Main Street (Route 9), prepared by Allen Engineering, LLC, and dated July 9, 2016, revised through November 4, 2016 except as noted below, as follows:

Sheet Title	Sheet number
Cover Sheet	C-1
Existing Conditions	X-1
Site Plans	S-1 & S-2
Landscape Plan (revised 12/1/2016)	L-1
Erosion Control Plan	EC-1
Construction Details	D-1

3. The Planning Board held a public hearing on the application on September 6, 2016. The hearing was continued to October 4, 2016, October 25, 2016, November 9, 2016, and December 6, 2016 to allow the Applicant to address comments from the Board and other Departments. At each hearing date, opportunity was given to all those interested to be heard in favor or opposition to such application. The hearing was closed on December 6, 2016.
4. During the review process, the following documents, exhibits and plans were submitted to the Planning Board:
- A. The plans and submittals referred to above;
 - B. Comments from Quinn Engineering dated August 30, 2016, October 4, 2016, and November 9, 2016.
 - C. Written comments from the following Town Boards and Departments: Town Planner (8/4/2016 & 11/3/2016), Historical Commission (8/1/2016), Fire Department (8/31/2016), Highway Department (8/1/2016), and Police Department (8/27/2016).

FINDINGS

1. The project is located on a 6.01± acre parcel in the Highway Business-Industrial District. The parcel currently the site of a single-family house. The existing single-family house on the site will remain, and continue to be used as single-family home. The house is served by water and sewer by the Leicester Water Supply District. No water or sewer is required for the proposed new uses on site. This project requires approval by the Conservation Commission.
2. Enclosed Self-Storage Units require a special permit from the Planning Board in accordance with §3.2.03.13. The proposed project includes 6 self-storage buildings, ranging in size from 2,300 to 8,900s.f and containing a total of 204 storage units varying in size from 10'x10 to 40'x60. The units are proposed as beige with green roofs or similar neutral colors.
3. A portion of the site is also proposed as a Contractor's Yard, allowed under (§3.2.03.14) of the Zoning Bylaws. The contractor's yard area is approximately 7,000 square feet and will be used for the periodic parking of construction equipment owned by the Applicant.
4. Section 5.2.06 of the Zoning By-law contains Standards for Site Plan Approval (standards A-G). With regard to the Applicant's development proposal, the Planning Board makes the following findings pursuant to Section 5.2.06:
 - A. **The use complies with all the provisions of the Leicester Zoning By-Law;**
The Board finds that the proposed project, as conditioned in this approval, complies with the Leicester Zoning Bylaws.

- B. **The use will not materially endanger or constitute a hazard to the public health;**
The Board finds that the proposed project, subject to the conditions set forth in this decision, will not constitute a hazard to public health or safety.
 - C. **The use will not create undue traffic congestion or unduly impair pedestrian safety;**
The Board finds that the project as designed will not create undue traffic congestion or unduly impair pedestrian safety.
 - D. **Sufficient off-street parking exists or will be provided to serve the use;**
Enclosed self-storage units require 3 parking spaces, plus 1 per 100 storage units (5 spaces required for this site). The proposed site has 5 designated parking spaces, plus sufficient room along the access drives for short-term parking. The existing house is proposed to be served by two parking spaces. The Board finds that the proposed development will have adequate parking consistent with Leicester's Parking Regulations.
 - E. **The use can be adequately served by water, sewer, and other necessary utilities, or if these are unavailable, that they will be brought to the site at the owner's expense; or, the Planning Board is satisfied that the proposed alternatives will comply with all applicable regulations;**
No water or sewer service is required for this project. Other utilities will be provided by the owner at the owner's expense.
 - F. **The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or ground water;**
Based on the review by the Board's consulting engineer, Quinn Engineering, Inc., the Board finds the stormwater system meets applicable standards as conditioned herein.
 - G. **The use will not result in any undue disturbance to adjoining property owners or the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.**
As set forth in this Decision and based upon the revisions incorporated into the plans during the course of project review, the proposed development will have adequate screening, landscaping, and other safeguards to meet this standard.
5. MGL, Chapter 40A, §9 requires that the Board find uses allowed by special permit to be "in harmony with the general purpose and intent of the ordinance or bylaw." The Board finds that this project is in harmony with the purpose and intent of the Bylaw.
 6. Section 5.5.03.2 of the Zoning By-law, Special Permit Review Criteria, states that "the Planning Board shall grant a special permit only after finding that the proposed use will be consistent with the purpose and intent of the bylaw, and that the proposed use or structure is in conformance with the following criteria:" The Planning Board finds that the application has met the requirements of the Special Permit Criteria, as described below:
 - A. **Provision shall be made for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets and property. The service level of adjacent streets shall not be significantly reduced due to added traffic volume or type of traffic in accordance with the most recent edition of the Massachusetts Highway Department Highway Capacity Manual;**
The finds that the proposed project, as conditioned, will accommodate projected traffic associated with the proposed development without undue traffic congestion.

- B. **The proposed use shall not overload the capacity of water and sewer systems, stormwater drainage, solid waste disposal facilities, and other public facilities.** No water or sewer service is proposed. Based on the review by the Board's consulting engineer, Quinn Engineering, Inc., the Board finds the stormwater system meets applicable standards.
- C. **The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use.** The Board finds waste removal adequate to serve the proposed development.
- D. **The project shall comply with all applicable environmental laws and regulations.** The Board finds that the Applicant has complied with this requirement. Environmental issues shall be addressed through Conservation Commission review and approval
- E. **The proposed project shall be consistent with Leicester's Master Plan.** The HB-1 zoning district was created to implement the economic development goals of the Master Plan. This district allows a variety of retail and commercial uses. The Board finds the proposed uses to be consistent with economic development along Route 9 as envisioned in the Master Plan.
- F. **The project shall comply with all Site Development Standards required in the HB-1 District.** The Board finds that the proposed development meets these standard as conditioned herein, and as noted below:
- a. The Zoning Bylaw, Section 5.5.02.2.B requires a 50 foot buffer where a non-residential use abuts a residential use, as is the case for this project. The Applicant has requested a reduction in the 50 foot buffer to 25 feet, with an access drive in the buffer. The Board approved the reduced buffer area, conditioned upon additional landscaping and an opaque fence as conditioned herein, in accordance with Section 5.5.02.2.D.

DECISION:

In view of the foregoing, the Planning Board voted at its meeting of December 6, 2016 to grant approval of this application. As used in this decision, the term "Applicant" as set forth herein shall mean the Applicant, its heirs, successors and assigns. The term "Board" as set forth herein shall mean the Planning Board. The term "Town" shall mean the Town of Leicester, Massachusetts. Unless otherwise indicated herein, the Board may designate an agent or agents to review and approve matters set forth herein. Approval by the Planning Board shall not be construed as approval from any other board, official or agency that is needed regarding permitting for this project. The Planning Board's approval is subject to the conditions and waivers contained in this Order of Conditions, below.

WAIVERS:

The Planning Board agrees to accept the plans and related materials as is and to waive some provisions of Planning Board requirements, including the following:

Site Plan Review Rules & Regulations

- Section II.A.10. The Board allowed submittal of building renderings in lieu of Elevation Plans

Zoning Bylaw:

- Section 5.5.02.2D.: Under the provisions of Section 5.5.02.2.D, the Board voted to reduce the required landscape buffer from 50 feet to 25 feet between non-residential and residential uses.

Stormwater Regulations

- Section 5.0.E. The Board voted to waive the requirement to provided groundwater recharge that mimics pre-development conditions. The Applicant submitted plans that address recharge to the maximum extent possible for existing site conditions.

CONDITIONS

Pre-Construction

1. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and business phone number of the individual who shall be responsible for all construction activities on site.
2. Prior to the issuance of a building permit, all required federal, state, and local permits and licenses for the construction of the proposed project which is the subject matter of the building permit shall be obtained and presented to the Building Inspector. This shall specifically include MassDOT curb cut approval.

General

3. Final design and construction shall be in substantial conformance to the plans submitted to the Planning Board and this Order of Conditions. No substantial corrections, field modifications, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board, which in its sole discretion, may determine such substantiality. Any requests for substantial modifications shall be made to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary and supporting documentation.
4. Unauthorized deviations from the approved plan may result in the Planning Board seeking the issuance of a Cease and Desist Order until the deviation is addressed. Violation of any condition contained herein or failure to comply with the approved plan shall subject the Applicant to a zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A.
5. Construction on the site must be started or substantial activity commenced by **December 6, 2017** (1 year of the date from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion. The deadline to complete construction is **December 6, 2018** (2 years from the date of approval). These deadlines may be extended at the discretion of the Planning Board, for good cause, and upon a written request from the applicant prior to the expiration of the applicable deadline. If the time period for commencement or completion has elapsed without extension, the rights granted by this special permit shall terminate.
6. Litter and debris in the parking lots, landscaped and buffer areas shall be removed regularly to maintain a neat and orderly appearance.
7. The use will not result in any undue disturbance to adjoining property owners or to the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

8. All travel lanes and parking areas shall remain accessible and clear of snow year-round. In such instances where snow storage areas are not sufficient to accommodate heavy snow, the Applicant shall remove snow off site to ensure that all travel lanes and parking areas are accessible.
9. The Applicant shall comply with the provisions of §3.2.07 (SIGNS) of the Leicester Zoning Bylaws, and apply for the appropriate permits for the proposed signage.
10. The Applicant shall be responsible for maintenance of the stormwater management system. In the event that the Applicant, its successors, or agent fails to maintain the stormwater management system in accordance with the operation and maintenance plan, the Town may conduct such emergency maintenance or repairs, and the Applicant shall permit entry onto the Property to implement the measures set forth in such guidelines. In the event the Town conducts such maintenance or repairs, the Applicant shall promptly reimburse the Town for all reasonable expenses associated therewith; if the Applicant fails to so reimburse the Town, the Town may place a lien on the property to secure such payment.

Project-Specific Conditions:

11. No parking of vehicles related to the Contractor's Yard shall occur within the front setback of the property (50 feet). The Contractor's Yard may only be used for storage of the Applicant's equipment (i.e. this space can't be leased for storage of others' construction equipment). Construction vehicles may only be parked in the area specifically designated as a Contractor's Yard on the plans and may not block access to the self-storage area.
12. Normal hours of Operation for the self-storage facility shall be 6AM to midnight. After-hours access shall be by appointment only. Activity related to the Contractor's Yard shall be limited to the following hours: 6AM – 8PM, except for snow emergencies. The Planning Board may modify hours of operation upon the written request of the Applicant, with at least thirty (30) days' notice.
13. The entire self-storage area shall be enclosed by fencing prior to occupancy of the first self-storage unit constructed. A portion of the fence may be removed in the future to accommodate construction of the building at the northwest corner of the site (the fence, as shown on the plans, would connect to either end of this building when constructed).
14. The vinyl fence on the eastern boundary may end 20 feet past the southwest corner of the Rigeiro property (Assessors Map 18, Parcel 4.1); the remainder of the fence along the eastern boundary shall be chain link with slats.
15. The storage units will have motion-activated lighting, but there will be some strategically-located 24-hour lighting for security purposes.
16. Security cameras will be placed to maximize security and minimize impact/intrusion on neighbors.

Construction

17. During construction, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust, and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction on exterior features shall not commence on any day before 7:00AM and shall not continue beyond 7:00PM; provided, however, that such construction shall not commence on Saturday before 8:00AM and shall end at 3:00PM. There shall be no construction on any Sunday or state or federal legal holiday.

18. Members or agents of the Planning Board shall have the right to enter the site at reasonable times to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
19. Sediment tracked onto abutting public or private ways from construction activities shall be swept at the conclusion of each construction day, until all work areas have been properly stabilized.

Occupancy

20. No final certificate of occupancy for the building shall be issued until all site work and other requirements of this approval have been completed to the satisfaction of the Planning Board, unless adequate security has been provided, reasonably acceptable to the Board, to ensure such completion. Any such performance guarantee shall be approved as to form by the Board or its designee.
21. If there are field changes from the approved site plans referenced above, the Board may require As-Built plans showing such changes prior to the final certificate of occupancy. No final certificate of occupancy shall be issued until the Planning Board or its agent confirms that all improvements or alterations substantially comply with the approved Site Plan.

Approval by the Planning Board shall not be construed as approval from any other board, official or regulation that is needed regarding permitting for this project.

-Continued on following page-

RECORD OF VOTE

The Board vote was ____ in favor of approval ____ opposed. The following members of the Planning Board vote to approve a Special Permit for the proposed project, subject to the above-stated terms and conditions:

Jason Grimshaw, Chair

Debra Friedman, Vice-Chair

Alaa Abusalah

Sharon Nist

David Wright

APPEALS

Appeals, if any, shall be made pursuant to M.G.L., Ch. 40A, §17 and notice of appeal shall be filed within 20 days after the date of filing of this notice in the office of the Town Clerk.

Copy of Decision sent to:

<i>Applicant*</i>	<i>Building Inspector</i>	<i>Police Department</i>
<i>Owner</i>	<i>Quinn Engineering</i>	<i>Fire Department</i>
<i>Town Administrator</i>	<i>Assessors Office</i>	<i>Highway Department</i>
<i>Conservation Commission</i>	<i>Applicable Water District</i>	<i>Applicable Sewer District</i>
<i>Historical Commission</i>	<i>Board of Health</i>	<i>Applicant Engineer</i>
<i>Applicant's Attorney (where applicable)</i>		

* by certified mail

Notice of Decision mailed to:

“Parties in Interest” (abutters & Planning Boards of abutting Towns)



Town of Leicester PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333

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

www.leicesterma.org

Memorandum

TO: Curtis Self-Storage File
SP2016-03/1749 Main Street

FROM: Michelle R. Buck
Town Planner

DATE: June 7, 2017

RE: Curtis Self-Storage Project Changes

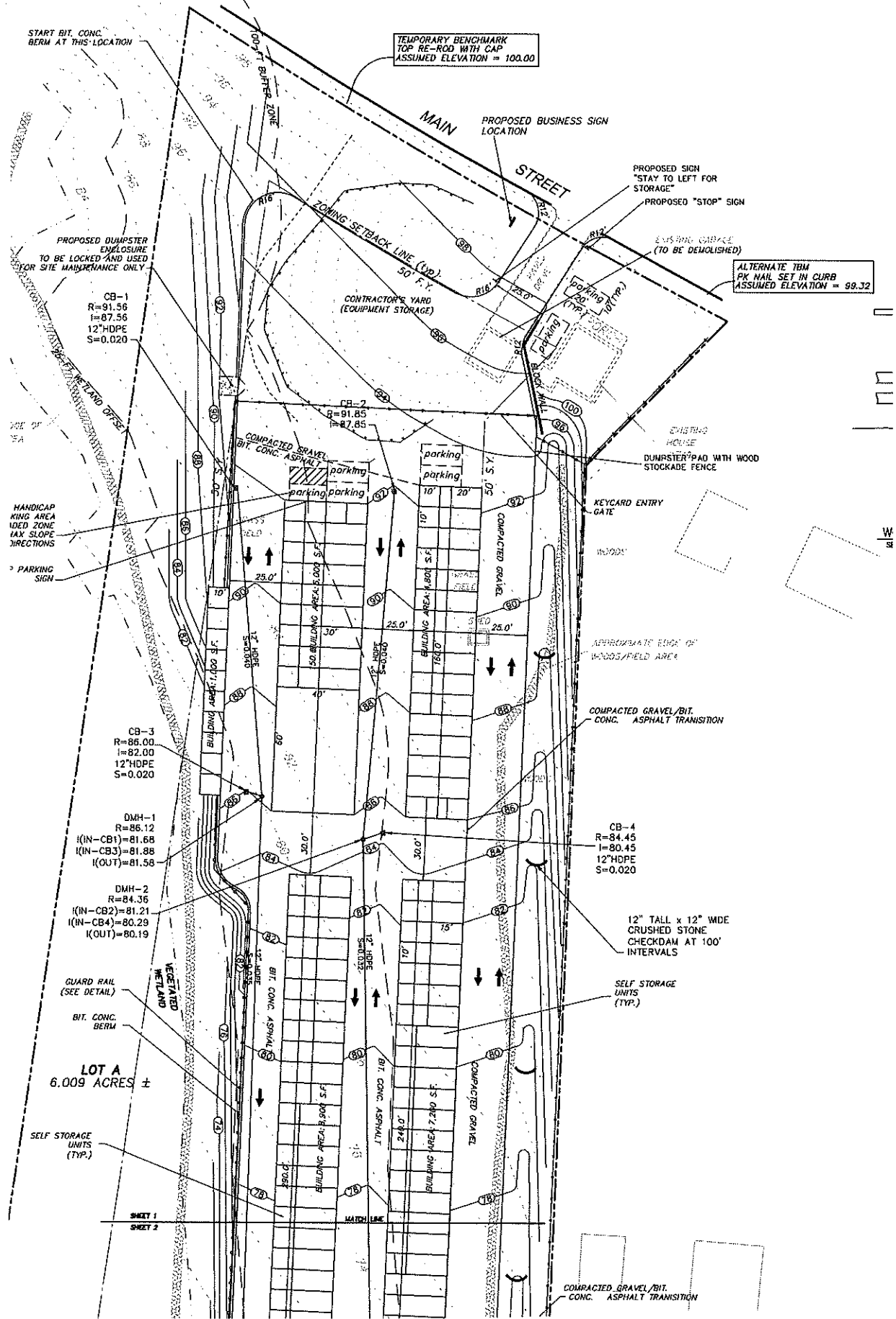
At the Planning Board's regularly scheduled meeting of June 7, 2017, the Board voted to accept project changes as shown on a plan received May 30, 2017 and described as follows: 1) increase the size of the 40' x 60' structure to 50' x 60' (increase of 600 square feet) and 2) eliminate seven (7) 10' x 10' units (700 square feet). The attached pages show the approved changes and the project as originally approved.

cc: C&J Realty Trust
Attn: Marc Curtis
P.O. Box 99
Paxton, MA 01612

Quinn Engineering (via email)

[illegible]

Plans as approved 12-16-2016





Town of Leicester
PLANNING BOARD
LEICESTER, MASSACHUSETTS, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

**SPECIAL PERMIT, SITE PLAN
& STORMWATER PERMIT APPROVAL
AMENDMENT**

RECEIVED
2018 JUN -7 AM 10:31
TOWN OF LEICESTER, MASS.
PLANNING BOARD

Date: June 5, 2018

File Number: SP2016-03

Applicant: C & J Realty Trust
Attn: Marc Curtis
P.O. Box 99
Paxton, MA 01612

Owner: Same as Applicant

Proposed Use: Rental Enclosed Self-Storage Facility (§3.2.03.13), Contractor's Yard (§3.2.03.14)

Location: 1749 Main Street
Assessors Map 17, Parcel A8

Zoning: Highway-Business Industrial 1 (HB-1)

Deed Ref.: Book 51518/Page 371

Water/Sewer: n/a

Subject: Amendment of previously-approved Special Permit for a self-storage facility and Site Plan Approval for both the self-storage facility and a Contractor's Yard

The decision of the Planning Board on the above-referenced application is as follows:

PROCEDURAL HISTORY:

1. On March 14, 2018, an application for a special permit amendment was submitted to the Leicester Planning Board. All application materials are on file with the Planning Board. The Board's decision is based on the following submittal(s) as well as the documents described in paragraph 3 below:
 - A. Application for Special Permit & Site Plan Review (Application form)
 - B. Letter from DC Engineering and Survey, Inc. dated March 11, 2018.
2. Set of Site Plans (7 sheets), entitled 1603 & 1605 Main Street (Route 9), prepared by DC Engineering and Survey, Inc., and dated September 22, 2016, revised through June 4, 2018:

Sheet Title	Sheet number
Cover Sheet	C-1
Existing Conditions	X-1
Site Plans	S-1 & S-2
Landscape Plan (revised 12/1/2016)	L-1
Erosion Control Plan	EC-1
Construction Details	D-1

3. The Planning Board held a public hearing on the application on April 17, 2018. The hearing was continued to May 15, 2018 and June 5, 2018 to allow the Applicant to address comments from the Board and other Departments. At each hearing date, opportunity was given to all those interested to be heard in favor or opposition to such application. The hearing was closed on June 5, 2018.
4. During the review process, the following documents, exhibits and plans were submitted to the Planning Board:
 - A. The plans and submittals referred to above.
 - B. Comments from Quinn Engineering dated 4/13/2018, 5/18/2018, and June 4, 2018.
 - C. Written comments from the following Town Boards and Departments: Code/Zoning (4/9/2018), and Police Department (4/10/2018), and Leicester Water Supply District (4/10/2018).

FINDINGS

1. This project was previously approved for enclosed Self-Storage Units and a Contractor's Yard (Planning Board Decision dated December 16, 2016; file#SP2016-03). A project change was approved on June 7, 2017. The current proposal alters the building modified by the June 7, 2017 vote.
2. The application is to replace a section of a smaller single-storage units of 10'x10' and 10' x 40' units with a single climate-controlled 50' x 150' building that will also have a lower level by including a full foundation instead of stepping the slabs to follow grade. There will be access to the main level from the front and the lower level will have access from the back. There is also a small office area (400 s.f.) proposed within the existing residential structure to serve the self-storage facility. Parking has been modified to address the building configuration and provide parking for the residence and office. The proposed changes also include narrowing the driveway on the western side of the property from 24 to 18 feet wide.
3. The Board finds that the proposed changes do not materially affect the standards for Site Plan Approval (Section 5.2.06 of the Zoning Bylaw), Special Permit Review Criteria (Section 5.5.03.2 of the Zoning By-law) that were reviewed during the original approval in 2016.
4. MGL, Chapter 40A, §9 requires that the Board find uses allowed by special permit to be "in harmony with the general purpose and intent of the ordinance or bylaw." The Board finds that this project is in harmony with the purpose and intent of the Bylaw.

DECISION:

In view of the foregoing, the Planning Board voted at its meeting of June 5, 2018 to grant approval of this application. As used in this decision, the term "Applicant" as set forth herein shall mean the Applicant, its heirs, successors and assigns. The term "Board" as set forth herein shall mean the Planning Board. The term "Town" shall mean the Town of Leicester, Massachusetts. Unless otherwise indicated herein, the Board may designate an agent or agents to review and approve matters set forth herein. Approval by the Planning Board shall not be construed as approval from any other board, official or agency that is needed regarding permitting for this project. The Planning Board's approval is subject to the conditions and waivers contained in this Order of Conditions, below.

CONDITIONS

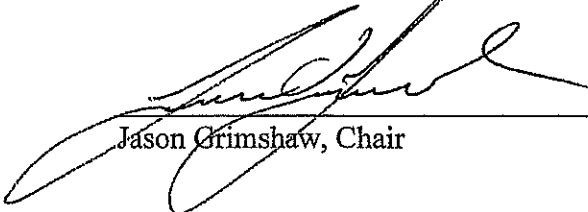
1. All conditions contained in the December 16, 2016 Decision remain in full force and effect except where specifically modified herein.
2. This special permit shall not take effect until it has been recorded at the Worcester District Registry of Deeds and evidence of such recording is delivered to the Planning Board.
3. Slats shall be installed in the chain-link fence between the subject property and the Desaulnier property (1741 Main Street) prior to the final certificate of occupancy.
4. As-Built plans shall be required prior to the final certificate of occupancy.

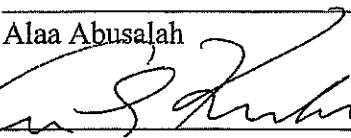
Approval by the Planning Board shall not be construed as approval from any other board, official or regulation that is needed regarding permitting for this project.

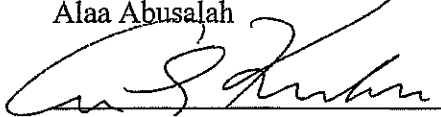
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RECORD OF VOTE


The Board vote was 4 in favor of approval 0 opposed. The following members of the Planning Board vote to approve a Special Permit for the proposed project, subject to the above-stated terms and conditions:


Jason Grimshaw, Chair

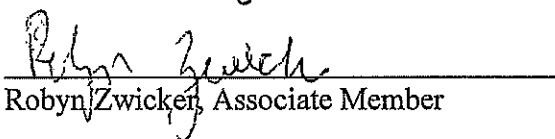

Alaa Abusalah


Andrew Kularski

Absent


Debra Friedman, Vice-Chair


Sharon Nist


Robyn Zwicker, Associate Member

APPEALS

Appeals, if any, shall be made pursuant to M.G.L., Ch. 40A, §17 and notice of appeal shall be filed within 20 days after the date of filing of this notice in the office of the Town Clerk.

Copy of Decision sent to:

*Applicant**

Owner

Town Administrator

Conservation Commission

Historical Commission

Applicant's Attorney (where applicable)

Building Inspector

Quinn Engineering

Assessors Office

Applicable Water District

Board of Health

Police Department

Fire Department

Highway Department

Applicable Sewer District

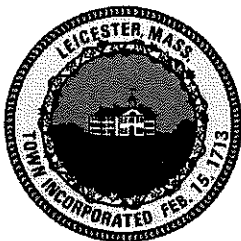
Applicant Engineer

* by certified mail

Notice of Decision mailed to:

"Parties in Interest" (abutters & Planning Boards of abutting Towns)

Note: Board member Alaa Abusalah didn't vote on this application because she was absent for the May 15, 2018 public hearing.



Town of Leicester PLANNING BOARD

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

Memorandum

TO: Curtis Self-Storage File
SP2016-03/1749 Main Street

FROM: Michelle R. Buck
Town Planner

DATE: June 20, 2018

RE: Curtis Self-Storage
Request to extend deadline to complete construction

At the Planning Board's regularly scheduled meeting of June 19, 2017, the Board voted to grant an extension of the deadline to complete construction of the above-referenced project, to December 6, 2020.

cc: Marc Curtis (via email)

C & J Realty Trust

PO Box 99 Paxton MA 01612

Phone: (508) 363-1889 Fax: (508) 363-1899

June 11, 2018

RECEIVED

JUN 11 2018

Michelle Buck
Planning Board
Town of Leicester, MA
3 Washburn Street
Leicester, MA 01524

Town of Leicester
Development & Inspectional Services

RE: Request for extension of time to complete revised Special Permit (SP2016-03) Storage Center at 1749 Main Street

Dear Planning Board Members,

With your approval of the revised Special Permit # SP2016-03 on June 5, 2018, we are writing to request an extension of time to complete the second phase of the storage center.

Our reason for this request is as such;

- 1) we are looking to get the existing building to at least 50% occupancy prior to starting the next buildings
- 2) there is currently a shortage of sub-contractors available to start foundation work on the new buildings
- 3) the foundations require excavation, pouring and curing of concrete, backfilling, installing drainage and grading around concrete work for access that would take about 3 months
- 4) The manufacturer of the buildings cannot start the actual manufacturing until concrete is poured, measured and signed off on for dimensions by their Project Manager
- 5) Once that is completed there is a 22 week lead time for the building pieces to be manufactured and shipped to us
- 6) The building erection along with wiring, sprinklers, two stories ect will take about 4 months to complete

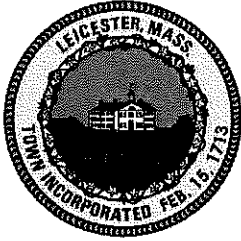
We are appreciative of the Planning Board's consideration of our request and we believe we need two years from the date of approval of the revised Special Permit on June 5, 2018.

Thank you,

C & J Realty Trust

Marc D Curtis, Trustee

CC: Barbara Knox



Town of Leicester PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333

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

www.leicesterma.org

Memorandum

TO: Curtis Self-Storage File
SP2016-03/1749 Main Street
Rte 9 Storage

FROM: Michelle R. Buck
Town Planner

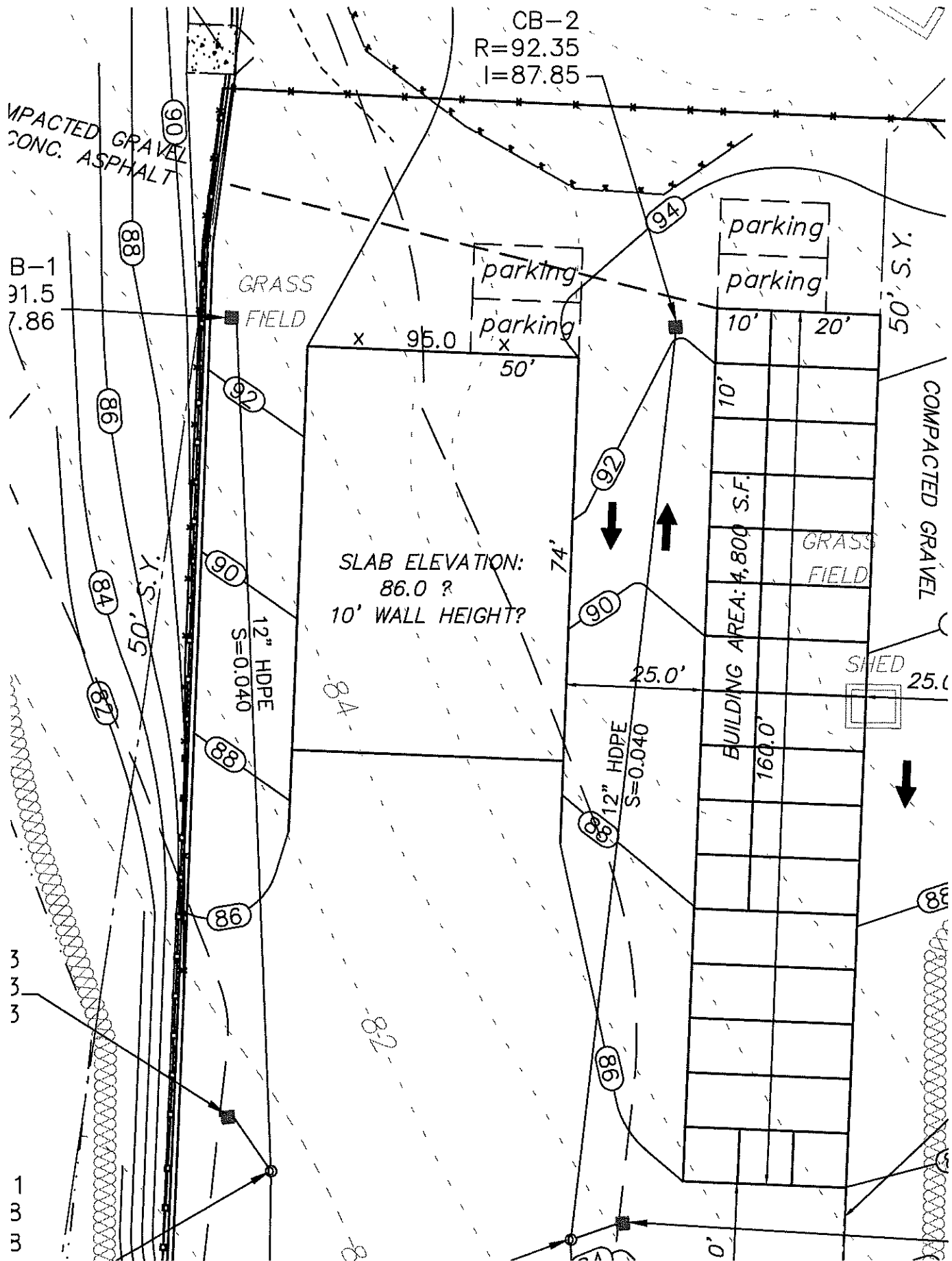
DATE: July 17, 2019

RE: Curtis Self-Storage Project Changes

At the Planning Board's regularly scheduled meeting of July 16, 2019, the Board voted to accept project changes as shown on a plan received July 1, 2019. The plan shows a reduction in the size of the final building from 50'x150' to 50'x 74', as shown on the attached pages.

cc: C&J Realty Trust

2019 Plan



2018 Plan

CB-2
R=92.35
I=87.85

PACKED GRAVEL
ONC. ASPHALT

1
95
56
PE
20

GRASS
FIELD

parking
parking
parking

parking
parking

50' S.Y.

COMPACTED GRAVEL

GRASS
FIELD

SHED

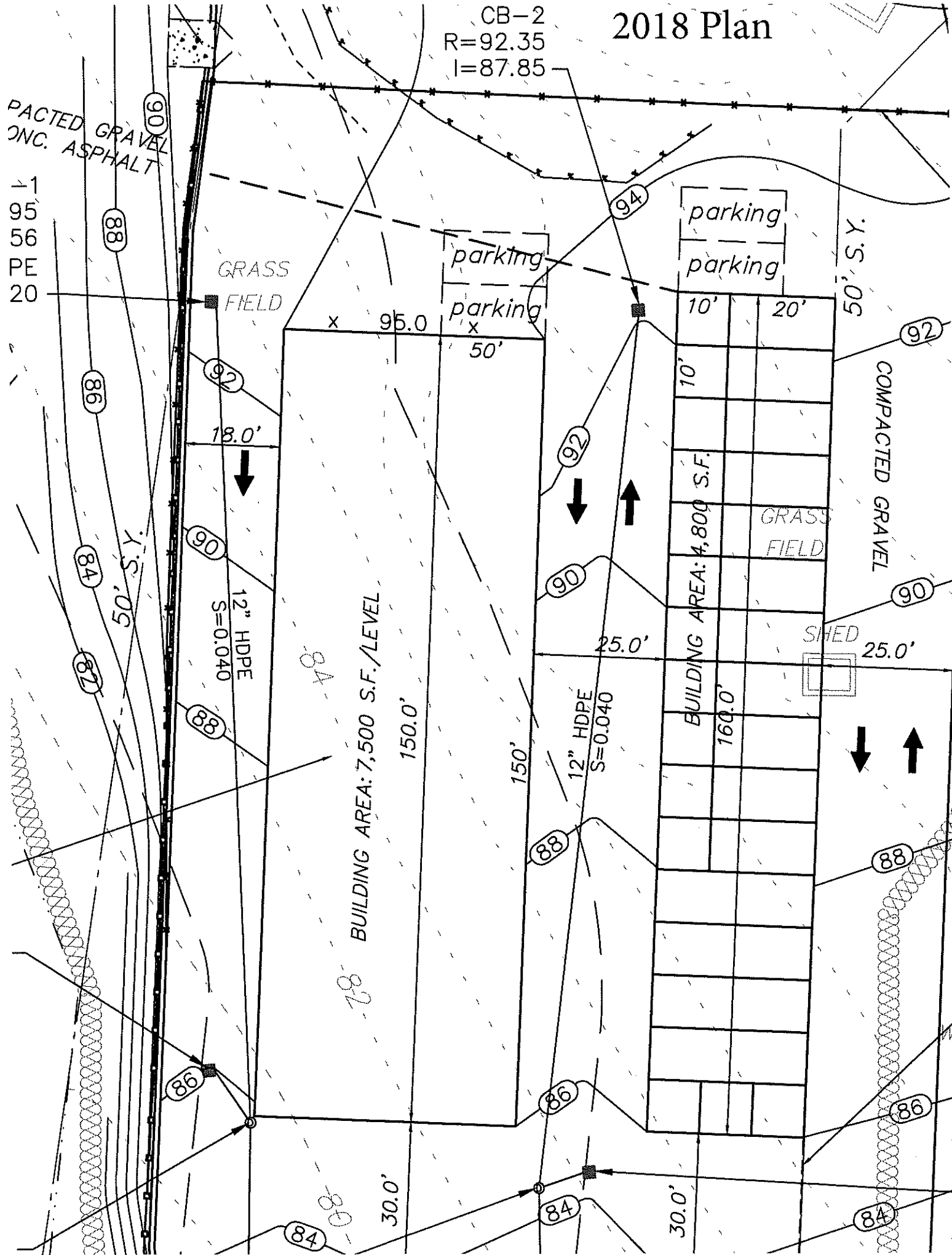
BUILDING AREA: 7,500 S.F./LEVEL

BUILDING AREA: 4,800 S.F.

↓ ↑

12" HDPE
S=0.040

12" HDPE
S=0.040





Town Of Leicester
OFFICE OF THE INSPECTOR OF CODES
3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508)892-7003 Fax: (508)892-1163
Building & Zoning Enforcement
Jeff Taylor

Plumbing & Gas Inspector
John P. Dolen

Wiring Inspector
John A. Markley

CERTIFICATE OF OCCUPANCY

Issued To: C & J Realty Trust (Marc Curtis)

Building Address: 1764 Main Street

Building Permit #: 17-234 Date Issued: November 21, 2017

Assessors Map #: 17 Parcel #: A8 0

1. Built Under Eighth Edition of 780 CMR

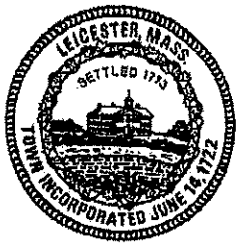
2. Construction Type: 2-B Use Group: U

3. Occupancy: Phase 1 - East Side

4. Occupant Load: _____

5. Special Situations and Conditions:

Occ. Per. #: 18-001 Date Issued: May 17, 2018 Signature: Jeff Taylor/KCC



Town Of Leicester
OFFICE OF THE INSPECTOR OF CODES

3 Washburn Square
Leicester, Massachusetts 01524-1333
Phone: (508)892-7003 Fax: (508)892-1163
Building & Zoning Enforcement
Jeff Taylor

Plumbing & Gas Inspector
John P. Dolen

Wiring Inspector
John A. Markley

CERTIFICATE OF OCCUPANCY

Issued To: C & I Realty Trust (Marc Curtis)

Building Address: 1749 Main Street

Building Permit #: 17-234 Date Issued: November 21, 2017

Assessors Map #: 17 Parcel #: A8 0

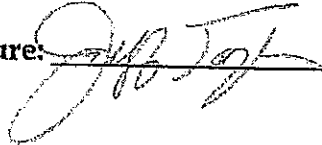
1. Built Under Eighth Edition of 780 CMR

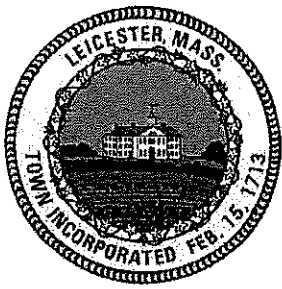
2. Construction Type: 2-B Use Group: U

3. Occupancy: Phase 2 - West Side

4. Occupant Load: _____

5. Special Situations and Conditions:

Occ. Per. #: 19-002 Date Issued: January 17, 2019 Signature: 



TOWN OF LEICESTER

3 Washburn Square

Leicester, MA 01524

Phone: (508)892-7003 Fax: (508)892-1163

Building & Zoning Enforcement

CERTIFICATE OF OCCUPANCY

Issued To: Marc Curtis

Building Address: 1749 Main Street

Building Permit #: 19-257 Date Issued: September 3, 2019

Assessors Map #: 17 Parcel #: A8

1. Built Under Ninth Edition of 780 CMR

2. Construction Type: 2-B Use Group: S-2

3. Occupancy: Climate Control Indoor Storage with Handicap Ramp

4. Occupant Load: _____

5. Special Situations and Conditions:

Occ. Per. #: 20-007 Date Issued: March 19, 2020 Signature: 