Town of Leicester

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

PLANNING BOARD AGENDA
Tuesday October 19, 2021 @ 7:00PM

In-Person
Meeting Room 3 **Leicester Town Hall, Lower Level**

ORDER OF BUSINESS*

1. 7:00 PM **Public Hearing, Definitive Subdivision Plan & Special Permit**
   DSUB2021-02/SP2021-08, Skyview Estates, 651 Main Street, 74-unit residential subdivision, mix of duplex & multi-family structures, Applicant: MKPEP770, LLC
2. 7:15 PM **Public Hearing, Special Permit, Continued**
   SP2021-07, 1439 Main, Earth Filling, Applicant: Central Land Development Corp.
3. 7:30 PM **Public Hearing, Special Permit Amendment, Continued**
   SP2019-02, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots), Applicant: Central Land Development Corp.
4. 7:45 PM General Discussion:
   A. Ch. 61 Request, Huntoon Memorial Highway (Map 44, Parcel A7)
   B. Miscellaneous Project Updates
   C. Board Member Committee Updates
   D. Upcoming Meeting Dates
5. **Adjourn**

Note: Agenda times for items that are not public hearings 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"

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Memorandum

TO: Planning Board Members

FROM: Brooke Hultgren
Planning Department Assistant

DATE: October 14, 2021

RE: **October 19, 2021 Planning Board Meeting**

All application materials are also online (on Planning Board Page under Current Applications/ Plans), and some plans may be easier to view directly online versus the version contained in your meeting packets.

1. **Definitive Subdivision Plan & Special Permit, DSUB2021-02/SP2021-08, Skyview Estates, 651 Main Street, 74-unit residential subdivision, mix of duplex & multi-family structures, Applicant: MKPEP770, LLC.**

The 10/5/2021 revised plans and a memo from the engineer are included in the packet (traffic and drainage reports can be found online). Draft decisions (written by Michelle) that are included in the packet will need to be edited quite a bit post-meeting, but I included them in the packet because she lists a number of sample conditions that may be helpful in your deliberation.

2. **Special Permit, SP2021-07, 1439 Main, Earth Filling**

Revised plans are attached (same plans the plans last meeting's packet); drainage report is online. I've enclosed a draft decision to summarize the relevant issues and so that it's ready if concerns from the Board and Quinn Engineering are addressed by the hearing date.

3. **Special Permit Amendment, SP2019-02, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots)**

The 7/2021 revised plan is enclosed. Comments received since the hearing date on 7/20/2021 are enclosed; prior comments are online in the meeting packet for the 7/20/2021 Board meeting. The Board approved a special permit in 2020 for a 24 lot Open Space Residential Development (OSRD). The project had a 2,607' roadway, with a 2,692' secondary emergency access). A copy of the prior decision is enclosed, as it summarizes the project, relevant bylaws & regulations, the rationale for the Board's decision, and conditions of approval.

The current application is a proposed amendment of the 2020 special permit, to reduce the roadway length and the number of house lots (June 2021 proposal 13 lots/2,000' paved road w 1,995' gravel emergency access; July 2021 proposal 10 lots, 1,627' dead end).

The next step for the applicant after the current application is approved or disapproved would be to proceed to the Definitive Plan stage with either the 2020 special permit design or 2021 amendment design (if approved). If the design without a secondary access is approved, a variance from the ZBA for dead-end length greater than 1,000' would be required. The project

also still requires review and approval by the Conservation Commission (this is done at the Definitive Plan Stage).

I advise the Board to allow the applicant to present his project in full and respond to Board concerns (and allow for comment for the public) before proceeding to a motion to approve or deny. I've enclosed the prior decision on this project again, as it summarizes the issues and the relevant evaluation criteria. The OSRD bylaw is contained in Section 5.13 of the Zoning Bylaw (starting on page 56).

The Zoning Enforcement Officer has received several written requests to enforce the bylaw in relation to this project.

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ALLEN & MAJOR ASSOCIATES, INC.

October 5, 2021

To:
Brooke Hultgren, Department Assistant
Leicester Development and Inspectional Services
3 Washburn Square
Leicester, Massachusetts 01524

A&M Project #: 2889-01

Re: Definitive Subdivision Plan
651 Main Street
Map 21/Parcel B5.1

Copy:

Dear Ms. Hultgren

On behalf of our client, MKEP 770, LLC, the Applicant, Allen & Major Associates, Inc. is filing a Preliminary Subdivision Plan for the construction of a proposed subdivision off Main Street in Leicester, Massachusetts. The project includes land depicted on the Assessor's Map #21 as Parcel B5.1 (651 Main Street), owned by E.F.G. Realty Trust. The plans submitted intend to depict the land encompassing the subdivision based on the Existing Conditions Plan created by Allen & Major Associates, Inc. Dated: July 16, 2021.

It is the intent of the applicant to subdivide the existing parcel into five separate lots, four (4) of which will be fee-simple lots have direct access to Main Street meeting the current zoning requirements. The fifth and final lot will encompass the remaining land area and will be developed into a private residential development consisting of a mix of 2 and 3 family townhomes. The Project proposes to construct 103-units of mixed single-family residential housing consisting of approximately 1,600 square feet. The combination of these units are mixed as one (1) single unit house, six (6) duplexes, and thirty (30) 3-unit multi-family houses. Access/egress to 96-units is serviced by the Project's proposed subdivision roadway which connects to the southerly side of Main Street. An additional 7-units, in the form of three (3) duplexes and the single unit house, directly access Main Street with standard residential driveways.

The project property is approximately 29.78 acres and is located along the southwestern side of Main Street. The majority of the property consists of mainly woodland and brush, with a brook and small wetland pockets near the property's boundary. Electrical utility lines and a tower are located at the southwestern portion of the parcel. As stated above, the existing electrical utility lines will be separated from the development and protected by a 250 foot electric easement.

As part of the proposed development, three interconnected roadways will be constructed to provide access to the individual dwelling units. Although the project will remain private under a home owner association model, the roadways are proposed to be 28-feet wide with a sidewalk to be in harmony with the local subdivision requirements. The primary access will be situated along Main Street approximately 500 feet southeast of Waite Street intersection with a secondary access via an extension of Colonial Drive. Gated emergency access is proposed via an existing residential driveway to #747 Main Street on the westerly end of the property

Along with the construction of the proposed roadway, several other utility improvements will be provided as part of the overall development. The project stormwater management system will be addressed through the construction of a closed drainage system which includes catchbasins and drainage manholes to capture the surface runoff. Through the use of hydrodynamic separator treatment devices, the collected stormwater will then be directed to one of several detention systems for peak rate mitigation and stormwater treatment. A comprehensive review of the drainage system and watersheds has been performed and the Grading & Drainage Plan depicts the anticipated drainage system for the project. A full stormwater analysis has been provided as part of the Definitive Subdivision submittal.

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Environmental Analysis

As this proposed subdivision will be creating frontage potentially allowing ten (10) or more family units, an Environmental Analysis has been provided herein. Many of the items outlined within the Environmental Analysis have be detailed within other plans or within the stormwater report, below is a summary of the specific items of concern.

a.) The same data as on the Definitive Plan
Refer to plans prepared by A&M dated October 5, 2021 consisting of approximately 21 sheets.

b.) Topography at two foot contour intervals, with graphic drainage analysis; indication of annual high water mark, location of existing structures, including fences and walls, and watershed boundaries.
Topographic information is shown on Sheet V-101 including existing structures, fences, walls and delineated resource areas. The existing and proposed watershed plan were prepared and included within the submitted Stormwater Report, refer to Sheet WS-1 and WS-2.

c.) Vegetation cover analysis, including identification of general cover type (wooded, cropland, brush, wetland, etc.); location of all major tree groupings, plus other outstanding trees or other botanical features; important wildlife habitats; and identification of areas not to be disturbed by construction.
The vast majority of the site consists of wooded cover with some areas of grass and brush. There are also several areas of delineated resource areas adjacent to Colonial Drive and Henshaw Street. Additional, the southwest section of the property is bisected by an existing electrical transmission line easement. The areas can be seen on Sheet V-101. As part of the stormwater analysis for the project both the existing and proposed surface covers were calculated. A summary of these area are listed below and additional information can be found in the stormwater report in Section 4 and Section 5.

Existing

Area (acres)	Description (subcatchment-numbers)
1.734	>75% Grass cover, Good
2.164	Brush, Good
0.071	Paved parking
25.418	Woods, Good

Proposed

Area (acres)	Description (subcatchment-numbers)
15.096	1/2 acre lots, 25% imp
4.812	>75% Grass cover, Good
2.065	Brush, Good
2.919	Paved parking
4.293	Woods, Good

The proposed 103 dwelling units are encompassed within the proposed ½ acre lot subcatchments area which constitutes approximately 12.7% of the lot. Based upon the HydroCAD analysis included in the Drainage Report, the project site will be approximately 22.93% impervious cover. Refer to Drainage Report for additional information.

d.) Soil types, based on United State Department of Agriculture (USDA) soils study; approximate ground water level, location and results of soil percolation or other sub surface tests.

As the project is proposed to be on municipal sewer, soil percolation tests were not performed on the site. Published soil information from USDA and NRSC were utilized to approximate a design infiltration rate for the proposed roof drainage infiltration system.

e.) Visual analysis, including analysis of scenic vistas, and locations of visual prominence.
Although the project is situated on an elevated portion of the site, there are no significant scenic vistas that will be created nor impacted as part of the project.

f.) Location of surface water bodies, wetlands, aquifer or recharge areas for existing or potential drinking water supplies.
The vast majority of the site consists of wooded cover with some areas of grass and brush. There are also several areas of delineated resource areas adjacent to Colonial Drive and Henshaw Street. Additional, the southwest section of the property is bisected by an existing electrical transmission line easement. The areas can be seen on Sheet V-101.

The following narrative will set to document the following, with reference to the above maps as germane.

a) Impact upon surface water quality and level.
As part of the proposed project, impacts to surface water quality will be enhanced through the implementation of a new stormwater collection system. The stormwater collection system is a series of inlets located at low points within the limits of the paved area. All of the proposed on-site catch basins incorporate a deep sump and hooded outlet. The catch basins are connected by a closed gravity pipe network that pass through proprietary separators prior to entering the pipe detention systems or gabion walls.

The proposed stormwater management system has been designed to remove 80% of the average annual post-construction load for each treatment train. The TSS removal calculations can be seen within the appendix of the stormwater report. Structural Pretreatment BMPs consisting of Deep sump catch basins, also known as oil and grease or hooded catch basins, are underground retention systems designed to remove trash, debris, and coarse sediment from stormwater runoff, and serve as temporary spill containment devices for floatables such as oils and greases. Further treatment is provided via a proprietary separator this is a flow-through structure with a settling or separation unit to remove sediments and other pollutants. They typically use the power of swirling or flowing water to separate floatables and coarser sediments, are typically designed and manufactured by private businesses, and come in different sizes to accommodate different design storms and flow conditions.

As a further management system, a Long-Term Operation & Maintenance (O&M) Plan has been developed for the proposed stormwater management system and is included within the stormwater report. The purpose of the O&M is to identify potential sources of pollution that may affect the quality of stormwater discharges, and to describe the implementation of practices to reduce the pollutants in stormwater discharges.

b.) Impact upon ground water quality and level.
As indicated above, the proposed project, impacts to surface water quality will be enhanced through the implementation of a new stormwater collection system which will provide for pretreatment. The existing annual recharge for the site has been approximated in the proposed condition. Groundwater recharge will be provided through the use of proposed dry wells that are designed to meet this requirement. The proposed Recharge Volume is based on the Static Method per the MA DEP Stormwater Management Standards, Volume 3, Chapter 1. See the appendix located at section 6 of this report for stormwater recharge calculations.

c.) Effects on important wildlife habitats, outstanding botanical features, scenic or historic sites or buildings.
The property contains several areas subject to the Wetland Protection Act, all of which being outside direct impacts associated with the proposed roadway construction. These areas have been delineated by Gove Environmental Services, Inc. and are depicted on the Proposed Subdivision Plan. Some of the proposed drainage detention/infiltration basins are proposed to be located within the buffer zone and a filing with the Conservation Commission will be required. This will be made concurrent with the Definitive Subdivision review process.

Upon review of the Commonwealth's published data, there were no Areas of Critical Environmental Concern (ACEC); Outstanding Resource Waters (ORWs) nor areas of Priority and Protected Habitat for rare and endangered species located within the project limits. See Exhibit 3.4 within the submitted stormwater report.

d.) Capability of soils and vegetative cover to support proposed development without erosion, silting or other instability.

Existing Soil Conditions: The on-site soils were identified using the USDA Natural Resources Conservation Services (NRCS) Soil Survey for Worcester County. The site contains a range of soil types including: Ridgebury, Whitman, Paxton, Woodbridge, Charlton, Canton, and Udorthents. The majority of the site is made up of Paxton fine sandy loam. A copy of the NRCS Custom Soil Resource Report is included in the appendix of the stormwater report.

A plan to control construction-related impacts, including erosion, sedimentation and other pollutant sources during construction has been developed. A detailed Erosion and Sedimentation Control Plan is included in the Permit Drawings. Refer to Sheet C-100 for location of proposed erosion control measure and Section 2 of the Stormwater Report for additional information. The proponent will prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) prior to commencement of construction activities that will result in the disturbance of one acre of land or more.

The proposed stormwater management system for the site will control the Peak Rate of Runoff through the use of deep sump catch basins, pipe detention systems, a detention basin, outlet control structures, and gabion walls (level spreaders). These systems have been designed in accordance with the MA DEP Stormwater Management Policy to recharge groundwater and reduce rate of runoff from the parcel.

e.) Relationship to Massachusetts General Laws, Chapter 131, Sections 40, (Wetlands Protection Act) and Town Wetland Bylaw.

The property contains several areas subject to the Wetland Protection Act, all of which being outside direct impacts associated with the proposed roadway construction. These areas have been delineated by Gove Environmental Services, Inc. and are depicted on the Proposed Subdivision Plan. Some of the proposed drainage detention/infiltration basins are proposed to be located within the buffer zone and a filing with the Conservation Commission will be required. This will be made concurrent with the Definitive Subdivision review process.

f.) The report shall estimate the proposed traffic flow in relation to the roadways giving access to the subdivision.

The property contains several areas subject to the Wetland Protection Act, all of which being outside direct impacts associated with the proposed roadway construction. These areas have been delineated by Gove Environmental Services, Inc. and are depicted on the Proposed Subdivision Plan. Some of the proposed drainage detention/infiltration basins are proposed to be located within the buffer zone and a filing with the Conservation Commission will be required. This will be made concurrent with the Definitive Subdivision review process.

g.) The report shall estimate the effect of the project on public services, such as water, sewer, schools, police, fire and highway department.

Traffic

TEC, Inc. (TEC) has been retained by MKEP 770, LLC (the "Applicant") to prepare a Traffic Impact Assessment (TIA) associated with the proposed Skyview Estates (the "Project"). Traffic generated by the proposed residential development was determined based on the "Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition". The trip generation rates were based on Land Use Code 270, defined as a Residential Planned Unit Development. The estimated vehicle trips generated are shown in the following table:

The estimated vehicle trips are shown in the following tables:

Weekday	Total	Incoming	Outgoing
Daily	742	273	273
AM Peak	49	15	34
PM Peak	59	34	25

TEC has evaluated the traffic operations for the study area under existing and future conditions consistent with the Transportation Impact Assessment (TIA) Guidelines issued by the Massachusetts Department of Transportation (MassDOT) and the standards of the Traffic Engineering and Transportation Planning professions for the preparation of such reports. The future year examines traffic operations under a 7-year planning horizon (2028) for traffic-volume projections, which includes an evaluation of the build conditions (with site traffic added). A copy of the report has been included in this submission. Additionally, as part of the permitting process, a driveway access permit has been initiated through the Massachusetts Department of Transportation as Main Street, aka Route 9 as is currently under review.

Police, Fire & Highway Department

Based on email correspondence received from Fire Chief Dupuis and Police Chief Antanavica, they have both met on site to review the proposed project and do not have any concerns at this time. Street lighting is being proposed which will help deter suspicious activities from taking place within the development. The project proposes a new municipal water service, including strategic placement of fire hydrants throughout the development to lessen the burden on any potential firefighting activities that may occur.

Schools

All of the 103 units, will have a layout which places the living quarters all on the first floor including 2 bedrooms and 1 office area (that could be a bedroom). Based on the new alignment of the project, the spacing of the proposed homes and interior configuration of the homes, this is more conducive to young professionals or older couples without children, so it is presumed that these units would not have an impact on the school system.

It is anticipated that approximately 15% of the units will be marketed or sold with an option to expand the unit layout to include a total of 4 bedrooms which is more desirable for potential families with children. Based upon this presumption and the local average of 2.0 children per dwelling unit, it is anticipated that the project could produce 32 school age children. Based on discussion with school superintendents office about the impact on the schools for 103 homes. Here is what she said and the reports from the state.

1. K-4 would put a strain on the system, the school is at capacity.
2. Middle School - They can handle the new homes.
3. High School - They can handle the new homes.

Special Permit Criteria Evaluation

1. *Such use will not nullify or substantially derogate from the intent and purpose of this Bylaw;*
   The proposed use (duplex & townhouse) will not alter the general character of the surrounding area nor impair the intent or purpose of said bylaw because the proposed use conforms to the existing residential dwellings in the area. Although there are proposed to be 103 units of slightly varying size and configuration, the same general characteristics will be consistent, including separated building entrances and buffered driveways to aid in the appearance of each being a separate unit.

2. *Such use will not constitute a nuisance; and*
   As the proposed project is for a residential development in accordance with Town standards, it will not constitute a nuisance to the surrounding area. Through the development of comprehensive stormwater management system, the site will control post development stormwater flows to below predevelopment conditions. Additionally, an extensive erosion control plan has been prepared, included a construction phase protections to prevent erosion concerns to abutting properties.

3. *Such use will not adversely affect the neighborhood in which the lot is situated.*
   The proposed residential development which includes of mixed single-family residential housing, including one (1) single unit house, six (6) duplexes, and thirty (30) 3-unit multi-family houses will not adversely affect the surrounding neighborhoods as the layout has been designed to provide a consolidated entrance to the project along Main Street (Route 9). The proposed duplex home, although connected, are designed to provide a sense of separation through the placement of interior spaces as well as landscape buffers.

4. *Such use complies with the Standards for Site Plan Approval in the Leicester Zoning Bylaw.*
   The proposed use (duplex & townhouse) will not alter the general character of the surrounding area nor impair the intent or purpose of said bylaw because the proposed use conforms to the existing residential dwellings in the area.

5. *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 proposed residential development will be interconnected with paved roadways meeting the width of required by the subdivision regulations, including the installation of paved sidewalks. The added traffic volume is not anticipated to negatively impact the existing network. Please refer to Traffic Impact Analysis prepared by TEC, Inc.

6. *The proposed use shall not overload the capacity of water and sewer systems, storm water drainage, solid waste disposal facilities, and other public facilities;*
   Both water and sewer will be provided through municipal services. In a letter obtained from Cherry Valley Sewer District, the project is available for hook-up to the public sewer system. The project proposes sewer manholes to be placed within the newly aligned roadways at various locations to collect sewage and direct it to the existing municipal sewer system along Main Street. In a letter obtained from Leicester Water Supply District, there is adequate water supply for the proposed development. Domestic water for the property is intended to be sourced from the existing municipal water main within Main Street.

7. *The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use;*
   The subject is serviced by municipal sewer and a new collection system has been designed to service the individual building units. As the project will remain private under a home owner association model, trash

collection will be handled by a private trash hauler. The project proposes the installation of several dumpster enclosures throughout the project and which will be screened from view.

8. *The project shall comply with all applicable environmental laws and regulations;*
The project will comply with applicable environmental laws and regulations through the implementation of comprehensive stormwater management system and permitting through the local conservation commission.

9. *The proposed project shall be consistent with Leicester's Master Plan; and,*
As the proposed project is for a residential development in accordance with Town standards and is consistent with Leicester's Master Plan..

Site Plan Review Criteria (Section 5.2.05 of the Zoning By-law)

A. *The use complies with all the provisions of the Leicester Zoning By-Law;*
The proposed use (duplex & townhouse) will not alter the general character of the surrounding area nor impair the intent or purpose of said bylaw because the proposed use conforms to the existing residential dwellings in the area.

B. *The use will not materially endanger or constitute a hazard to the public health;*
As the proposed project is for a residential development in accordance with Town standards, it will not constitute a nuisance or hazard to the surrounding area or public health.

C. *The use will not create undue traffic congestion or unduly impair pedestrian safety;*
The project Traffic engineer, TEC has evaluated the traffic operations for the study area under existing and future conditions consistent with the Transportation Impact Assessment (TIA) Guidelines issued by the Massachusetts Department of Transportation (MassDOT) and the standards of the Traffic Engineering and Transportation Planning professions for the preparation of such reports. The future year examines traffic operations under a 7-year planning horizon (2028) for traffic-volume projections, which includes an evaluation of the build conditions (with site traffic added).

D. *Sufficient off-street parking exists or will be provided to serve the use;*
The proposed homes have been developed with a two stall garage and a driveway which could feasibly accommodate up to two additional vehicles for a total or four.

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;*
Both water and sewer will be provided through municipal services. In a letter obtained from Cherry Valley Sewer District, the project is available for hook-up to the public sewer system. The project proposes sewer manholes to be placed within the newly aligned roadways at various locations to collect sewage and direct it to the existing municipal sewer system along Main Street. In a letter obtained from Leicester Water Supply District, there is adequate water supply for the proposed development. Domestic water for the property is intended to be sourced from the existing municipal water main within Main Street.

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;*
A plan to control construction-related impacts, including erosion, sedimentation and other pollutant sources during construction has been developed. A detailed Erosion and Sedimentation Control Plan is included in the Permit Drawings. Refer to Sheet C-100 for location of proposed erosion control measure and Section 2 of the Stormwater Report for additional information. The proponent will prepare and submit a Stormwater

Pollution Prevention Plan (SWPPP) prior to commencement of construction activities that will result in the disturbance of one acre of land or more.
The proposed stormwater management system for the site will control the Peak Rate of Runoff through the use of deep sump catch basins, pipe detention systems, a detention basin, outlet control structures, and gabion walls (level spreaders). These systems have been designed in accordance with the MA DEP Stormwater Management Policy to recharge groundwater and reduce rate of runoff from the parcel.

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.*
The proposed residential development which includes of mixed single-family residential housing will not cause excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

As part of this submittal, and in effort to provide comprehensive review for the Definitive Subdivision submittal, a preliminary list of waivers to the Leicester Subdivision Regulations is being submitted herewith. The applicant reserves the right to amend the list of waivers as needed during the Definitive Subdivision design and review process.

Waivers:

Section V.A.1.f - Minimum center line radii. 200' min. Required

To allow center line radius of 120′ and 135′. This happens along centerline at the following locations:

Colonial Extension	Sta 0+36.10 to 1+58.59	Radius = 120′
Colonial Extension	Sta 2+94.62 to 4+63.02	Radius = 120′
Skyview Terrace	Sta 2+69.81 to 3+54.73	Radius = 120′
Skyview Drive	Sta 11+29.41 to 14.50.18	Radius = 120′
Skyview Drive	Sta 18+44.86 to 20.16.05	Radius = 135′

A truck turning simulation has been prepared illustrating that fire apparatus can maneuver the roadway network without impacts to oncoming vehicles.

Section V.A.3.a - maximum street grade. 10%

To allow a roadway grade steeper that 10%. This happens along centerline at the following locations:

Skyview Drive	Sta 0+90.00 to 4+67.00	Slope = 14%
Colonial Extension	Sta 0+90.00 to 3+97.00	Slope = 13.27%
Emergence Access	Sta 1+20.00 to 3+60.00	Slope = 13.60%

Section VI.B.1a – reinforced concrete storm drainage piping required

A waiver is requested to utilize high density polypropylene (HDPE) drainage lines or approved equal within the drainage system of the subdivision.

Section VI.C.4 - velocities shall be between 2 and 10 feet per second

A waiver is requested allow water velocity within the closed stormwater system to exceed 10 feet per second for several of the proposed pipe runs due to the topography of the existing parcel. Actual velocities associated with the waiver request vary from 11.92 fps to 14.0 fps which is less than the manufactures recommendation for scour within the piping network.

Section VI.e.3 - street lighting required

To allow street lighting to be installed as private driveway light. Each lot shall be provided with a standard lamp post light on the lot near the intersection of the driveway with the street right-of-way line. Each lot light shall be placed on a dusk till dawn timer and shall be maintained by the individual property owner in perpetuity as stated in the proposed covenants.

Section VI.l - Street trees shall be installed on both sides of the roadway

To allow for street tree plantings to be installed on one side only. Since the minimum right of way is fully consumed by street paving and sidewalks along each side, there is not sufficient area for the installation of street trees within the right-of-way. It is being requested that street trees be incorporated into the individual landscaping of the private lots near the intersection of the driveway with the street right-of-way.

Section VI.G.1 - Sidewalks shall be installed on both sides of all streets within a subdivision

A waiver is requested to install sidewalks on only 1 side of the roadway due to the steep terrain of the proposed subdivision and lack of connection to a municipal sidewalk along Main Street (aka Route 9)

At this time, Allen & Major Associates, Inc. is requesting to be placed on the agenda for the next available meeting of the Planning Board to discuss this Preliminary Subdivision Plan. Representatives of this office and the owner/applicant will attend to present the plan and address any concerns raised by the Board at that time. We thank you in advance for your anticipated cooperation regarding this project and look forward to meeting to discuss the plans.

Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.

Michael Malynowski

Michael Malynowski, PE
Senior Project Manager

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ALLEN & MAJOR ASSOCIATES, INC.

October 5, 2021

To:
Brooke Hultgren, Department Assistant
Leicester Development and Inspectional Services
3 Washburn Square
Leicester, Massachusetts 01524

Copy:

A&M Project #: 2889-01
Re: Skyview Estates
Special Permit /
Definitive Subdivision
Town & Engineer Comments
651 Main Street
Map 21/Parcel B5.1

Dear Ms. Hultgren,

Please find Allen & Major Associates, Inc. (A&M) responses to the Town's review letter dated August 19, 2021, in reference to the Skyview Estates Special Permit/Definitive Subdivision Application, to be located at along Main Street in Leicester, Massachusetts. Also included are A&M's responses to the review letter provided by Quinn Engineering, Inc. dated August 27, 2021.

Town Comments:

Subdivision Rules and Regulations

1. *Plans don't show proposed street names. §III.B.2.d.) requires that "The proposed names of streets shall be shown, and are subject to approval by the Planning Board."*

Response: The proposed street names have been added to the plans.

Special Permit Regulations

2. *§I.E. (Special Permit Criteria Evaluation). The applicable special permit criteria are those in Section 5.8 of the Zoning Bylaw for the Business District (See §5.8.04.B, attached).*

Response: The updated narrative has been expanded to discuss these items.

3. *§I.F.1.: Plans should conform to Site Plan Regulations (see below).*
   Response: The plans have been updated.

4. *§I.F.4: Plans for Two-Family plans should conform to this section of the Special permit Regulations.*

Response: More detailed architectural plans will be updated to address these items.

Site Plan Review Regulations

Site Plan Review is required for multi-family structures.

5. *The following information is not included in the required project narrative (see Site Plan Review Regulations Section §II.E):*
   a. *§II.E.1.b. "size of proposed structures, lot size, and building coverage %. In the Watershed Overlay district, include total impervious area."*

Response: The requested information has been included in the project narrative.

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b. *§II.E.1.d. Number of existing and/or proposed parking spaces proposed, and description of conformance with the Planning Board's Parking Regulations.*

Response: Parking requirements have been discussed in the updated project narrative. Each residential dwelling will include a two car garage and paved driveway to reasonably accommodate two additional vehicles.

c. *§II.E.2.: A description of how the project meets each of the Standards for Site Plan Approval (see §5.2.05 of the Zoning Bylaw, attached) – applicable to multi-family. Where applicable, a description of how the project meets the criteria for issuance of a Special Permit (see Special Permit Regulations).*

Response: This has been included in the update project narrative.

d. *§II.E.3.: Description of permits/approvals needed from other permitting authorities*

Response: The project anticipates the need for a Notice of Intent from the Conservation Commission and a highway access permit from MassHighway. Both permits have been submitted and are currently under review.

e. *§II.E.4.: Proposed development schedule*

Response: As the project has not received full approval both at the local level and from the appropriate state agencies, the development of a construction schedule is pre-mature.

6. *Site Plan Requirements (II.F):*
   a. *§II.F.2.: location of all existing and proposed buildings and structures within the development including dimensions, height and floor area.*

Response: Approximate areas for proposed residential dwellings have been shown on the updated plans. Final architectural plans are still evolving and more detailed architectural plans will be submitted to address these items.

b. *§II.F.3. Zoning district boundaries (the boundary of the Water Resource Protection Overlay District is not shown)*

Response: Zoning district boundaries have been added as requested, see sheets C-101, C-101A, C-101B, and C-101C.

c. *§II.F.4. Location of all driveways (no driveways are shown for the multi-family structure on Lot 9*

Response: The design has been revised and this multi-family structure is no longer proposed.

d. *§I.F.10 of the Planning Board's Site Plan Regulations requires "Elevations for all exterior facades of the proposed structure including the type and color of materials to be used." No elevation plans were submitted.*

Response: More detailed architectural plans will be updated to address these items.

<u>Parking Regulations</u>

7. *Insufficient information is provided to determine conformance with the Planning Board's Parking Regulations. Two-family units require 2 spaces/unit. Multi-family structures require 1.5 spaces per dwelling unit for 1 bedroom; 2 spaces per dwelling unit for units with 2 or more bedrooms, plus 1 space per every 3 units.*

Response: Parking requirements have been discussed in the updated project narrative. Each residential dwelling will include a two car garage and paved driveway to reasonably accommodate two additional vehicles.

Zoning Bylaw

8. *Section 4.2-Table II.: application doesn't include density calculations to determine conformance with dimensional requirements (minimum lot size) for multi-family structures.*

Response: Density calculations have been added to the plan.

9. *The driveway for the townhouse building on Lot 7 is not on the same lot. Leicester's Zoning Bylaw §1.3 (definition of ACCESS) requires access to be via the lot's frontage.*

Response: The design has been revised and this multi-family structure is no longer proposed.

10. *No information is provided to determine conformance with the Water Resources Protection Overlay District (§7.1)*

Response: The Water Resources Protection Overlay District has been illustrated on the updated plans. Residential developments are permitted uses as they are allowed in the underlying district and since this project is serviced by municipal sewer there is no potential for contamination. Although the project proposes impervious coverage of 22.93% which is less than the 30% outlined in Section 7.1, a comprehensive stormwater management system has been designed to treat stormwater associated with the impervious cover prior to discharge. The implementation of drywells for the project will provide the required recharge.

Quinn Engineering Inc. Comments:

1. *Waive §V, A, 1, f, to permit "tighter" roadway curves; centerline radii of 75 feet and 120 feet are requested; centerline radius of 200 feet required.*

The Massachusetts Department of Transportation "Highway Design Manual" recommends a minimum centerline radius of curvature of 135 feet for a design speed of 25 miles per hour.

Note that in the same location where plans request a waiver to permit radius of curvature reduced to 120 feet, a waiver to permit a steeper road grade of 14% is also requested. The combined relief requests create concerns for roadway safety extending over hundreds of feet of roadway.

We are unable to recommend approval of either requested waiver.

Response: The project no longer includes a standard subdivision road. While the typical cross section has been maintained, the site roadways will be privately owned and maintained through a condo association, or similar entity. The roadway design has been revised to a significant extent and now the minimum centerline radius has been increased from 75 feet to 120 feet. The location mentioned in the comment above, where a road grade of 14% is requested, the centerline radius has been increased to 300 feet. This is the developments main connection to Main Street

2. *Waive §V, a, 3, a, to permit steeper than maximum road slopes. Road grades (slopes) of 14% (Alignment 9, Station 1+00 – 5+00) and 20% (Alignment 7, Station 13+50 – 16+00) are requested. Maximum road grade of 10% permitted.*

In the Massachusetts Department of Transportation "Highway Design Manual", for local, rural roads in "Rolling" terrain a maximum road grade of 10% is recommended. In "Mountainous" terrain a maximum slope of 14% is permitted. It is the opinion of this office that the terrain is "Rolling", and not "Mountainous".

As mentioned above, the area where relief to permit the 14% road grade is requested is the same area where relief to permit reduced road curvature is also requested. The combined relief requests create concern for roadway safety extending over hundreds of feet of roadway.

A 20% road grade for municipal streets is considered unsuitable under any circumstances. The requested relief, if granted, would permit a roadway grade of 20% over 240 feet of road, connecting to the existing Colonial Drive, itself a 14% road grade. Vehicles would be required to pass over 500 feet of exceptionally steep road, coming to a stop before entering Main Street. This plan would create a significant vehicle hazard.

We are unable to recommend approval of either requested waiver.

Planning Board members who wish to observe a 14% road grade could visit Colonial Drive, which has a grade of 14%.

Response: The Preliminary Subdivision Plan that was submitted in April 2021 showed a 10% roadway with a connection to the north, near the entrance to the church. It was discussed at the meeting that grades steeper than 10% would be acceptable if the driveway connection was relocated further to the south. The driveway connection was relocated as requested and we've maintained a maximum of 14%. As mentioned above, 14% is permitted by MassDOT for mountainous terrain. Much of the existing slopes on the site are 3:1 or steeper and extend to nearly the right of way. In our professional opinion, this would be considered mountainous. As mentioned above, Colonial Drive is 14%, which is an example of the grades necessary to construct a road in this area.

As mentioned above, the geometry has been modified such that the primary connection to Main Street no longer seeks relief from the minimum curvature.

The secondary connection to Colonial Drive has been reduced from 20% to 14%, which matches existing grades in this area.

3. *Waive §VI, B, 1A to permit pipe materials other than reinforced concrete pipe required for storm drains. HDPE plastic, or approved equal requested.*

Historically, Leicester Highway Department has permitted and encouraged the use of HDPE (High Density Poly Ethylene) pipe for culverts. Leicester Planning Board may wish to confirm this with the current Highway Superintendent. A waiver of this requirement should be conditional upon approval by Leicester Highway Department Superintendent.

Response: Please note that the corrugated metal pipe has been removed from the design. The standard pipe used for stormwater conveyance is HDPE and the proposed detention systems are precast concrete chambers.

4. *Waive §VI, E, 3, to permit "Private driveway lighting". Street lights required.*

We defer this non engineering-related waiver request to the Planning Board. On Sheet C-102 a note requires a light post at each driveway, at the street line, presumably in lieu of conventional street lights. Plans should provide a detail of the proposed "private driveway lighting".
Response: The final design of a light fixture has yet to be determined, but is anticipated to be dark sky compliant.

5. *Waive §VI, I, to permit street trees on one side of road. Street trees required on both sides of road.*

We defer this non engineering-related waiver request to the Planning Board.
Response: This will be discussed with the Planning Board.

6. *Waive §VI, G, 1, to permit sidewalks on one side of road. Sidewalks are required on both sides of road.*

We defer this non engineering-related waiver request to the Planning Board.
Response: This will be discussed with the Planning Board.

Plan comments:

1. *Where Alignment 7 meets the existing Colonial Drive, plans must call for horizontal curves, for the proposed road to transition into Colonial Drive.*

Response: The design has been modified as requested.

2. *It is likely that high groundwater conditions prevail on this site. We recommend the roadway plans call for subdrains in cut areas and areas where the gravel road base will be below existing grade, to control water in the road base.*

Response: The standard roadway cross-section on sheet C-201 has been updated as requested. Also see detail 5 on sheet C-504.

3. *Given the likelihood of high groundwater tables in the area, test pits should be conducted on all proposed roads in locations of cuts.*

Response: It is impractical to conduct an extensive exploratory excavation in these locations as the proponent is not in full control of the property. The project team is in agreement with a condition requiring additional test pits prior to construction and re-certification by the design engineer should the in situ materials be different than presumed.

4. *It is recommended that a temporary easement be provided on lots proposed for future development, where cut/fill slopes or street trees are proposed outside ROW*

Response: The project no longer proposes a public ROW and there are no longer lots shown for future development. This comment no longer applies.

5. *Grade slopes of 2:1 are called out in several areas on plan. On any grade slope steeper than 3:1, plans must call for surface protection against erosion of unstabilized soil surfaces including loam and seeded slopes. Plans should establish a time frame for finishing slopes.*

Response: See Erosion Control Notes 14 and 19 on the Site Preparation Plan, sheet C-100.

6. *No erosion/sedimentation controls are found on the subdivision plans. Wetland filling is proposed on Alignment 7, as well as work in direct proximity to wetland resource areas.*

Response: See Site Preparation Plan, sheet C-100.

7. *Plans should document, in a general way, that parking can be provided in accordance with Bylaw requirements.*

Response: The following note was added to sheet C-101: "Parking requirements shall be met through the construction of an attached two car garage for each residential structure".

8. *Retaining walls are called out in two locations which abut private property, adjacent to Alignment 9, (Sta 0+50 – 1+50, Right and 4+00 – 5+50 Right):*

Response: The design has been modified such that the second retaining wall mentioned above has been eliminated. A new retaining wall is proposed along the north side of the Colonial Drive Extension.

   a) *Plans must require the contractor to stabilize and otherwise protect the abutting property from subsidence, or other property damage resulting from excavation, retaining wall construction or other contractor operations.*

Response: The above note has been added as requested, see note 7, detail 2, on sheet C-505.

   b) *Plans must provide specify the type of retaining wall (precast concrete, cast-in-place concrete). Retaining walls of timber or other degradable materials are not acceptable*

Response: See detail 2, on sheet C-505.

   c) *Plans must require retaining walls designed in accordance with Massachusetts State Building Code, by a registered professional engineer.*

Response: See note 4, detail 2, on sheet C-505

   d) *Per Massachusetts State Building Code, plans must require a fence at the top of the retaining walls, to protect persons from falling over the edge.*

Response: See details 3 and 4 on sheet C-505.

9. *Main Street in this area is under control of Massachusetts Department of Transportation. A Permit to Access State Highway will be required.*

Response: Understood, this process is underway.

10. *Plans do not indicate any Open Space is proposed; §IV, E allows the Planning Board to require park or recreational land.*

Response: Understood. Although the residential development will be provide and under the control of a home owner association or similar model, designated open space would be outlined in the individual covenants.

11. *Plans must detail wheel chair ramps, and clearly identify locations of them on plan.*

Response: The ramps have been added to the plan as requested. See also detail 7 on sheet C-506.

12. *It is likely that wetland replication, or other mitigation, will be required to offset filling of wetland at the location where Alignment 7 crosses the wetland/channel identified by wetland flags 33 through 59.*

Response: The above comment will be addressed by the Conservation Commission through the Notice of Intent process.

13. *Pertaining to drainage design:*

a) *Plans for detention systems DS-1a, DS-1b, DS-2, and DS-3 call for exceptionally large diameter corrugated metal pipe assemblies. Corrugated metal pipe is not accepted in Leicester, due to its susceptibility to corrosion. HDPE or other non- corrosive pipe material should be proposed.*

Response: The corrugated metal pipe detention systems have been replaced with precast concrete chambers.

b) *On plans, no details of construction of the large-diameter pipe assemblies are provided. Details including pipe trench cross section and bedding materials, manholes, culvert connections into and out of the culvert system, culvert angle change and manifold details, etc. must be provided.*

Response: The large diameter corrugated metal pipe detention systems have been replaced with precast concrete chambers. Details have been provided. Shop drawings will be required as well.

c) *Large diameter culverts systems appear to have standard manhole accesses. Plans must document access to large diameter culverts for maintenance.*

Response: The corrugated metal pipe detention systems have been replaced with precast concrete chambers. Access to the chambers will be as directed by the manufacturer and shop drawings reviewed by the engineer of record.

d) *Whatever material is proposed for the large-diameter pipe assemblies, the pipe material and specification must be defined (for example: SDR 35 PVC, or SCH 40 PVC), to ensure that structurally adequate pipe is provided. Naming only the material of construction is not sufficient. Engineer must submit information documenting the pipe specified is adequate for the use.*

Response: The corrugated metal pipe detention systems have been replaced with proprietary precast concrete chambers.

e) *The design of the large-diameter pipe assemblies must include anti-flotation computations, to document stability under conditions when the pipe is not full, but high groundwater conditions prevail.*

Response: The corrugated metal pipe detention systems have been replaced with precast concrete chambers.

f) *At the location where Alignment 9 intersects Main Street (Route 9), a drain connects into an existing catch basin. Drains must connect into drain manholes, not catch basins.*

Response: Within this section of Main Street, there are no municipal drain manholes and the existing catch basins are connected together.

g) *Plans call out "Gabion Style Stormwater Energy Dissipation Discharge" devices in two locations on plan. No information is provided as to what they are; no product definition is provided, no details of construction are provided. Plans must fully define what these are, and how they are constructed.*

Response: See detail 1 on sheet C-504.

h) *Detention systems are proposed in two locations on plan, which utilize "Retain-It" underground chambers. Details of construction must be provided, including bedding materials, outlet control structures, risers and interconnecting pipes, etc.*

Response: See details 2, 3, and 4 on sheet C-504 for Retain-It system details. Outlet control structures are detailed on sheet C-503, detail 3.

i) *Technical information as to the "Retain-It" chambers must be provided, including storage volume, and basis for design.*

Response: Sizing of the Retain-It systems are provided in the Proposed HydroCAD worksheets.

j) *Please submit Post-Development Hydrologic Routing Plan, and Watershed Plan, and Pre-Development Watershed Plan on larger paper; 8 ½ x 11" plans are virtually unreadable.*

Response: The above have been provided as requested.

k) *Swales along the sides of Alignment 7, Station 13+50 – 16+00 are exceptionally steep, and must be protected against erosion. Engineer must determine velocity of flow and document that proposed armor is sufficient to withstand velocity.*

Response: The grades within this area (the connection to Colonial Drive) have been reduced and are no longer exceptionally steep.

l) *Engineer must document that Catch Basins CB-25 and CB-26 on Alignment 7, have sufficient "grate capacity" to admit design flow. Catch basins must be designed to capture high- velocity flow anticipated in these swales.*

Response: As mentioned above, the grades within this area (the connection to Colonial Drive) have been reduced and are no longer exceptionally steep. Additionally, the catch basin detail, detail 4 on sheet C-502, requires vane style grates for catch basins within swales.

m) *It is likely that the channel/wetland identified by wetland flags 33 through 59 conducts flow of water. At the location where Alignment 7 crosses the channel/wetland, plans should call out a culvert to permit continued flow of water.*

Response: In the existing conditions, the stormwater runoff enters the wetlands and discharges to the catch basin at the end of Colonial Drive. The project proposes to fill approximately 900 square feet of wetlands in the vicinity of wetland flags 55 through 59. This filling is required in order to make the driveway connection to Colonial Drive. To maintain the existing flow path, a depression will be created with a beehive area drain and piped connection to the existing catch basin. Any runoff that collects on the opposite side of the driveway will be collected by the proposed catch basin (CB-34) and detained within Detention System #2B.

n) *Engineer proposes to meet the Massachusetts Stormwater Management Policy standard for recharge of stormwater to groundwater with the use of dry wells, installed at each residence in the subdivision. Dry wells will become private property. Dry wells on private property are not recommended for meeting the recharge standard for municipal stormwater facilities. The Town will lack the authority to implement maintenance of dry wells on private property.*

Response: The development is now proposed to be entirely private and thus the only option for infiltration would be on private property. Dry wells are currently proposed to be constructed at each residential building. Maintenance of the overall drainage system, including drywells will be incorporated into the covenants for the development.

o) *Field test pit evaluation of soils must be conducted at all locations where infiltration will take place per Massachusetts DEP Stormwater Management Policy, to verify suitability of soils and compliance with groundwater table separation requirements.*

Response: Additional test pits will be required to determine the final location of the individual structure drywells, see Soil Testing Notes on sheet C-102.

p) *The hydrologic analysis should include allowance for parking areas on individual home sites as well as multifamily lots.*

Response: In the hydraulic analysis, the developed portions of the site surrounding the residential structures have been modeled as ½ acre lots with 25% impervious cover. This takes into account the roof cover, driveways, and surrounding lawn areas.

We thank you in advance for your anticipated cooperation regarding this project and look forward to meeting to discuss the plans.

Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.

Michael Malynowski

Michael Malynowski, PE
Senior Project Manager

Leicester Public Schools

KNOWLEDGE • SKILLS • CHARACTER

Marilyn Tencza, Ed. D., Superintendent
3 Washburn Square, Leicester, MA 01524
P. 508.892.7040 F. 508-892-7063
www.lpsma.net

Via email

October 7, 2021

Mr. David King
Remax Patriot Realty
55 Mead Street
Leominster, MA 01453
david@remaxpatriotrealty.com

Dear Mr. King,

At your request, the Leicester Public Schools, in consultation with our home to school transportation service provider, AA Transportation, Inc., has reviewed the bus stop/transportation plans you have presented for 651 Main Street, Leicester, MA 01524.

Given the following facts, both the LPS and AA Transportation, Inc., take no issue with the proposal regarding transportation stop location:

- The bus will stop in front of the driveway as it does for the other homes on Route 9 (Main Street). The students will get on the bus, and the bus will carry down the road to the other homes on Route 9 (Main Street).

- Bus will not leave Route 9 (Main Street).

As we currently pick-up and drop-off other students along Route 9 (Main Street) for each existing school, the plan is approved from our perspective.

Should you need further information, please don't hesitate to contact me directly at (508) 892-7040 or via email at maynardc@lpsma.net.

Sincerely,

Cady Maynard
Director of Finance and Operations

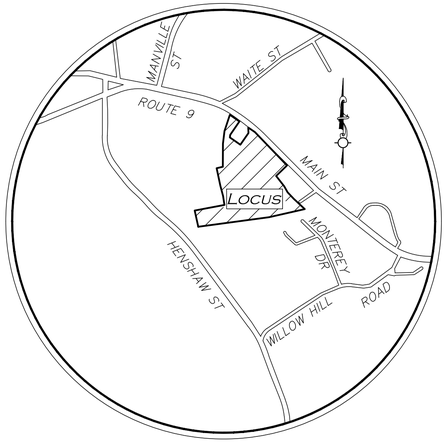
cc: M. Tencza, Superintendent of Schools
R. Ernenwein, President, AA Transportation, Inc.

The Leicester Public School District does not discriminate on the basis of race, color, sex, sexual orientation, gender identity, religion, disability, pregnancy and pregnancy-related condition, age, active military/veteran status, ancestry, or national or ethnic origin in the administration of its educational policies, employment policies, and other administered programs and activities. In addition, students who are homeless or of limited English-speaking ability are protected from discrimination in accessing the course of study and other opportunities available through the schools.

DEFINITIVE SUBDIVISION PLANS FOR

SKYVIEW ESTATES

MAIN STREET
LEICESTER, MA 01611



LOCUS MAP
NOT TO SCALE

FOR REGISTRY USE ONLY

CONDITIONS OF APPROVAL ARE CONTAINED IN THE WRITTEN DECISION OF THE PLANNING BOARD ENTITLED, "CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN" DATED _____ 2021 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____ PAGE _____.

THE CONSTRUCTION OF WAYS AND INSTALLATION OF SERVICES SHOWN ON THIS PLAN ARE SECURED BY WAY OF A COVENANT, DATED _____ TO BE RECORDED HEREWITH.

APPROVAL OF THE LEICESTER PLANNING BOARD IS FOR _____ YEARS ONLY. IN THE EVENT THE WAYS AND SERVICES SHOWN ON THIS PLAN ARE NOT CONSTRUCTED AND INSTALLED WITHIN YEARS _____ FROM THE DATE OF ENDORSEMENT, THE BOARD'S APPROVAL IS RESCINDED, AND THIS PLAN IS AND SHALL BE NULL AND VOID.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWNS OF LEICESTER ASSESSOR'S RECORDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY THE THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

ISSUED FOR
PLANNING BOARD REVIEW
OCTOBER 5, 2021

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

AGENT:
RE/MAX PATRIOT REALTY
55 MEAD STREET
LEOMINSTER, MA 01453

APPLICANT
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

OWNER
E F G REALTY TRUST
EDGAR GREENEY, JR - TRUSTEE
76 MCCLELLAN STREET
AMHERST, MA 01002

CIVIL ENGINEER / SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801

ENVIRONMENTAL CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR BLDG 2 UNIT H
EXETER NH 03833-7507

LEICESTER PLANNING BOARD WAIVERS REQUESTED

SECTION V.A.1.f – MINIMUM CENTER LINE RADII. 200' MIN. REQUIRED
TO ALLOW CENTER LINE RADIUS OF 120' AND 135'

SECTION V.A.3.a – MAXIMUM STREET GRADE 10%
TO ALLOW FOR A STREET GRADE OF NO MORE THAN 14%

SECTION VI.B.1A –REINFORCED CONCRETE STORM DRAINAGE PIPING REQUIRED
A WAIVER IS REQUESTED TO UTILIZE HIGH DENSITY POLYPROPYLENE (HDPE) DRAINAGE LINES OR APPROVED EQUAL WITHIN THE DRAINAGE SYSTEM OF THE SUBDIVISION.

SECTION VI.C.4 – VELOCITIES SHALL BE BETWEEN 2 AND 10 FEET PER SECOND
A WAIVER IS REQUESTED ALLOW WATER VELOCITY WITHIN THE CLOSED STORMWATER SYSTM FROM 11.92 FPS TO 14.0 FPS WHICH IS LESS THAN THE MANUFACTURES RECOMMENDATION FOR SCOUR WITHIN THE PIPING NETWORK.

SECTION VI.E.3 – STREET LIGHTING REQUIRED
TO ALLOW STREET LIGHTING TO BE INSTALLED AS PRIVATE DRIVEWAY LIGHT

SECTION VI.L STREET TREES SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY
TO ALLOW FOR STREET TREE PLANTINGS TO BE INSTALLED ON ONE SIDE ONLY

SECTION VI.G.1 – SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN A SUBDIVISION
A WAIVER IS REQUESTED TO INSTALL SIDEWALKS ON ONLY 1 SIDE OF THE ROADWAY DUE TO THE STEEP TERRAIN OF THE PROPOSED SUBDIVISION AND LACK OF CONNECTION TO A MUNICIPAL SIDEWALK ALONG MAIN STREET (AKA ROUTE 9)

GENERAL NOTES

1. THE OWNER OF RECORD:

   LOT 21–B5.1
   EFG REALTY TRUST
   76 MCCLELLAN STREET
   AMHERST, MA 01002
   BOOK 16761, PAGE 78

2. ZONING DISTRICT: BUSINESS (B) AND SUBURBAN AGRICULTURAL (SA) DISTRICT TO THE SOUTH & WEST

LOT SIZE:	22,500 SF
LOT FRONTAGE:	100 FT.
FRONT SETBACK:	25 FT.
SIDE SETBACK:	15 FT.
REAR SETBACK:	25 FT.

3. EXISTING USE OF LOT 21–B5.1 IS VACANT LAND.

4. NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP #25027C0782E WITH AN EFFECTIVE DATE: JULY 14, 2011 FOR THE CITY OF LEICESTER.

LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
EXISTING CONDITIONS	V-101	03-08-21	-
SITE PREPARATION PLAN	C-100	09-17-21	10-05-21
SUBDIVISION LAYOUT KEY PLAN	C-101	09-17-21	10-05-21
DEFINITIVE LAYOUT PLAN	C-101A	09-17-21	10-05-21
DEFINITIVE LAYOUT PLAN	C-101B	09-17-21	10-05-21
DEFINITIVE LAYOUT PLAN	C-101C	09-17-21	10-05-21
OVERALL GRADING & DRAINAGE PLAN	C-102	09-17-21	10-05-21
GRADING & DRAINAGE PLAN	C-102A	09-17-21	10-05-21
GRADING & DRAINAGE PLAN	C-102B	09-17-21	10-05-21
GRADING & DRAINAGE PLAN	C-102C	09-17-21	10-05-21
OVERALL UTILITIES PLAN	C-103	09-17-21	10-05-21
UTILITIES PLAN	C-103A	09-17-21	10-05-21
UTILITIES PLAN	C-103B	09-17-21	10-05-21
UTILITIES PLAN	C-103C	09-17-21	10-05-21
ROADWAY PROFILE - SKYVIEW DRIVE	C-201	09-17-21	10-05-21
ROADWAY PROFILES - SKYVIEW TERRACE, EMERGENCY ACCESS, & COLONIAL EXTENSION	C-202	09-17-21	10-05-21
DETAILS	C-501	09-17-21	10-05-21
DETAILS	C-502	09-17-21	10-05-21
DETAILS	C-503	09-17-21	10-05-21
DETAILS	C-504	09-17-21	10-05-21
DETAILS	C-505	10-05-21	10-05-21
DETAILS	C-506	10-05-21	10-05-21

ISSUED FOR DEFINITIVE SUBDIVISION: JULY 16, 2021
UPDATES PER PEER REVIEW & LAYOUT CHANGE: OCT. 5, 2021

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	NONE	DWG. :	C-2889-01_Cover
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: COVER

SHEET No. C

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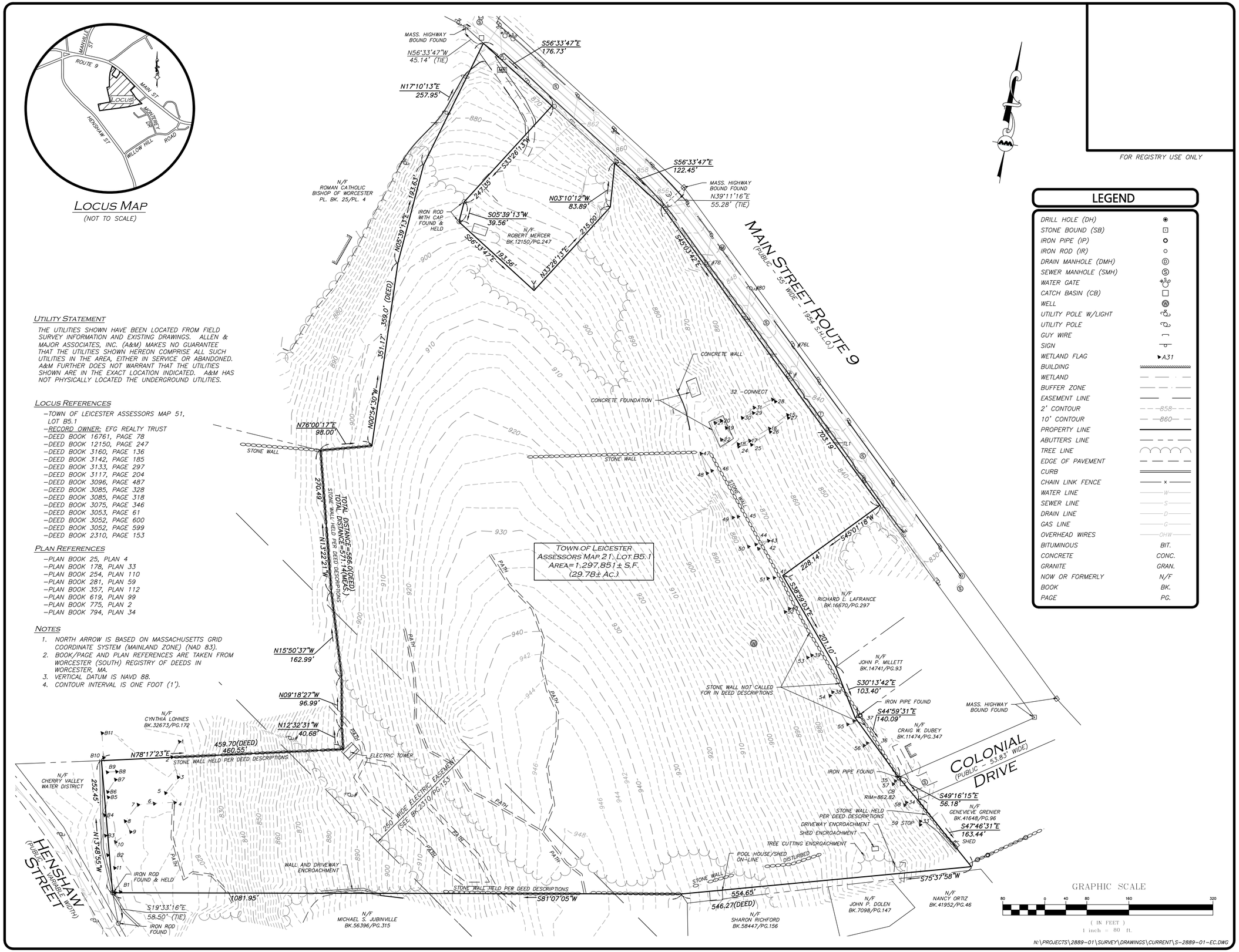
LOCUS MAP
(NOT TO SCALE)



UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOCUS REFERENCES

- TOWN OF LEICESTER ASSESSORS MAP 51, LOT B5.1
- RECORD OWNER: EFG REALTY TRUST
- DEED BOOK 16761, PAGE 78
- DEED BOOK 12150, PAGE 247
- DEED BOOK 3160, PAGE 136
- DEED BOOK 3142, PAGE 185
- DEED BOOK 3133, PAGE 297
- DEED BOOK 3117, PAGE 204
- DEED BOOK 3096, PAGE 487
- DEED BOOK 3085, PAGE 328
- DEED BOOK 3085, PAGE 318
- DEED BOOK 3075, PAGE 346
- DEED BOOK 3053, PAGE 61
- DEED BOOK 3052, PAGE 600
- DEED BOOK 3052, PAGE 599
- DEED BOOK 2310, PAGE 153

PLAN REFERENCES

- PLAN BOOK 25, PLAN 4
- PLAN BOOK 178, PLAN 33
- PLAN BOOK 254, PLAN 110
- PLAN BOOK 281, PLAN 59
- PLAN BOOK 357, PLAN 112
- PLAN BOOK 619, PLAN 99
- PLAN BOOK 775, PLAN 2
- PLAN BOOK 794, PLAN 34

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM WORCESTER (SOUTH) REGISTRY OF DEEDS IN WORCESTER, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').

FOR REGISTRY USE ONLY

LEGEND

DRILL HOLE (DH)	
STONE BOUND (SB)	
IRON PIPE (IP)	
IRON ROD (IR)	
DRAIN MANHOLE (DMH)	
SEWER MANHOLE (SMH)	
WATER GATE	
CATCH BASIN (CB)	
WELL	
UTILITY POLE W/LIGHT	
UTILITY POLE	
GUY WIRE	
SIGN	
WETLAND FLAG	A31
BUILDING	
WETLAND	
BUFFER ZONE	
EASEMENT LINE	
2' CONTOUR	858
10' CONTOUR	860
PROPERTY LINE	
ABUTTERS LINE	
TREE LINE	
EDGE OF PAVEMENT	
CURB	
CHAIN LINK FENCE	x
WATER LINE	W
SEWER LINE	S
DRAIN LINE	D
GAS LINE	G
OVERHEAD WIRES	OHW
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JANUARY 10, 2021 AND FEBRUARY 9, 2021.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF LEICESTER ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

651 MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	03/08/21
SCALE:	1" = 80'	DWG. NAME:	S-2889-01-EC
DRAFTED BY:	AJR	CHECKED BY:	NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: EXISTING CONDITIONS

SHEET No. V-101

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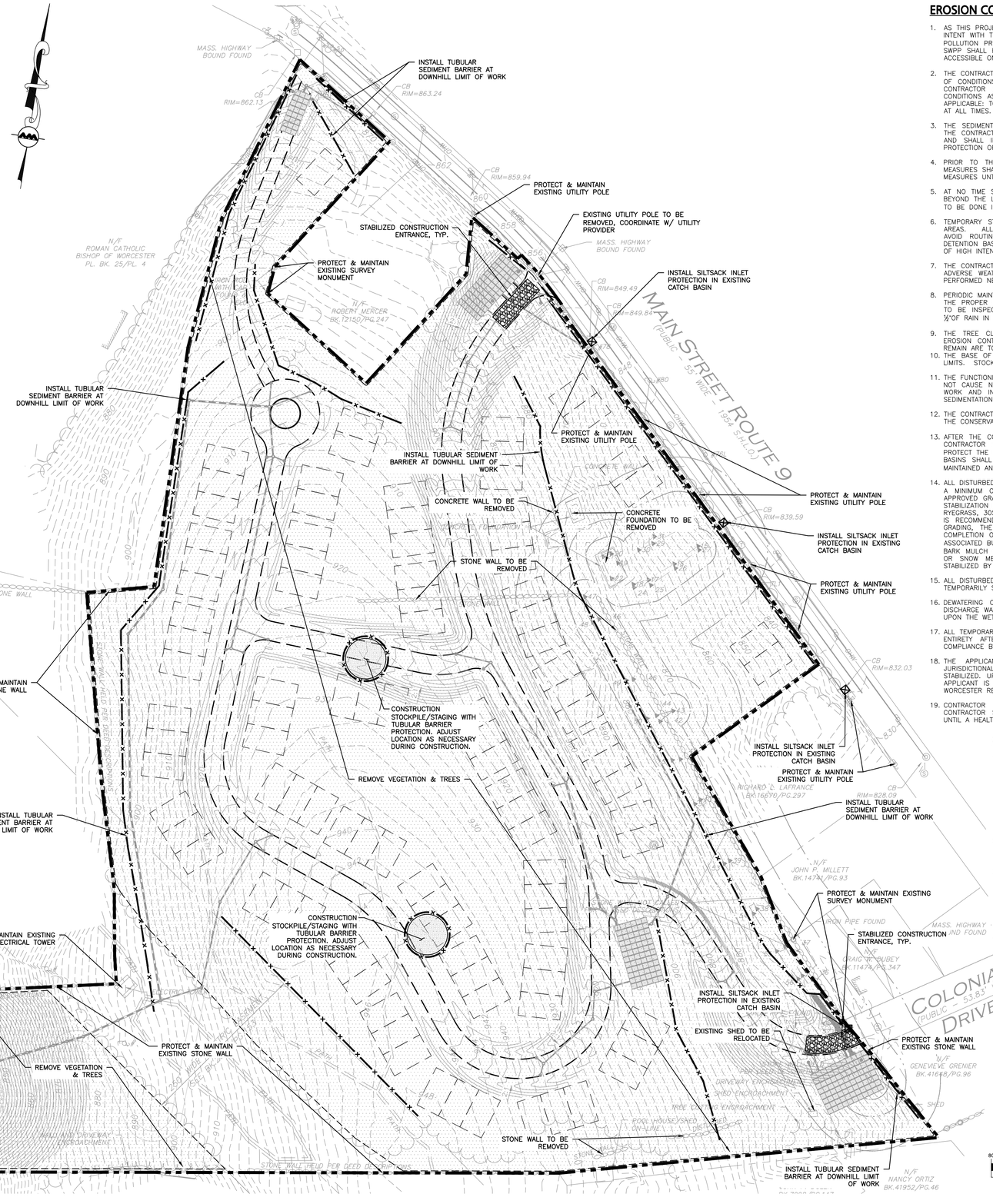
N:\PROJECTS\2889-01\SURVEY\DRAWINGS\CURRENT\S-2889-01-EC.DWG

LEGEND

- LIMIT OF DISTURBANCE
- LIMIT OF 'CLEAR AND GRUB'
- TEMPORARY FENCE
- TUBULAR BARRIER
- CATCH BASIN FILTER
- STABILIZED ENTRANCE
- STOCKPILE/STAGING AREA



EROSION CONTROL NOTES

1. AS THIS PROJECT SHALL ALTER OVER ONE ACRE OF LAND, IT WILL REQUIRE FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PHASE II PROGRAM AND WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) TO BE FILED PRIOR TO ANY LAND DISTURBANCE. THE SWPP SHALL BE PROVIDED TO THE SITE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE ACCESSIBLE ON SITE DURING ALL CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN OF LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE OF THE ORDER OF CONDITIONS AS GRANTED BY THE LEICESTER CONSERVATION COMMISSION AND ITS REGULATIONS APPLICABLE: TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
3. THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROLS AND SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL NATURAL RESOURCES.
4. PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
5. AT NO TIME SHOULD HEAVY EQUIPMENT CROSS THE EROSION CONTROL BARRIERS OR OPERATE BEYOND THE LIMIT OF WORK DEPICTED HEREON. ALL FUELING OF CONSTRUCTION EQUIPMENT IS TO BE DONE IN THE UPLANDS OUTSIDE OF THE 100' BUFFER ZONE.
6. TEMPORARY STABILIZATION OF DISTURBED AREAS IS TO LIMIT EROSION TOWARD THE WETLAND AREAS. ALL TRENCHES ARE TO BE FILLED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE WETLAND AREAS. TEMPORARY DETENTION BASINS ARE TO BE INSTALLED IN AREAS PRONE TO CHANNEL FLOWS DURING PERIODS OF HIGH INTENSITY RAINFALL.
7. THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL.
8. PERIODIC MAINTENANCE OF THE EROSION CONTROL MEASURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS. ALL EROSION CONTROL STRUCTURES ARE TO BE INSPECTED ON A WEEKLY BASIS OR WHENEVER THERE IS A STORM EVENT EXCEEDING ½"OF RAIN IN TWENTY FOUR HOURS.
9. THE TREE CLEARING REMOVAL LIMITS SHALL NOT EXTEND BEYOND THE SILTFENCE/HAYBALE EROSION CONTROL BARRIERS AND THE LIMIT OF WORK. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
10. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED WITHIN THE EROSION CONTROL MEASURES LIMITS. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDED WITH ANNUAL RYE GRASS.
11. THE FUNCTIONING OF THE TEMPORARY SEDIMENT CONTROLS OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENT PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROLS IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
13. AFTER THE CONSTRUCTION/INSTALLATION OF THE PERMANENT DRAINAGE /INFRASTRUCTURE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE SEDIMENTATION CONTROLS TO PROTECT THE INTEGRITY OF THE STRUCTURES DURING THE ONGOING CONSTRUCT/ON. ALL CATCH BASINS SHALL HAVE A SILT SACK CATCH BASIN FILTER INSTALLED. THE FILTERS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY UNTIL THE CONSTRUCTION IS COMPLETED.
14. ALL DISTURBED NON-PAVED AREAS WITHIN THE PROJECT LIMIT OF WORK SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX AND MULCHED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A CONSERVATION SEED MIXTURE OF 20% ANNUAL RYEGRASS, 30% CREEPING RED FESCUE, 30% CHEWINGS FESCUE AND 20% PERENNIAL RYEGRASS IS RECOMMENDED. IF PERMANENT SEEDING CANNOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING, THE AREAS ARE TO BE TEMPORARILY MULCHED TO STABILIZE ALL SLOPES UPON COMPLETION OF WORK TO PREVENT EROSION OF SOILS INTO THE RESOURCE AREAS AND THEIR ASSOCIATED BUFFER ZONES. DURING THE GROW-IN PERIOD, TEMPORARY EROSION CONTROLS (I.E. BARK MULCH OR STRAW) IS TO BE USED TO PREVENT EROSION DURING PERIODS OF RAINFALL OR SNOW MELT. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
15. ALL DISTURBED AREAS TO BE LEFT DORMANT FOR MORE THAN 60 DAYS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
16. DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WETLANDS RESOURCES, DRAINAGE SYSTEMS. AND ABUTTING PROPERTIES.
17. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.
18. THE APPLICANT SHALL NOTIFY THE LEICESTER CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS. THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE: THAT IS TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.
19. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

GENERAL NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. GRADING / DEMOLITION OUTSIDE OF THE PROJECT BOUNDARIES (IF ANY) REQUIRES A TEMPORARY CONSTRUCTION/GRADING EASEMENT FROM THE LANDOWNER (BY OTHERS).
3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
4. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. :	C-2889-01_Site-Prep
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: SITE PREPARATION PLAN

SHEET No. C-100

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R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_SITE-PREP.DWG

LEGEND

- PROP. PROPERTY LINE
- CURB
- SIDEWALK
- ADA ACCESSIBLE RAMP
- BASELINE
- SIGN
- GRAVEL ACCESS
- ZONING DISTRICT LINE

UNIT DENSITY CALCULATION

BUSINESS (B) AND SUBURBAN AGRICULTURAL (SA)

	Acres	SF
Lot Area	29.74	1,295,474

		Net Area Reduction Ratio	Net Area Reduction	Net Area Reduction
Wetland Buffer	140,808	0.0%	0	140,808
Electrical Easement	127,766	0.0%	0	127,766
slopes of 20% or greater	262,318	0.0%	0	262,318
				530,893
subdivision roads and infrastructure		20.0%		152,916

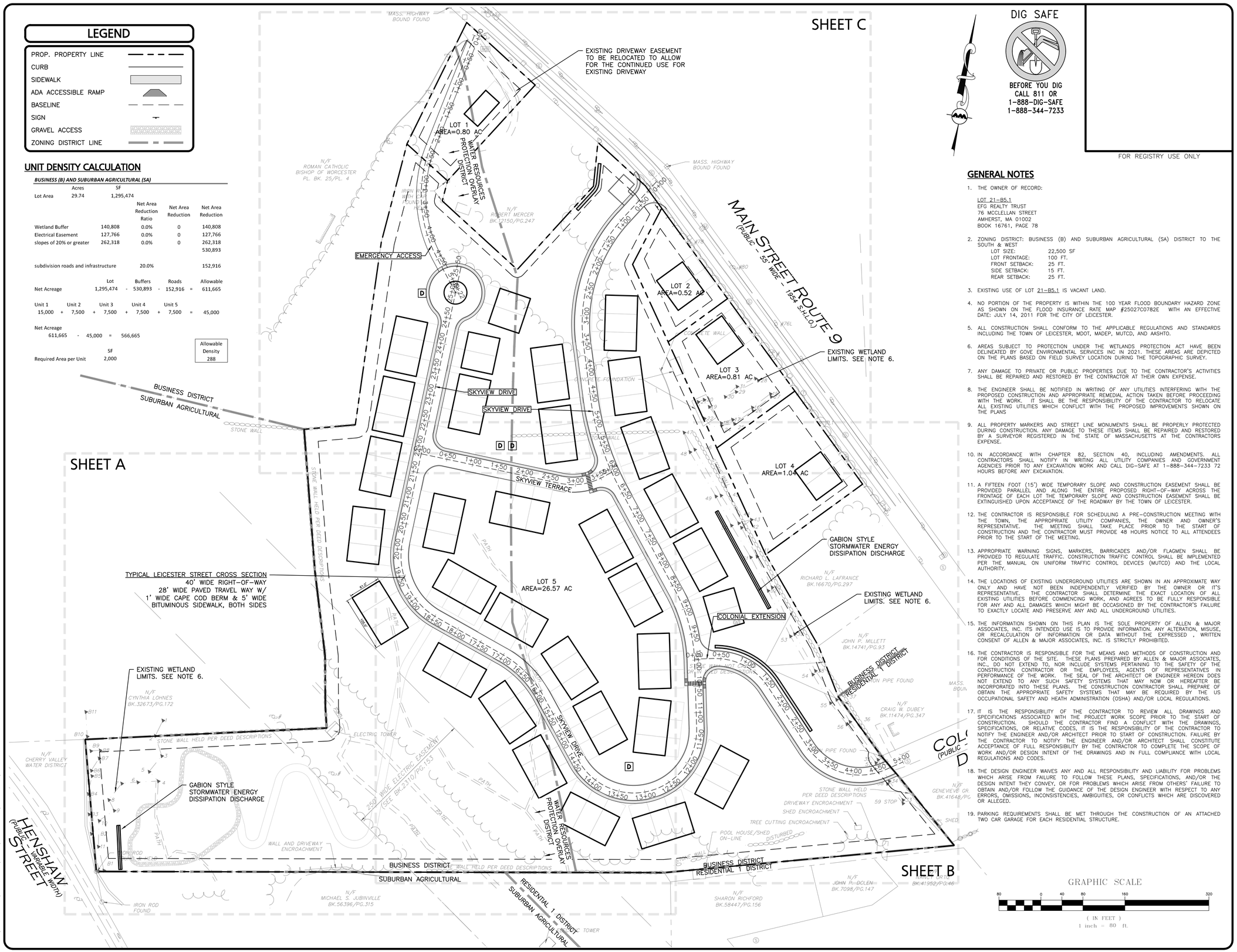
	Lot		Buffers		Roads		Allowable
Net Acreage	1,295,474	-	530,893	-	152,916	=	611,665

Unit 1		Unit 2		Unit 3		Unit 4		Unit 5		
15,000	+	7,500	+	7,500	+	7,500	+	7,500	=	45,000

Net Acreage
611,665 - 45,000 = 566,665

	SF
Required Area per Unit	2,000

Allowable Density
288



DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

FOR REGISTRY USE ONLY

GENERAL NOTES

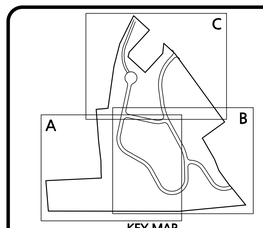
1. THE OWNER OF RECORD:

   LOT 21-B5.1
   EFG REALTY TRUST
   76 MCCLELLAN STREET
   AMHERST, MA 01002
   BOOK 16761, PAGE 78

2. ZONING DISTRICT: BUSINESS (B) AND SUBURBAN AGRICULTURAL (SA) DISTRICT TO THE SOUTH & WEST

LOT SIZE:	22,500 SF
LOT FRONTAGE:	100 FT.
FRONT SETBACK:	25 FT.
SIDE SETBACK:	15 FT.
REAR SETBACK:	25 FT.

3. EXISTING USE OF LOT 21-B5.1 IS VACANT LAND.
4. NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP #25027C0782E WITH AN EFFECTIVE DATE: JULY 14, 2011 FOR THE CITY OF LEICESTER.
5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
6. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC IN 2021. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
7. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
8. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS
9. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTORS EXPENSE.
10. IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS. ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233 72 HOURS BEFORE ANY EXCAVATION.
11. A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE ENTIRE PROPOSED RIGHT-OF-WAY ACROSS THE FRONTAGE OF EACH LOT THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.
12. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE TOWN, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
13. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
14. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
15. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED , WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
18. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.
19. PARKING REQUIREMENTS SHALL BE MET THROUGH THE CONSTRUCTION OF AN ATTACHED TWO CAR GARAGE FOR EACH RESIDENTIAL STRUCTURE.



KEY MAP
NOT TO SCALE

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. :	C2889-01_Layout & Materials
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
DEFINITIVE SUBDIVISION
KEY PLAN

SHEET No.
C-101

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LEGEND

- PROP. PROPERTY LINE
- CURB
- SIDEWALK
- ADA ACCESSIBLE RAMP
- BASELINE
- SIGN
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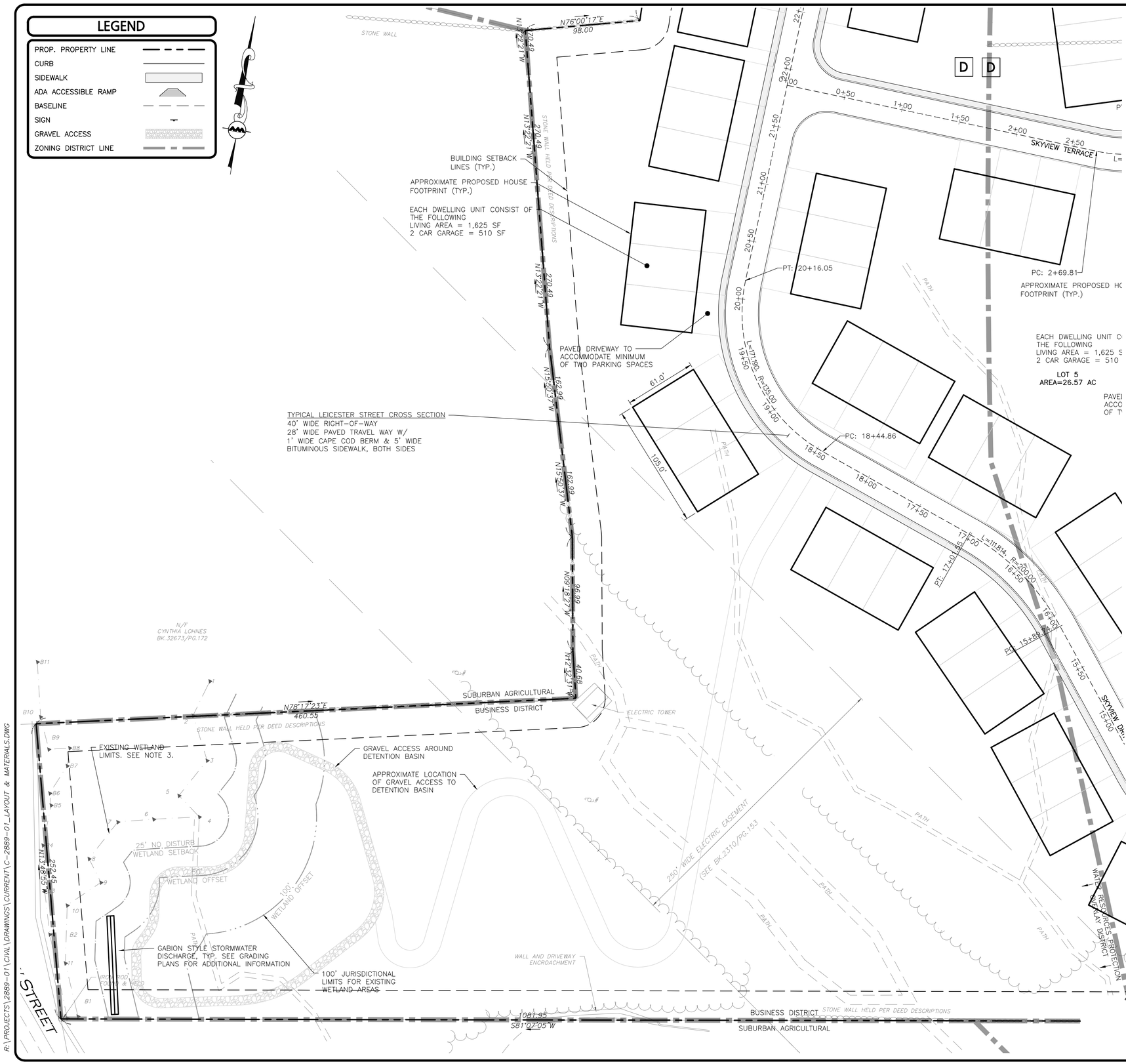

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I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY THE THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

ISSUED FOR
PLANNING BOARD REVIEW
SEPTEMBER 17, 2021

PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.

ZONING
BUSINESS (B) & SUBURBAN AGRICULTURAL (SA)

ITEM	REQUIRED
LOT AREA	22,500 S.F.
FRONTAGE	100 FEET
FRONT YARD	25 FEET
REAR YARD	25 FEET
SIDE YARD	15 FEET

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1. NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP #25027C0782E WITH AN EFFECTIVE DATE: JULY 14, 2011 FOR THE CITY OF LEICESTER.
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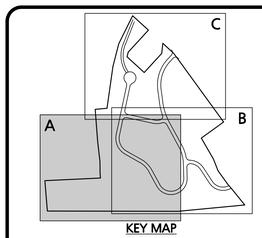
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



KEY MAP
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APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
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DRAWING TITLE:
DEFINITIVE LAYOUT PLAN

SHEET No.
C-101A

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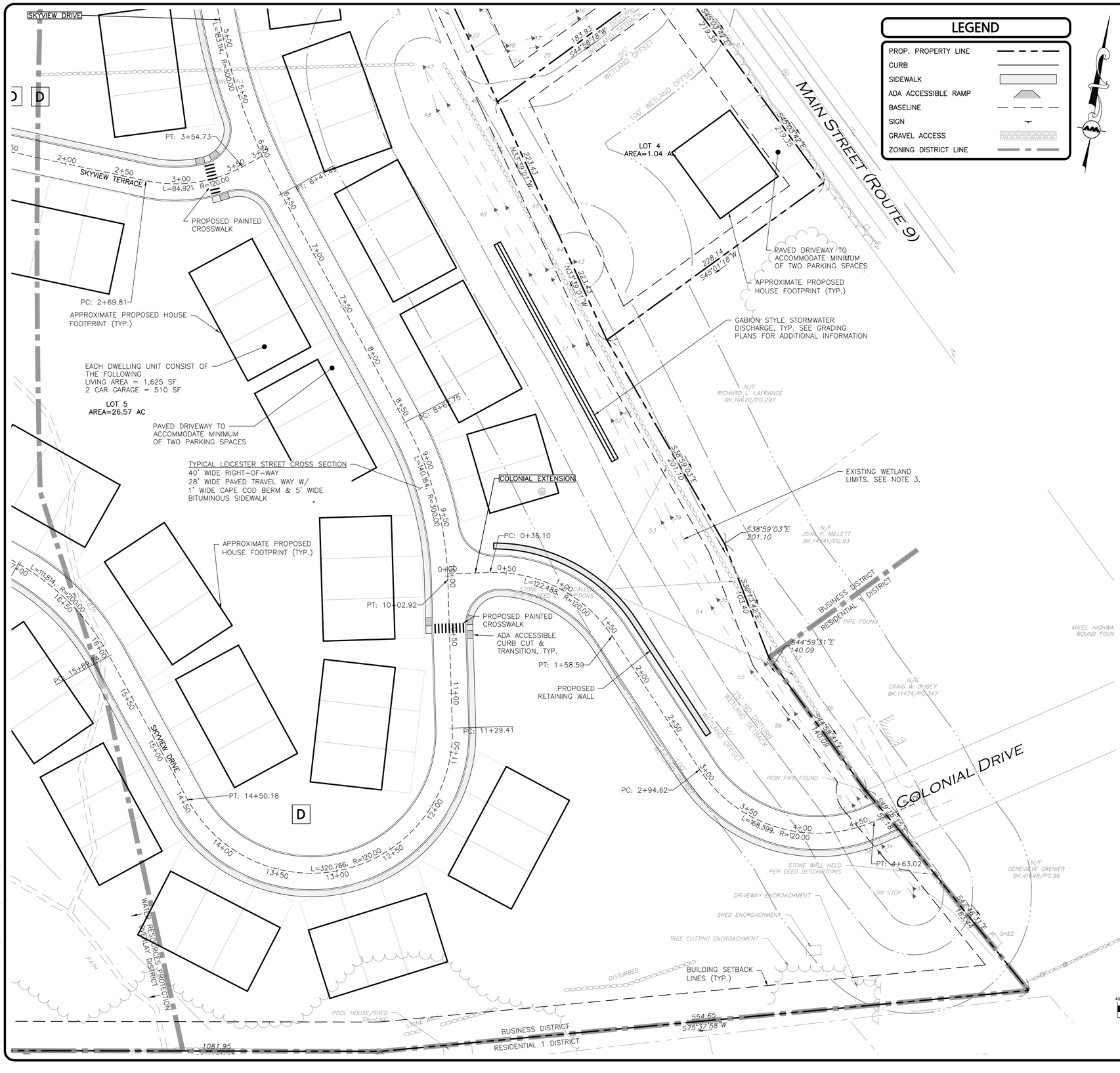

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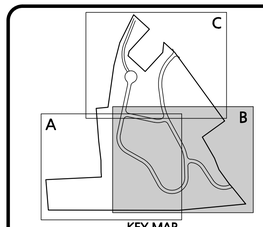

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DRAWING TITLE: DEFINITIVE LAYOUT PLAN

SHEET No. C-101B

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LEGEND

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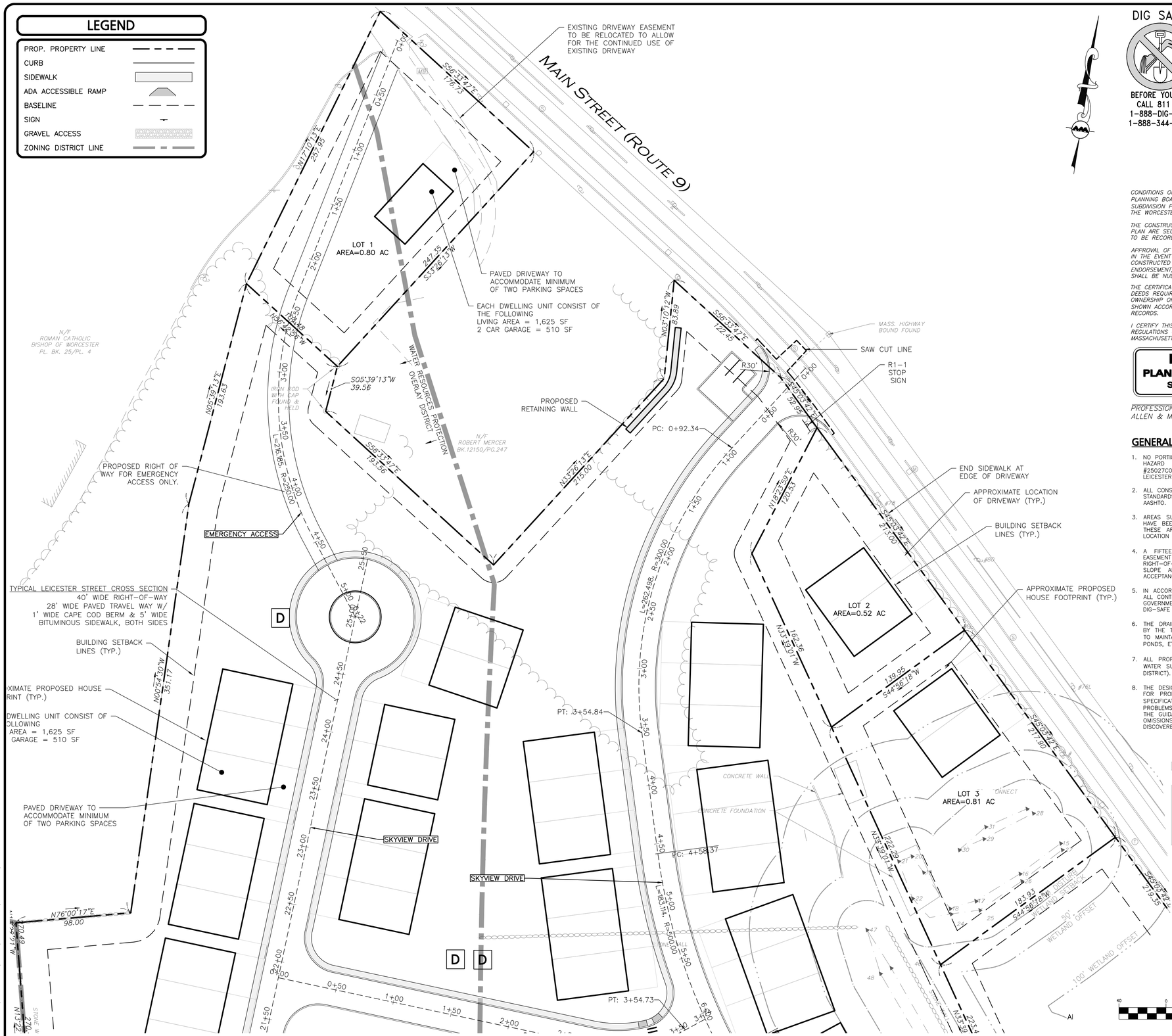

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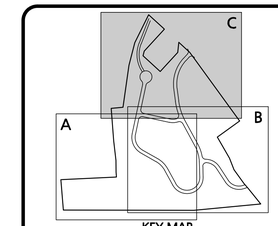

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DRAWING TITLE:
DEFINITIVE LAYOUT PLAN

SHEET No.
C-101C

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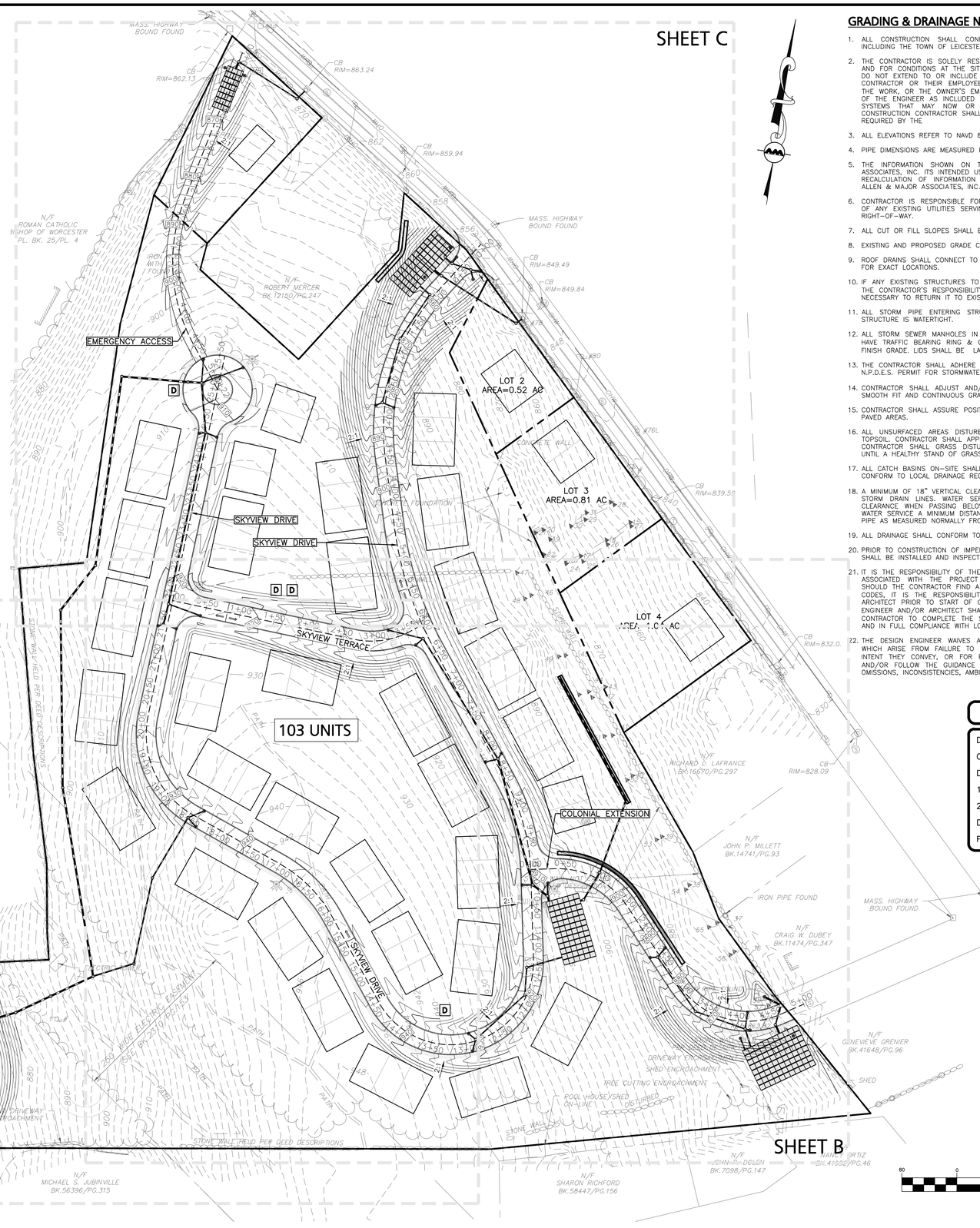
EROSION CONTROL NOTES

1. AS THIS PROJECT SHALL ALTER OVER ONE ACRE OF LAND, IT WILL REQUIRE FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PHASE II PROGRAM AND WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) TO BE FILED PRIOR TO ANY LAND DISTURBANCE. THE SWPP SHALL BE PROVIDED TO THE SITE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE ACCESSIBLE ON SITE DURING ALL CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN OF LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE OF THE ORDER OF CONDITIONS AS GRANTED BY THE LEICESTER CONSERVATION COMMISSION AND ITS REGULATIONS APPLICABLE: TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
3. THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROLS AND SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL NATURAL RESOURCES.
4. PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
5. AT NO TIME SHOULD HEAVY EQUIPMENT CROSS THE EROSION CONTROL BARRIERS OR OPERATE BEYOND THE LIMIT OF WORK DEPICTED HEREON. ALL FUELING OF CONSTRUCTION EQUIPMENT IS TO BE DONE IN THE UPLANDS OUTSIDE OF THE 100' BUFFER ZONE.
6. TEMPORARY STABILIZATION OF DISTURBED AREAS IS TO LIMIT EROSION TOWARD THE WETLAND AREAS. ALL TRENCHES ARE TO BE FILLED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE WETLAND AREAS. TEMPORARY DETENTION BASINS ARE TO BE INSTALLED IN AREAS PRONE TO CHANNEL FLOWS DURING PERIODS OF HIGH INTENSITY RAINFALL.
7. THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL.
8. PERIODIC MAINTENANCE OF THE EROSION CONTROL. MEASURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE: AREAS. ALL EROSION CONTROL STRUCTURES ARE TO BE INSPECTED ON A WEEKLY BASIS OR WHENEVER THERE IS A STORM EVENT EXCEEDING ½"OF RAIN IN TWENTY FOUR HOURS.
9. THE TREE CLEARING REMOVAL LIMITS SHALL NOT EXTEND BEYOND THE SILTFENCE/HAYBALE EROSION CONTROL BARRIERS AND THE LIMIT OF WORK. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
10. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED WITHIN THE EROSION CONTROL MEASURES LIMITS. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDED WITH ANNUAL RYE GRASS.
11. THE FUNCTIONING OF THE TEMPORARY SEDIMENT CONTROLS OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENT PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROLS IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
13. AFTER THE CONSTRUCTION/INSTALLATION OF THE PERMANENT DRAINAGE /INFRASTRUCTURE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE SEDIMENTATION CONTROLS TO PROTECT THE INTEGRITY OF THE STRUCTURES DURING THE ONGOING CONSTRUCT/ON. ALL CATCH BASINS SHALL HAVE A SILT SAC CATCH BASIN FILTER INSTALLED. THE FILTERS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY UNTIL THE CONSTRUCTION IS COMPLETED.
14. ALL DISTURBED NON-PAVED AREAS WITHIN THE PROJECT LIMIT OF WORK SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX AND MULCHED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A CONSERVATION SEED MIXTURE OF 20% ANNUAL RYEGRASS, 30% CREEPING RED FESCUE, 30% CHEWINGS FESCUE AND 20% PERENNIAL RYEGRASS IS RECOMMENDED. IF PERMANENT SEEDING CANNOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING, THE AREAS ARE TO BE TEMPORARILY MULCHED TO STABILIZE ALL SLOPES UPON COMPLETION OF WORK TO PREVENT EROSION OF SOILS INTO THE RESOURCE AREAS AND THEIR ASSOCIATED BUFFER ZONES. DURING THE GROW-IN PERIOD, TEMPORARY EROSION CONTROLS (I.E. BARK MULCH OR STRAW) IS TO BE USED TO PREVENT EROSION DURING PERIODS OF RAINFALL OR SNOW MELT. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
15. ALL DISTURBED AREAS TO BE LEFT DORMANT FOR MORE THAN 60 DAYS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
16. DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WETLANDS RESOURCES, DRAINAGE SYSTEMS. AND ABUTTING PROPERTIES.
17. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.
18. THE APPLICANT JS TO NOTIFY THE LEICESTER CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND 1HE ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS. THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE: THAT IS TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.



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3. ALL ELEVATIONS REFER TO NAVD 88.
4. PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
7. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT
9. ROOF DRAINS SHALL CONNECT TO NEAREST DRAIN STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".
13. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
15. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
17. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.
18. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
19. ALL DRAINAGE SHALL CONFORM TO LOCAL AND MADEP REQUIREMENTS.
20. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES, PIPES AND BASINS SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
22. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

LEGEND

DRAIN MANHOLE	
CATCH BASIN	
DRAIN LINE	
10' CONTOUR	900
2' CONTOUR	896
DETENTION CHAMBER	
FLOW DIRECTION	

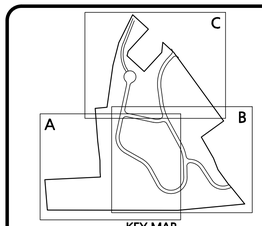
SOIL TESTING NOTES:

1. ADDITIONAL TEST PITS SHALL BE DUG WITHIN THE FOOTPRINT OF EACH DRYWELL USED FOR STORMWATER INFILTRATION. A MINIMUM OF 2 VERTICAL FEET BELOW THE BOTTOM OF STONE ELEVATION. DURING EXCAVATION, DEPTHS TO BEDROCK AND/OR SEASONAL HIGH WATER SHALL BE OBSERVED AND RECORDED IF ENCOUNTERED. IF LEDGE, BEDROCK OR SIMILAR SUBSURFACE MATERIAL IS DISCOVERED WITHIN 2 VERTICAL FEET FROM THE DESIGNED BOTTOM STONE ELEVATION OF THE INFILTRATION SYSTEM, THE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH CRUSHED STONE OF EQUAL DIAMETER THAT WILL BE USED TO CONSTRUCT THE INFILTRATION SYSTEM.
2. IN THE EVENT THE ON-SITE CONDITIONS ARE NOT CONSISTENT WITH THE MODELED INFILTRATION RATE, MODIFICATIONS TO THE SYSTEM MUST BE REVIEWED AND APPROVED BY THE TOWN'S ENGINEER AND BY THE PLANNING STAFF.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



KEY MAP
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LEICESTER PLANNING BOARD

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TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. :	C-2889-01_Grading & Drainage
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
OVERALL GRADING & DRAINAGE PLAN

SHEET No.
C-102

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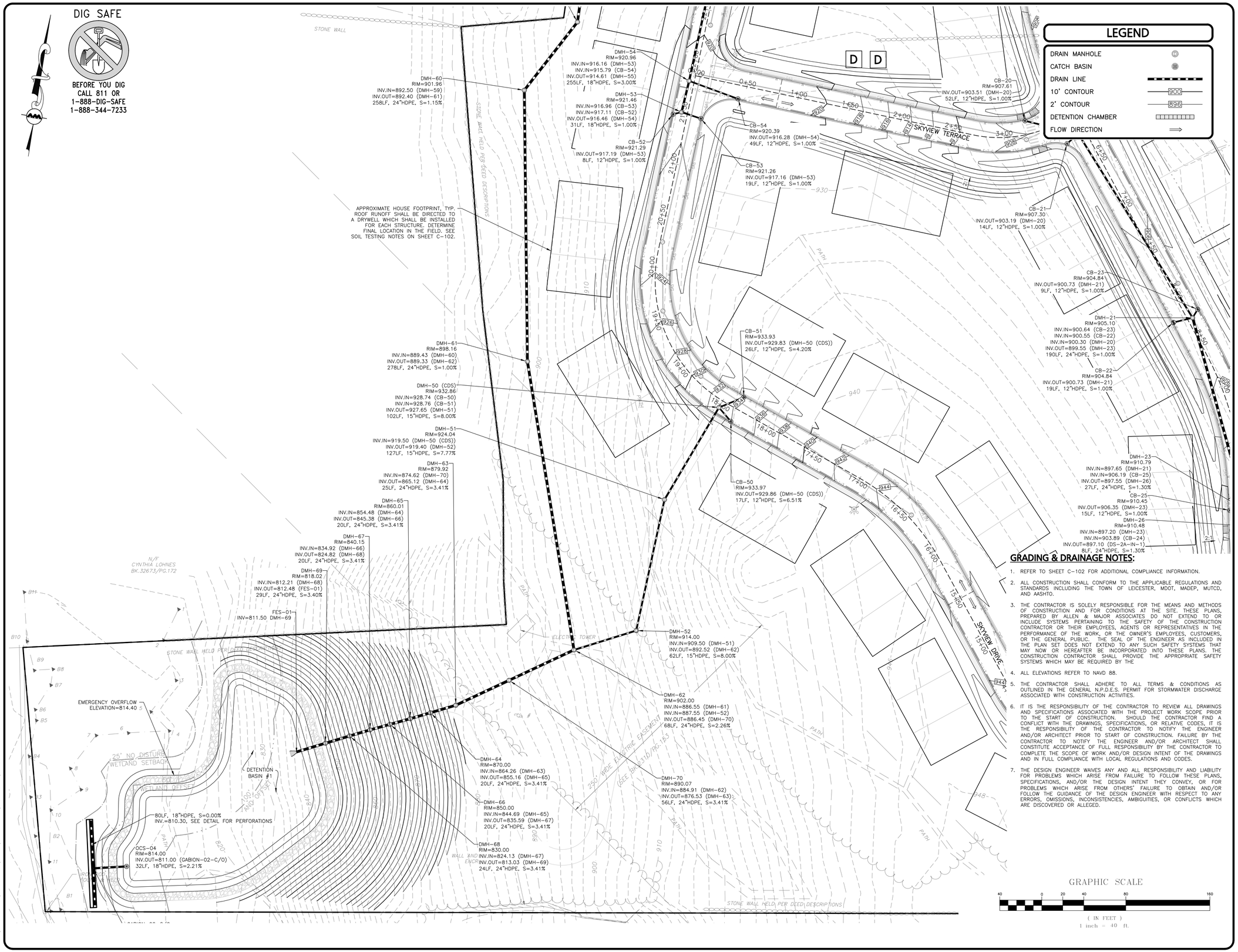

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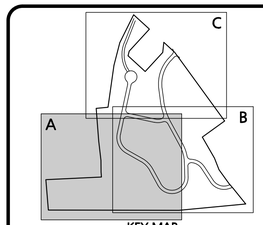

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265 SUNRISE HIGHWAY, SUITE 1368
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RESIDENTIAL SUBDIVISION
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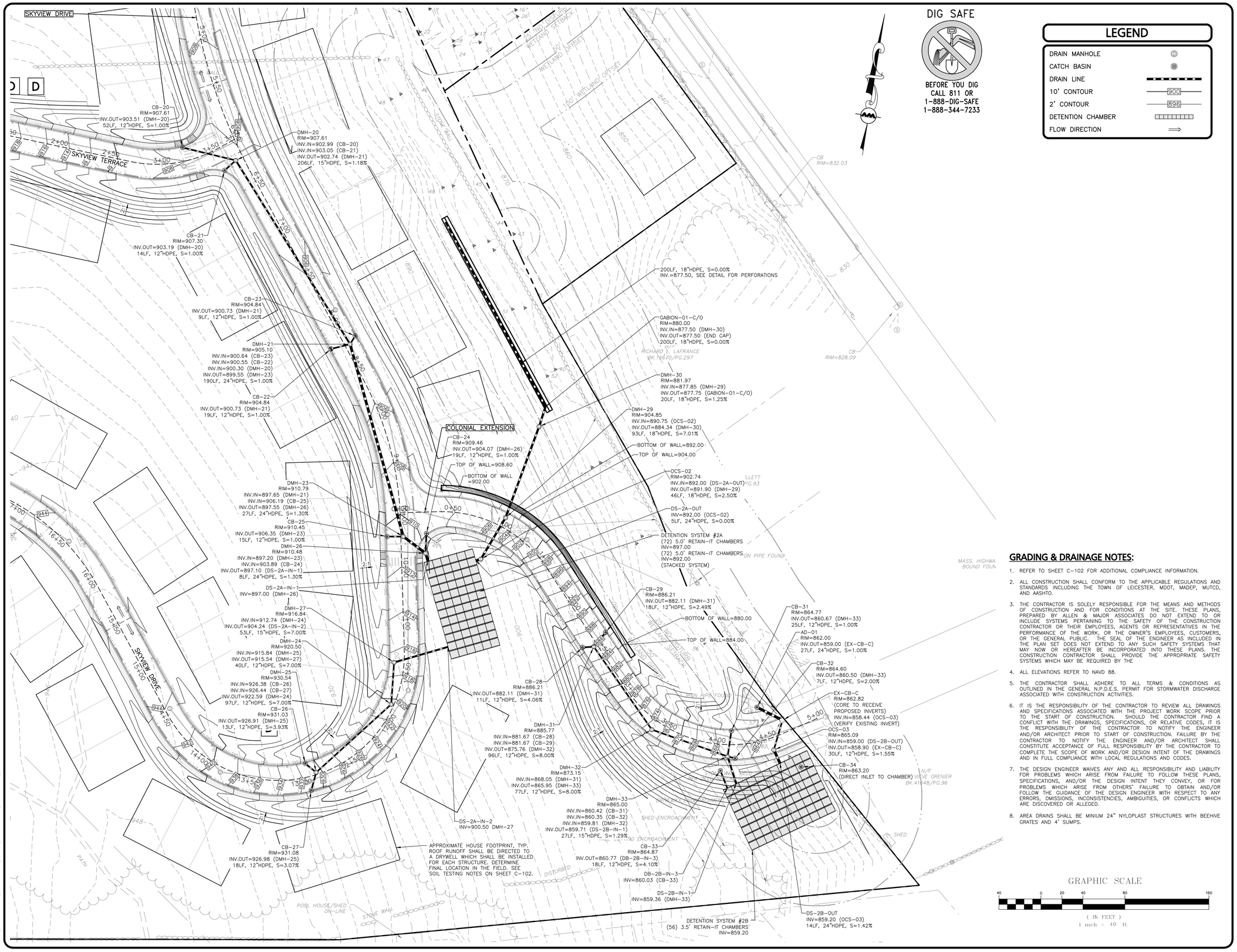

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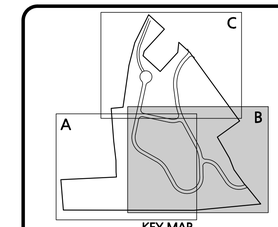

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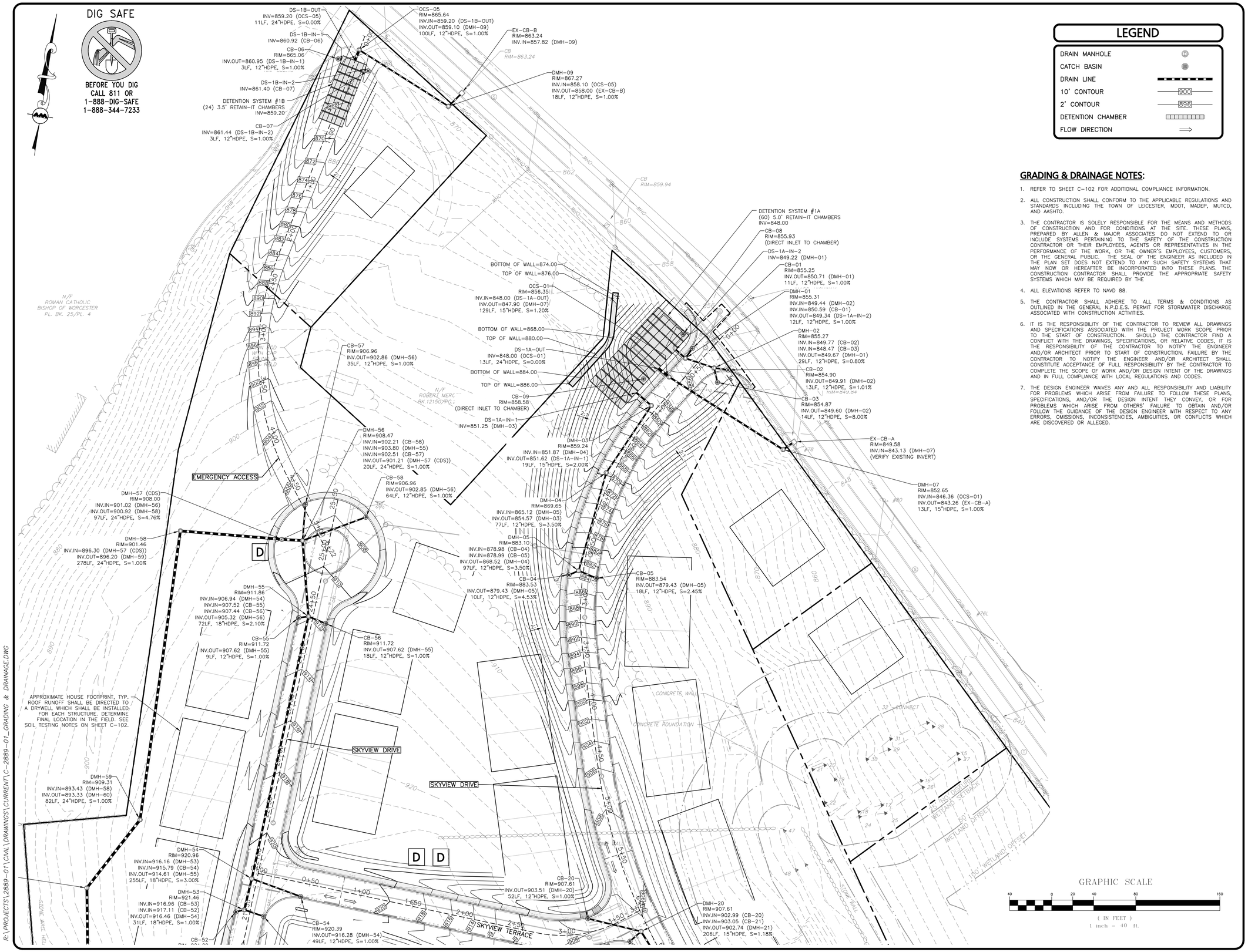

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LEGEND

DRAIN MANHOLE	
CATCH BASIN	
DRAIN LINE	
10' CONTOUR	900
2' CONTOUR	896
DETENTION CHAMBER	
FLOW DIRECTION	

GRADING & DRAINAGE NOTES:

1. REFER TO SHEET C-102 FOR ADDITIONAL COMPLIANCE INFORMATION.
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3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE
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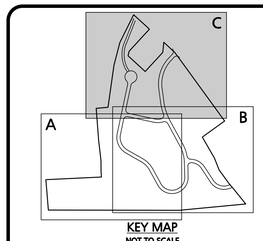

KEY MAP
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APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 40'	DWG. :	C2889-01_Grading & Drainage
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
GRADING & DRAINAGE PLAN

SHEET No.
C-102C

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LEGEND

SEWER MANHOLE	S
SEWER LINE	
WATER LINE	W
ELEC/TELE/CABLE CONDUIT	E-T-C
GAS LINE	GAS
HYDRANT	
UTILILTY POLE	

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R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_UTILITIES.DWG

UTILITY NOTES:

1. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. IN THE CASE THAT WATER MAINS CROSS SANITARY SEWER MAINS AND ARE SEPARATED BY LESS THAT 18" OF VERTICAL CLEARANCE, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE ENGINEER WILL THEN PROVIDE RESOLUTION TO UTILITY CONFLICTS WITHOUT DELAY.
5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MADOT, MADEP, MUTCD, AND AASHTO.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
7. ALL ELEVATIONS REFER TO NAVD 88.
8. PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
10. LOCATION OF PROPOSED ELECTRICAL/COMMUNICATION SERVICE IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. PROPOSED ELECTRICAL SERVICE TO BE BURIED IN ACCORDANCE WITH THE CITY OF DOVER REGULATIONS AND ELECTRIC COMPANY.
11. LOCATION OF PROPOSED GAS MAIN IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. THIS WORK TO BE INCLUDED AS PART OF BASE BID FOR SITE WORK.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
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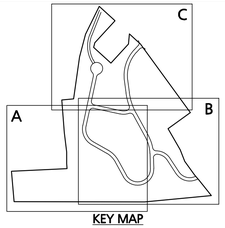
STREET/LOT LIGHTING NOTES:

1. EACH GROUPING OF HOMES SHALL BE PROVIDED WITH A STANDARD LAMP POST LIGHT ON THE LOT NEAR THE INTERSECTION OF THE DRIVEWAY WITH THE STREET RIGHT-OF-WAY LINE. THE TYPE AND INSTALLATION SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER PLANNING BOARD AND IN ACCORDANCE WITH THE STATE ELECTRICAL CODES.
2. EACH HOUSE LIGHT SHALL BE PLACED ON A DUSK TO DAWN TIMER AND SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER AND MAINTAINED IN PERPETUITY AS STATED IN THE RECORDED COVENANTS.



KEY MAP
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265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. :	C-2889-01_Utilities
DESIGNED BY:	SM	CHECKED BY:	MAM

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DRAWING TITLE:
OVERALL UTILITIES PLAN

SHEET No.
C-103

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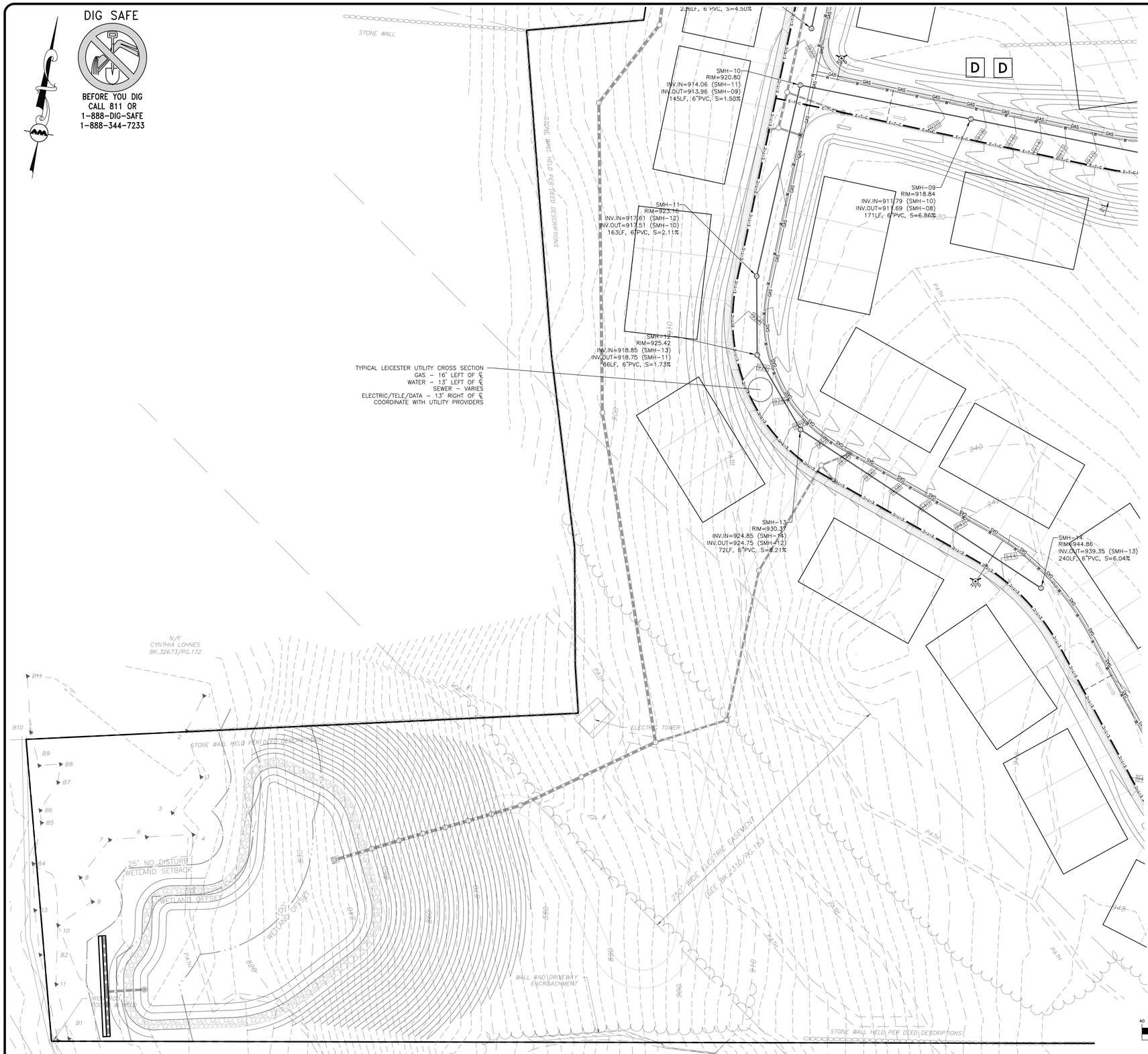

LEGEND

SEWER MANHOLE	S
SEWER LINE	
WATER LINE	W
ELEC/TELE/CABLE CONDUIT	E-T-C
GAS LINE	GAS
HYDRANT	
UTILILTY POLE	

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GRAPHIC SCALE

40 0 20 40 80 160

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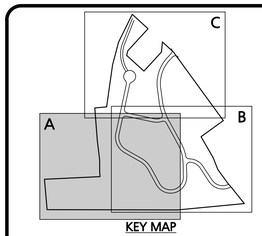

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265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

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MAIN STREET
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GRADING & DRAINAGE PLAN

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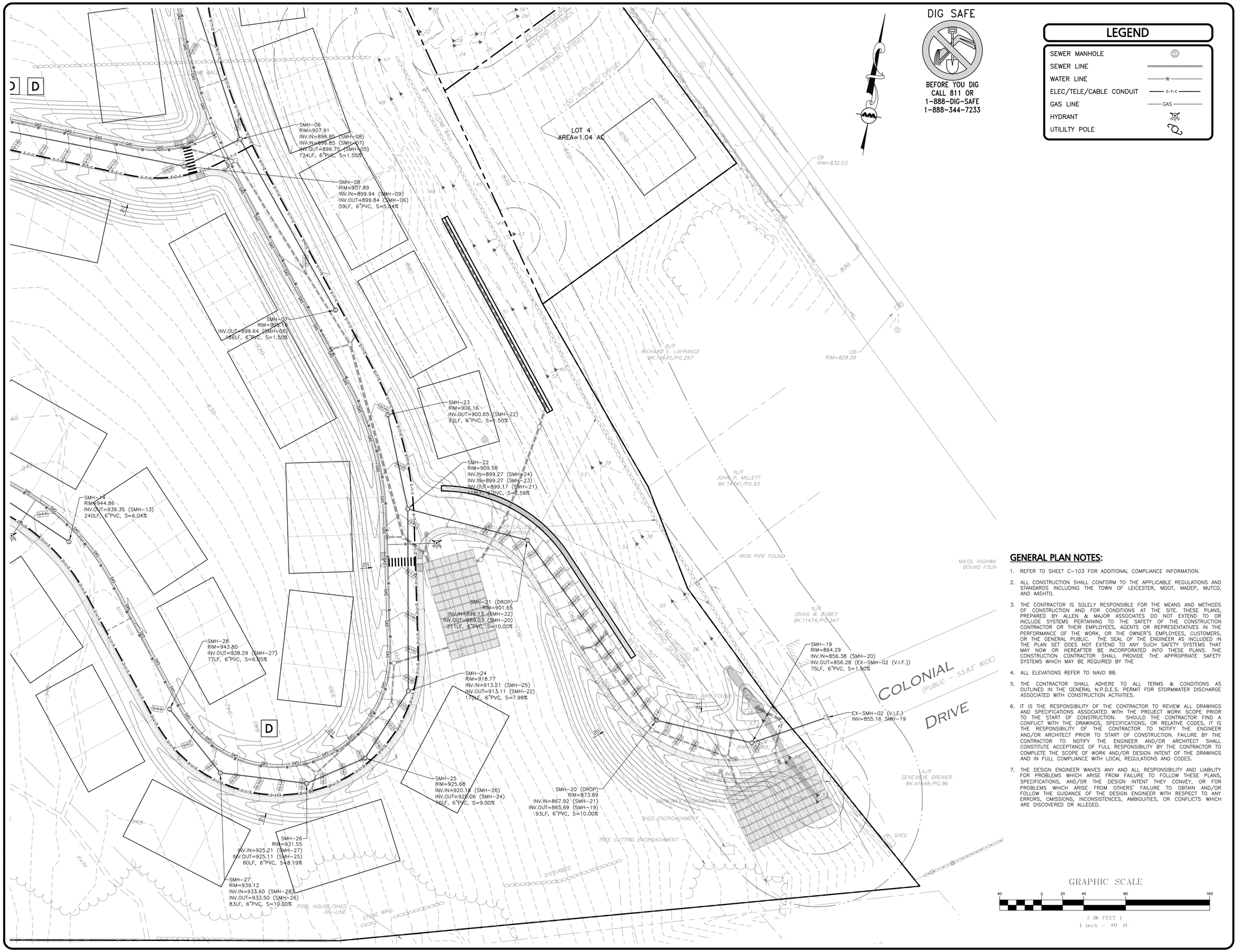

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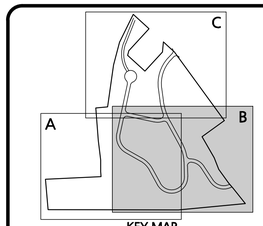

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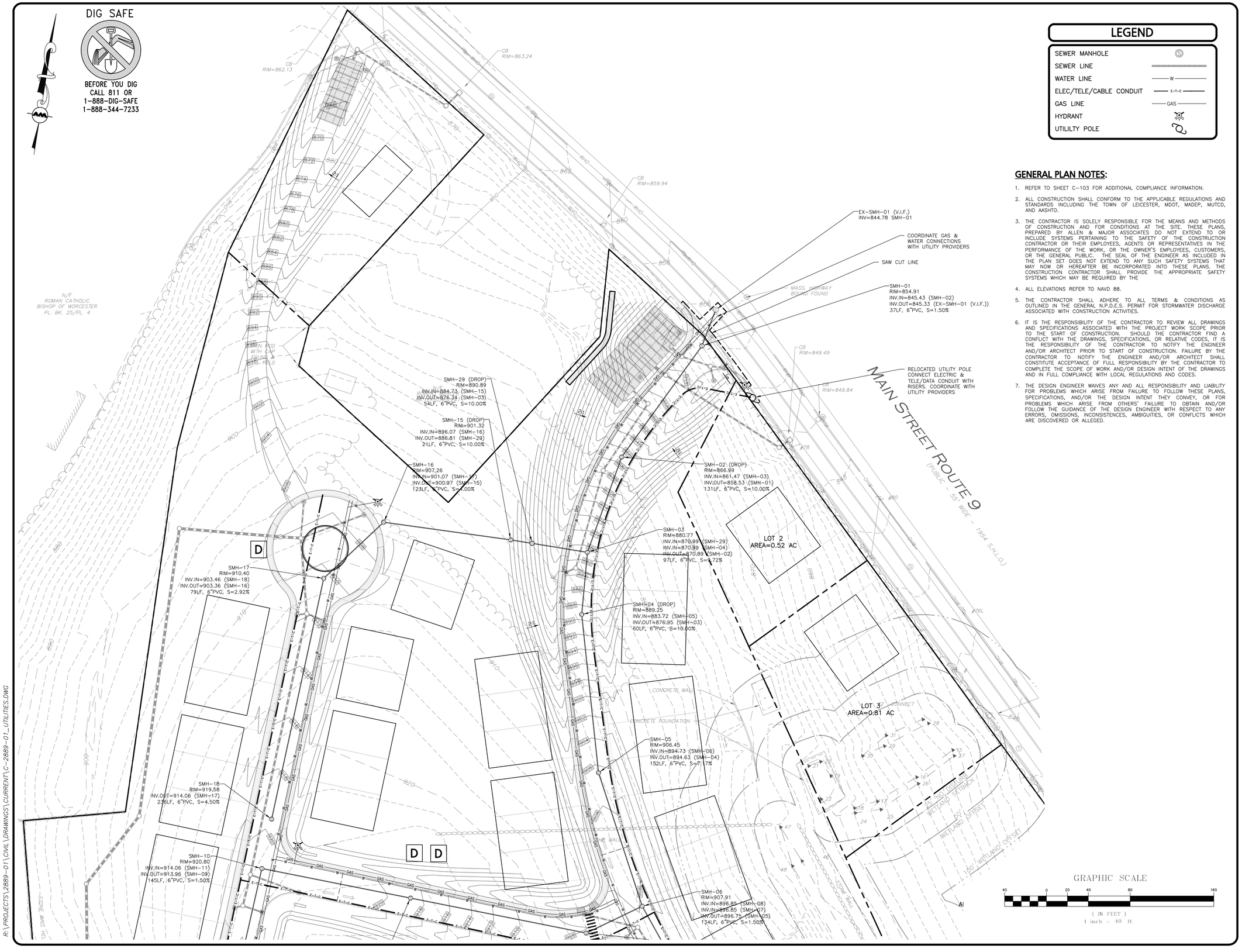
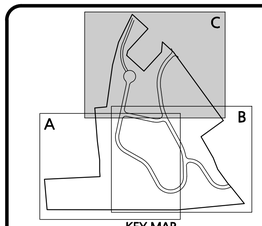


LEGEND

SEWER MANHOLE	S
SEWER LINE	
WATER LINE	W
ELEC/TELE/CABLE CONDUIT	E-T-C
GAS LINE	GAS
HYDRANT	
UTILILTY POLE	

GENERAL PLAN NOTES:

1. REFER TO SHEET C-103 FOR ADDITIONAL COMPLIANCE INFORMATION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE
4. ALL ELEVATIONS REFER TO NAVD 88.
5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
7. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.



KEY MAP
NOT TO SCALE

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 40'	DWG. :	C-2889-01_Utilities
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: UTILITY PLAN

SHEET No. C-103C

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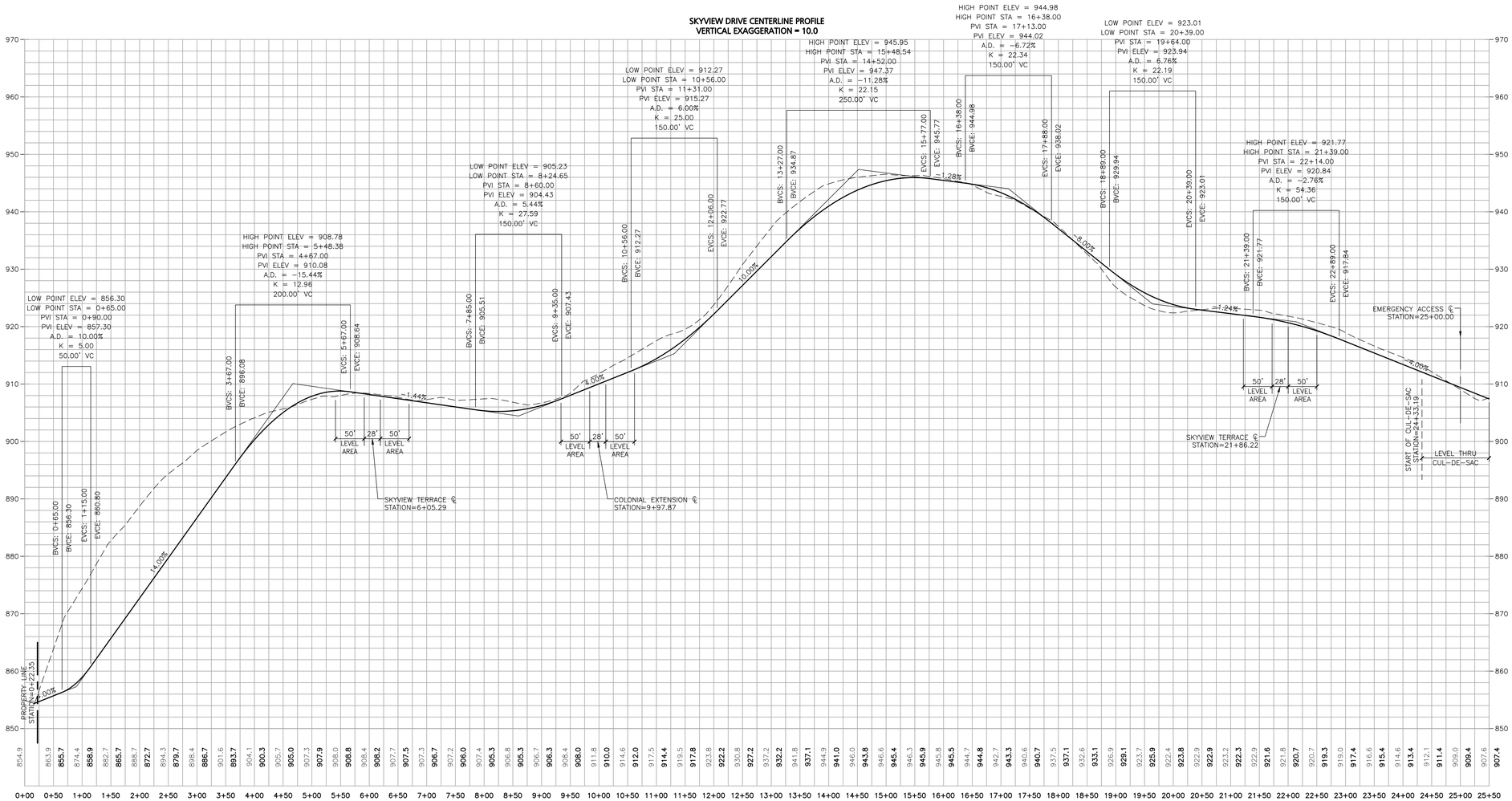

GENERAL NOTES

1. REFER TO SHEET C–102 FOR ADDITIONAL INFORMATION
2. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
3. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS
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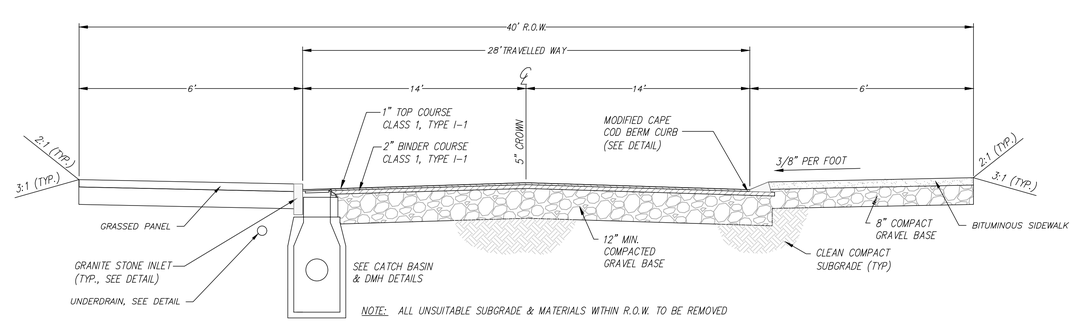

STANDARD ROADWAY CROSS - SECTION (1)
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

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TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 100'	DWG. :	C2889-01_Grading & Drainage
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:
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civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
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DRAWING TITLE:
ROADWAY PROFILE
SKYVIEW DRIVE

SHEET No.
C-201

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GENERAL NOTES

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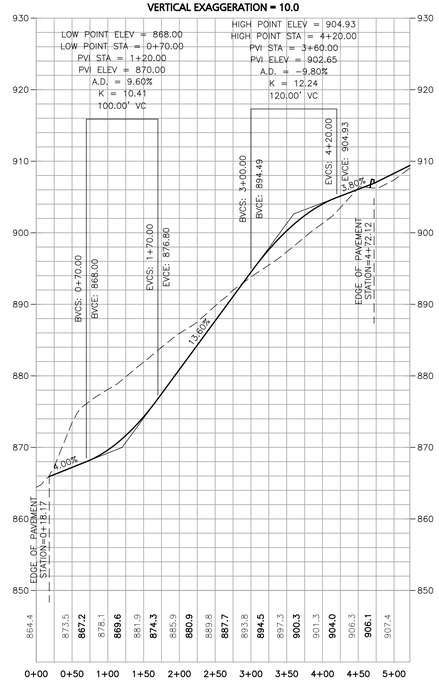
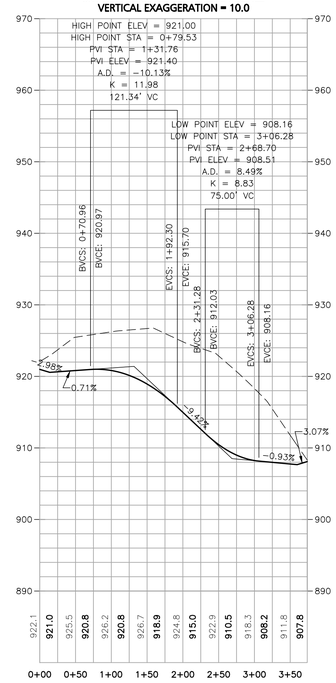
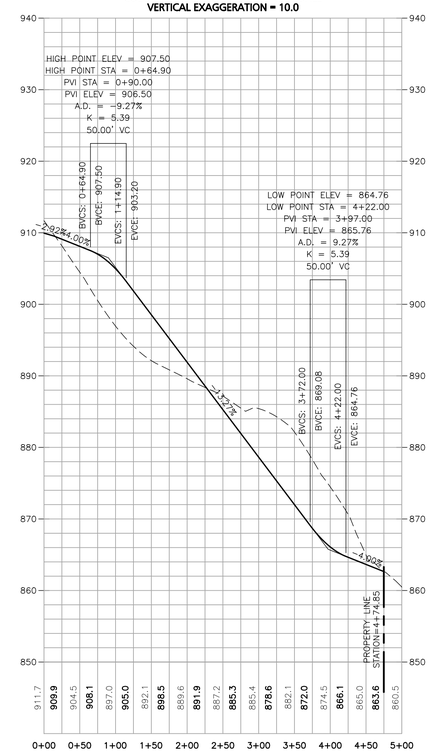
EMERGENCY ACCESS CENTERLINE PROFILE
VERTICAL EXAGGERATION = 10.0



SKYVIEW TERRACE CENTERLINE PROFILE
VERTICAL EXAGGERATION = 10.0



COLONIAL EXTENSION CENTERLINE PROFILE
VERTICAL EXAGGERATION = 10.0



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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
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MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
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DESIGNED BY:	SM	CHECKED BY:	MAM

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DRAWING TITLE:
ROADWAY PROFILES
SKYVIEW TERRACE, EMERGENCY ACCESS, & COLONIAL EXTENSION

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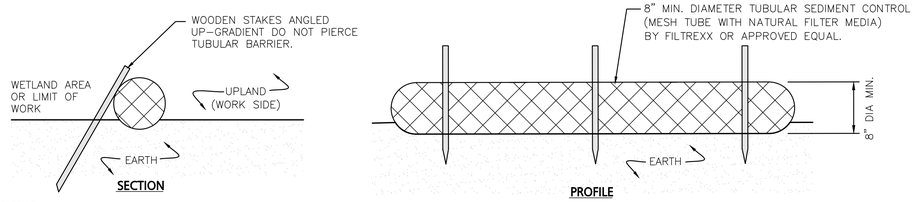
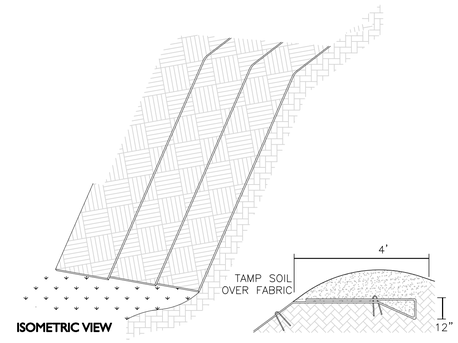
SHEET No.
C-202



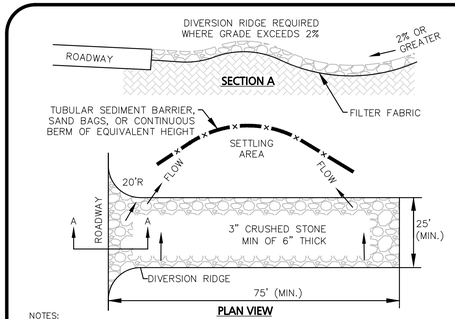
NOTES:
1. TUBULAR SEDIMENT CONTROL SHALL BE 8" MIN. DIAMETER MESH TUBE WITH NATURAL FILTER MEDIA BY FILTREXX OR APPROVED EQUAL.
2. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
3. INSTALL WOODEN STAKES ANGLED UP-GRADIENT EVERY 8' ON CENTER
4. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
5. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
6. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
7. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

TUBULAR SEDIMENT BARRIER (1)
NOT TO SCALE



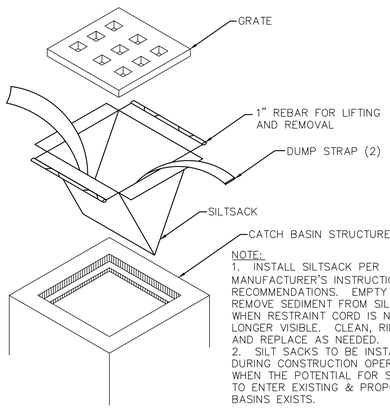
NOTE:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS.
2. APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL FABRIC (2)
NOT TO SCALE



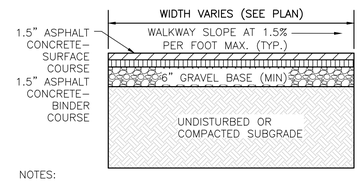
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE (3)
NOT TO SCALE



NOTE:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

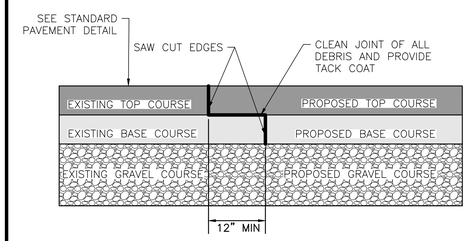
CATCH BASIN INLET PROTECTION (4)
NOT TO SCALE



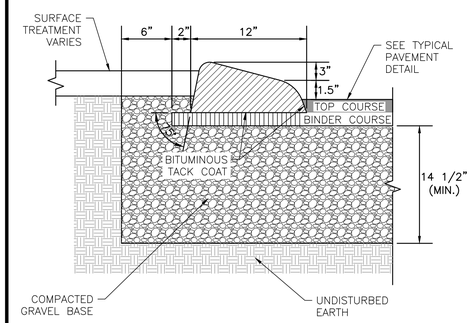
NOTES:
1. REFERENCE PLANS FOR ELEVATIONS.
2. COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95% OF ASTM D 1557 LABORATORY DENSITY.
3. PROOF-ROLL PREPARED SUBGRADE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
4. CONTRACTOR SHALL COORDINATE SURFACE, BINDER, AND BASE COURSES WITH GEOTECHNICAL OR SOILS REPORT. REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
5. BASE COURSE SHALL EXTEND 6 INCHES BEYOND WALKWAY EDGE WHERE WALKWAY DOES NOT ABUT DEEP CURB, WALL, STEPS, OR FIXED OBJECT.
6. WALKWAY EDGES SHALL BE TAMPED WHERE WALKWAY DOES NOT ABUT DEEP CURB, WALL, STEPS, OR FIXED OBJECT.

BITUMINOUS WALKWAY (5)
NOT TO SCALE

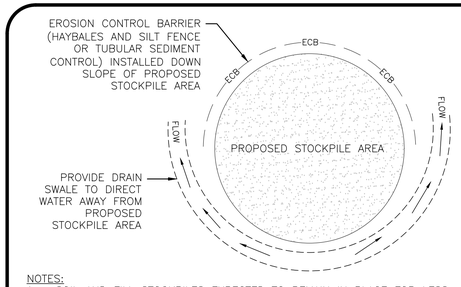
NOTE:
TACK COAT – PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



PAVEMENT KEY CUT (6)
NOT TO SCALE

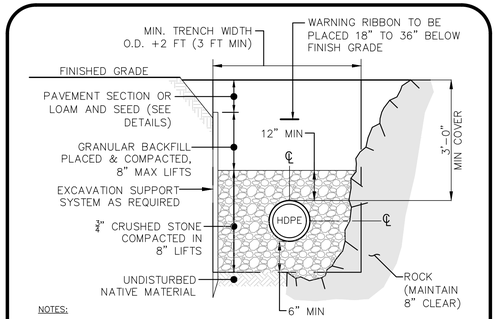


CAPE COD BERM (7)
NOT TO SCALE



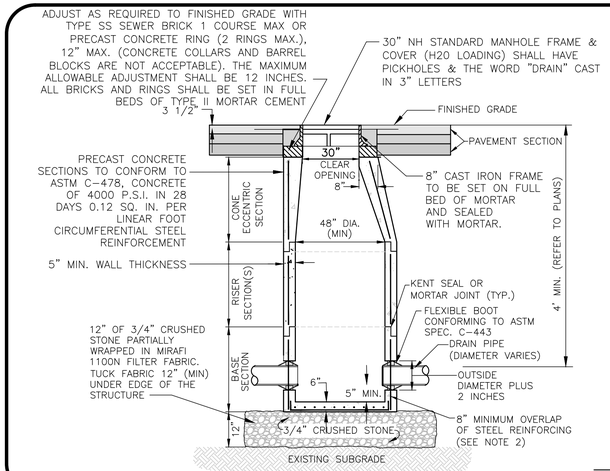
NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 3LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION (8)
NOT TO SCALE



NOTES:
1. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
2. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.
3. CRUSHED STONE SHALL BE CLEAN, HARD, FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A ¼" SQUARE OPENING.

DRAIN TRENCH DETAIL (9)
NOT TO SCALE



NOTES:
1. MANHOLE TO BE CAPABLE OF AASHTO H-20 LOADING WITHOUT FAILURE.
2. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
3. BASE SECTION SHALL BE MONOLITHIC
4. ANY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW CUTTING AND/OR CORING. THE USE OF JACKHAMMERS, HAMMERS, AND CHISELS WILL NOT BE ALLOWED.

DRAIN MANHOLE (10)
NOT TO SCALE

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. :	C-2889-01_Details
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-501

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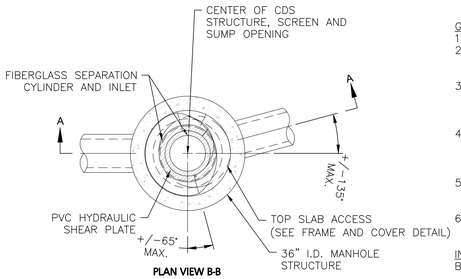
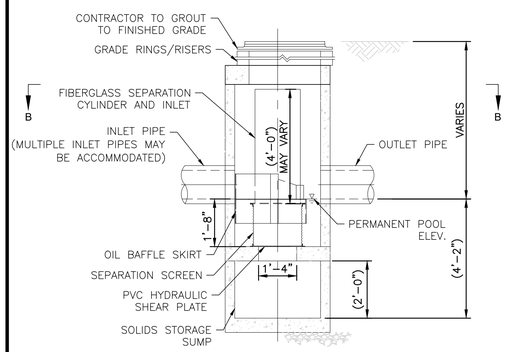
CDS1515-3-C DESIGN NOTES
CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



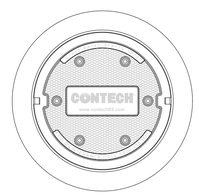
PLAN VIEW B-B
N.T.S.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' – 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



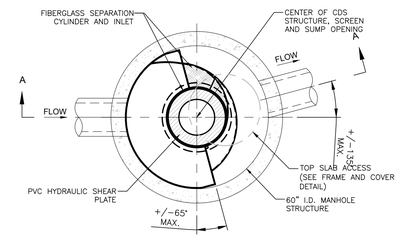
ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS1515-3-C STANDARD DETAIL
NOT TO SCALE
1

CDS2020-5-C DESIGN NOTES
CDS2020-5-C RATED TREATMENT CAPACITY IS 2.2 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



PLAN VIEW B-B
N.T.S.

GENERAL NOTES
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2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' – 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
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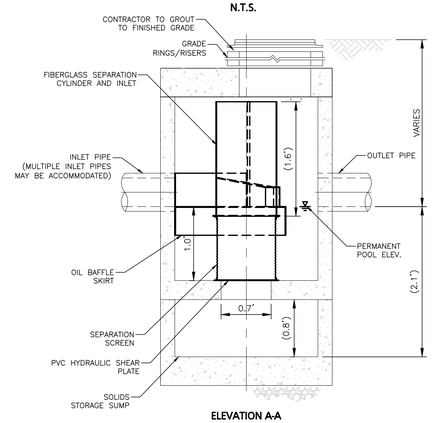
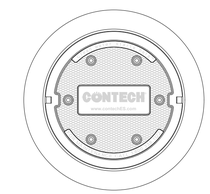
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

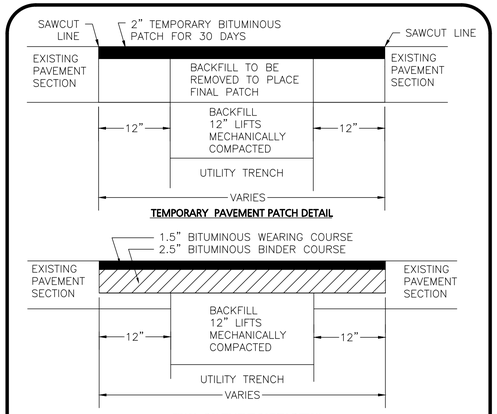


ELEVATION A-A
N.T.S.

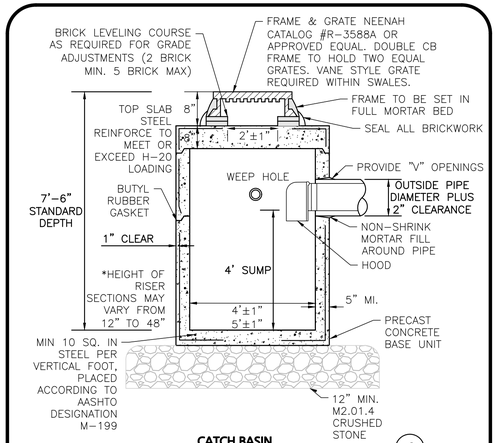


FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

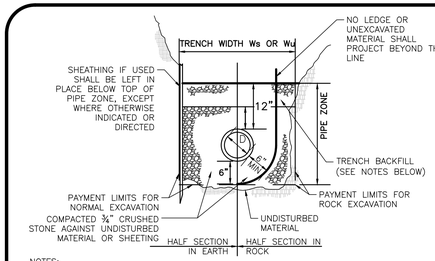
CDS2020-5-C STANDARD DETAIL
NOT TO SCALE
2



PAVEMENT TRENCH PATCH DETAIL
NOT TO SCALE
3

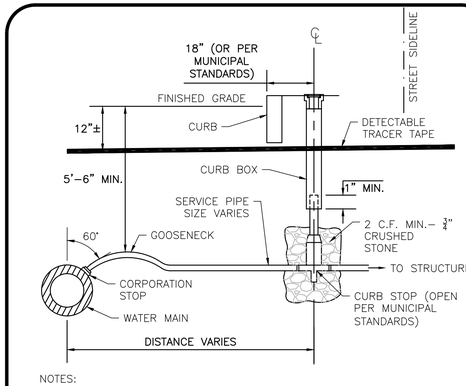


CATCH BASIN
NOT TO SCALE
4



NOTES:
1. TRENCH BACKFILL TO BE USED WITHIN THE RIGHT-OF-WAY SHALL CONSIST OF EITHER GRAVEL BORROW MEETING MHD SPECIFICATION M1.03.0, TYPE "B" OR PROCESSED GRAVEL BORROW FOR SUBBASE MEETING MHD SPECIFICATION M1.03.1.
2. WHERE THE REMOVAL OF 100 SQUARE FEET OR LESS OF ASPHALT IS REQUIRED WITHIN THE RIGHT OF WAY, THEN THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL MEETING MHD SPECIFICATION M4.08.0, TYPE "1E" OR "2E".
3. TRENCH BACKFILL MATERIAL TO BE USED OF THE RIGHT-OF-WAY MAY CONSIST OF MATERIAL GENERATED DURING EXCAVATIONS PROVIDED ALL STONES GREATER THAN 4" ARE REMOVED PRIOR TO PLACEMENT AND COMPACTION
4. GRANULAR TRENCH BACKFILL MATERIAL USED WITHIN THE RIGHT-OF-WAY SHALL BE PLACED IN MAXIMUM 6" LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AND TO 90% ELSEWHERE AS DETERMINED BY ASTM D 1557.

SEWER TRENCH
NOT TO SCALE
5



NOTES:
1. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO WATER MAIN WITH APPROVED SADDLE.

TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE
6

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

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TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. : C-2889-01_Details	
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
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DRAWING TITLE: DETAILS

SHEET No. C-502

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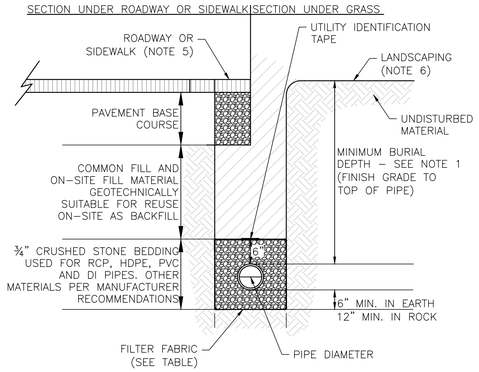
NOTES:

1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE)
   GRAVITY PIPE (SEWER & DRAIN) – SEE PLAN OR PROFILE
   PRESSURE PIPE UNDER PAVING – 4'
   PRESSURE PIPE BENEATH UNPAVED – 3'
   WATER PIPE – 5'
2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T–99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. TRENCHES WITHIN PUBLIC RIGHT OF WAY MAY REQUIRE FLOWABLE FILL. VERIFY WITH MUNICIPAL ENGINEER.
4. WHERE WASTE FILLS ARE ENCOUNTERED AT SUBGRADE LEVEL FOR NEW UTILITIES, THE FILL SHOULD BE OVER–EXCAVATED, THE SUBGRADE SHOULD BE RE–COMPACTED, AND BACKFILL CONSISTING OF PIPE BEDDING MATERIAL, CRUSHED STONE OR OTHER SUITABLE GRANULAR FILL SHOULD BE PLACED TO A SUFFICIENT DEPTH TO CREATE A FIRM AND STABLE SUBGRADE (TYPICALLY 12 TO 18 INCHES OVER–EXCAVATION).
5. REFER TO PAVING, CURBS, WALKS AND DRIVEWAY DETAILS.
6. REFER TO LANDSCAPING DETAILS.

FILTER FABRIC USE

	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED

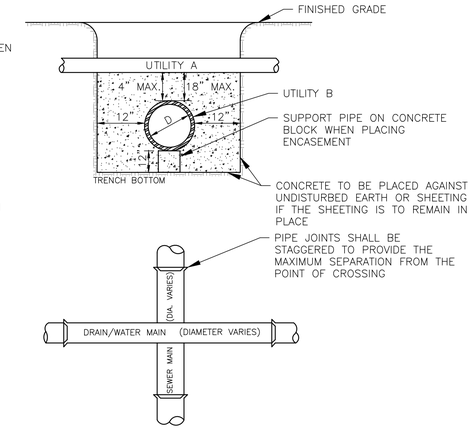


UTILITY TRENCH (1)
NOT TO SCALE

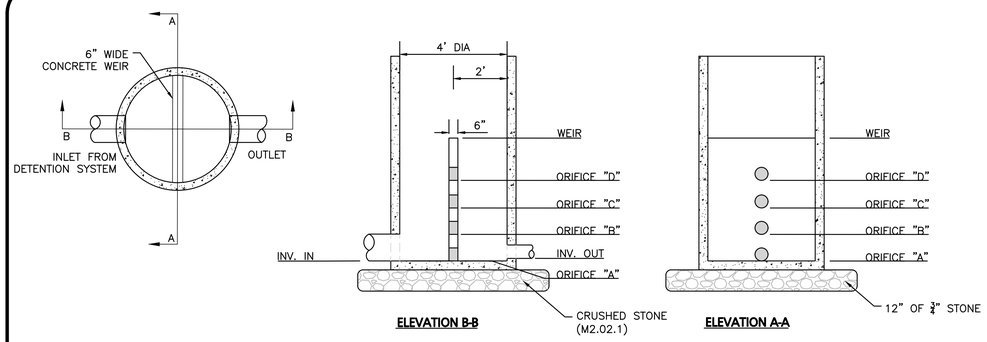
NOTES:

WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET BETWEEN A SEWER MAIN AND A WATER/DRAIN MAIN:

1. THE WATER/DRAIN MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER/DRAIN MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. THE PIPE CROSSING SHALL OCCUR AS CLOSE TO 90° AS PRACTICABLE.
3. THE PIPE JOINTS SHALL BE STAGGERED TO PROVIDE THE MAXIMUM SEPARATION FROM THE POINT OF CROSSING.
4. THE CROSSING SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 10 LINEAR FEET CENTERED ON THE CROSSING.
5. UTILITIES A AND B CAN BE EITHER NEW OR EXISTING.
6. WHEN ONE UTILITY IS A SANITARY SEWER. IT IS PREFERABLE TO BE POSITIONED AS SHOWN FOR UTILITY B.
7. ENCASEMENT EXTENDS 10'–0" ON EACH SIDE OF THE CENTERLINE OF UTILITY A.
8. PIPE MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE.



SEWER WATER/DRAIN CROSSING (2)
NOT TO SCALE



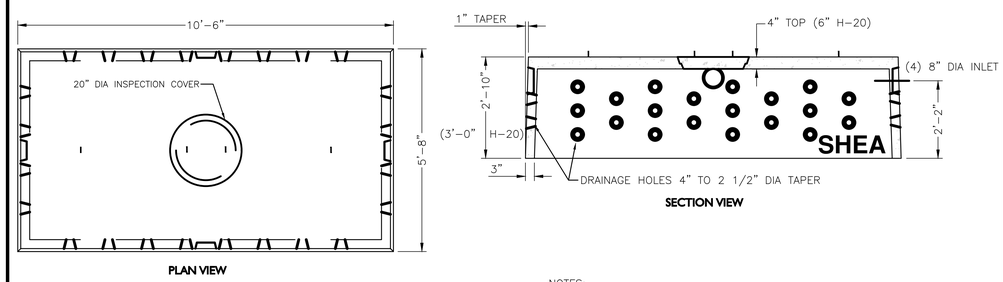
ELEVATION B-B

ELEVATION A-A

OUTLET CONTROL STRUCTURE TABLE							
	ORIFICE			INLET		OUTLET	
STRUCTURE	IDENTIFIER	DIAMETER	ELEV.	DIAMETER	INVERT ELEV.	DIAMETER	INVERT ELEV.
OCS–1 (DS–1A)	A	3"	847.90	24"	848.00	15"	847.90
	B	8"	849.00				
	C	8"	850.15				
	D	7"	851.15				
	WEIR	N/A	852.80				
OCS–2 (DS–2A)	A	5"	892.00	24"	892.00	18"	891.90
	B	10"	895.40				
	C	11"	897.90				
	D	10"	899.90				
	WEIR	N/A	901.45				
OCS–3 (DS–2B)	A	8"	859.2	24"	859.00	12"	858.90
	WEIR	N/A	862.55				
OCS–05 (DS–1B)	A	4"	859.20	24"	859.20	12"	859.10
	WEIR	N/A	862.50				

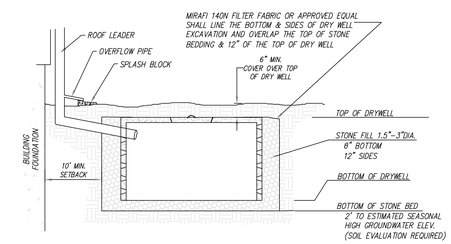
NOTE:
1. MANHOLE TO MATCH LOCAL DPW STANDARDS

OUTLET CONTROL STRUCTURE (3)
NOT TO SCALE



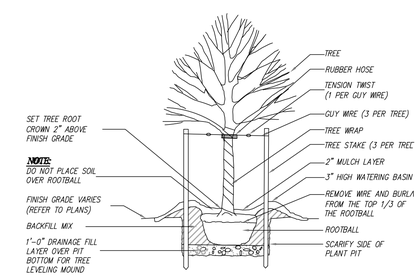
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALSO AVAILABLE IN AASHTO HS–20 LOADING.

1,000 GALLON JUMBO DRY WELL (4)
NOT TO SCALE



NOTES:
1. DRYWELLS SHALL BE INSTALLED IN STONE BED AS DEPICTED HEREON FOR EACH INDIVIDUAL STRUCTURE FOR STORMWATER RECHARGE, IN A LOCATION WHERE FIELD CONDITIONS MAKE IT POSSIBLE. EACH LOCATION SHALL BE EVALUATED BASED ON SITE SOIL EVALUATION OF THE ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION AT THE TIME OF LOT CONSTRUCTION.
2. THE DRYWELLS SHALL BE SHEA CONCRETE PRODUCTS 1000 GALLON SHALLOW RECTANGULAR OR APPROVED EQUAL.
3. THE DRYWELLS SHALL BE RATED FOR H20 LOADING.

ROOF DRAIN & DRYWELL CONNECTION DETAIL (5)
NOT TO SCALE



TREE PLANTING DETAIL (6)
NOT TO SCALE

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. :	C-2889-01_Details
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-503

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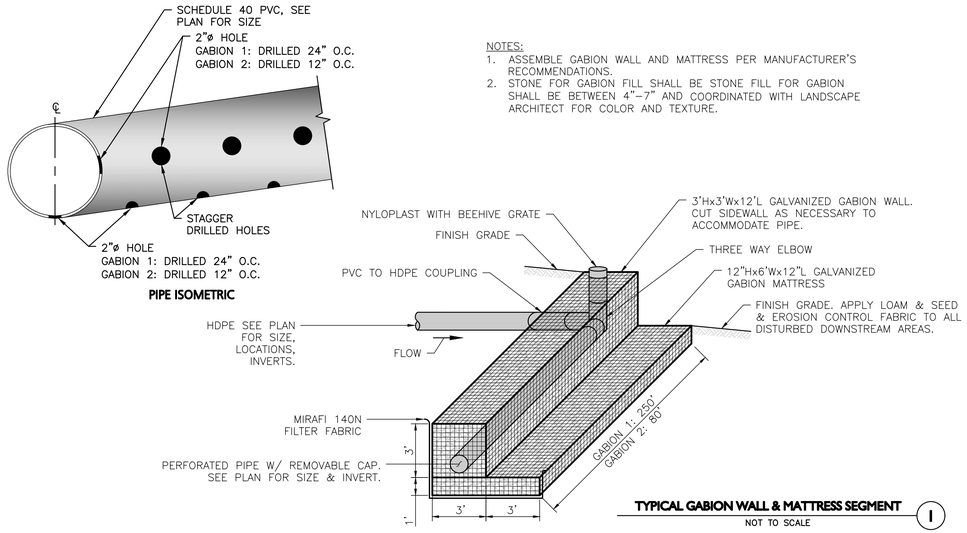
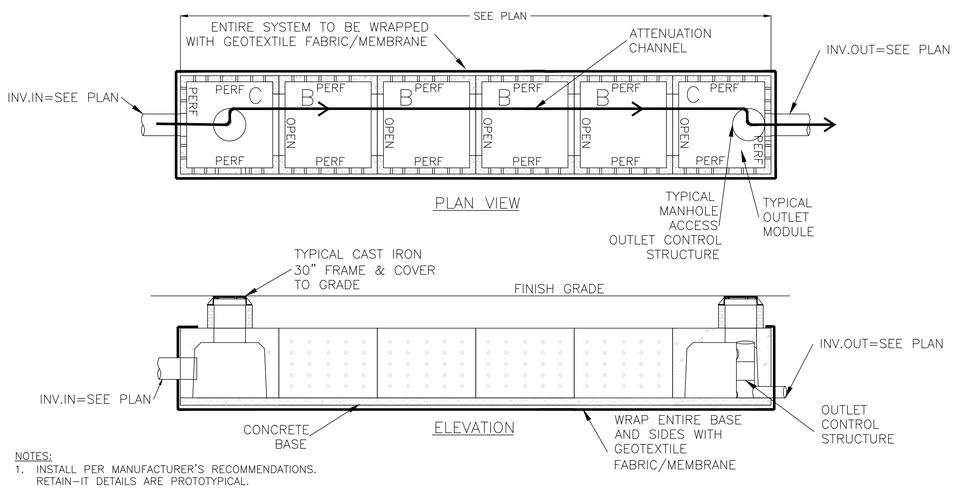


NOTES:
1. ASSEMBLE GABION WALL AND MATTRESS PER MANUFACTURER'S RECOMMENDATIONS.
2. STONE FOR GABION FILL SHALL BE STONE FILL FOR GABION SHALL BE BETWEEN 4"–7" AND COORDINATED WITH LANDSCAPE ARCHITECT FOR COLOR AND TEXTURE.

TYPICAL GABION WALL & MATTRESS SEGMENT (1)

NOT TO SCALE

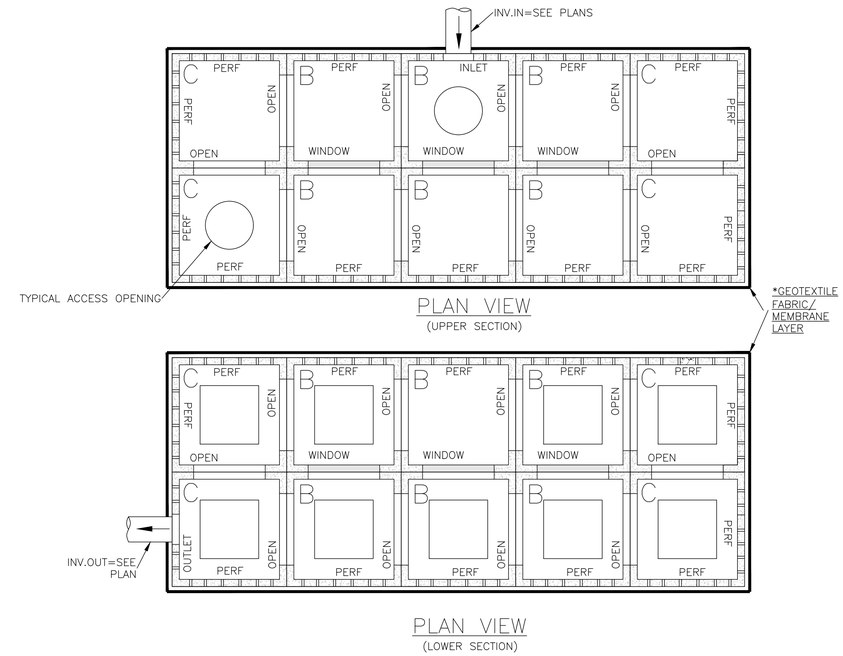


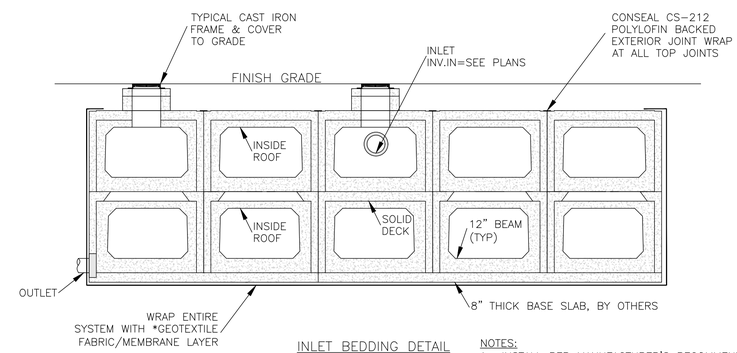
NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. RETAIN–IT DETAILS ARE PROTOTYPICAL.
2. TREATMENT OF TSS TO BE PROVIDED BY ADVANCED SEDIMENTATION WITHIN RETAIN–IT MODULES.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

TYPICAL DETENTION /RETENTION

RETAIN-IT STORMWATER DETENTION SYSTEM (2)

NOT TO SCALE





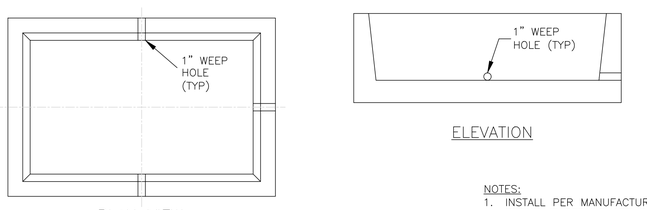
INLET BEDDING DETAIL

NTS

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. RETAIN–IT DETAILS ARE PROTOTYPICAL.
2. TREATMENT OF TSS TO BE PROVIDED BY ADVANCED SEDIMENTATION WITHIN RETAIN–IT MODULES.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

RETAIN-IT STACKED STORMWATER DETENTION SYSTEM (3)

NOT TO SCALE



PLAN VIEW

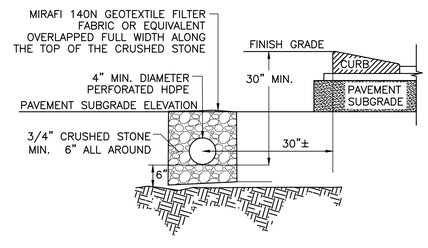
ELEVATION

ENERGY DISSIPATION/ ANTI–SCOUR DEVICE

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. RETAIN–IT DETAILS ARE PROTOTYPICAL.
2. TREATMENT OF TSS TO BE PROVIDED BY ADVANCED SEDIMENTATION WITHIN RETAIN–IT MODULES.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

RETAIN-IT ANTI-SCOUR DEVICE (4)

NOT TO SCALE



NOTES:
1. UNDERDRAIN TO BE PLACED IN LOCATIONS OF CUT AND WHERE GRAVEL ROAD BASE WILL BE BELOW EXISTING GRADE.
2. THE UNDERDRAIN SHALL CONSIST OF A 4 INCH DIAMETER PERFORATED HDPE PIPE SURROUNDED WITH AT LEAST 6 INCHES OF 3/4" STONE ALONG THE SIDES AND BOTTOM OF THE PIPE. CRUSHED STONE OVER THE TOP OF PIPE SHALL EXTEND UP TO THE PROPOSED PAVEMENT SUBGRADE ELEVATION.
3. THE CRUSHED STONE SHALL BE WRAPPED IN FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) AND OVERLAPPED FULL WIDTH ON THE TOP.
4. THE PIPE SHALL BE LAID FLAT AND SHALL CONNECT TO A SOLID PIPE BEFORE GOING UNDER ANY PAVEMENT AREAS.
5. THE BOTTOM OF THE PIPE SHALL BE AT LEAST 30 INCHES BELOW THE PROPOSED FINISH GRADE.

ROADWAY UNDERDRAIN (5)

NOT TO SCALE

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

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SHEET No. C-504

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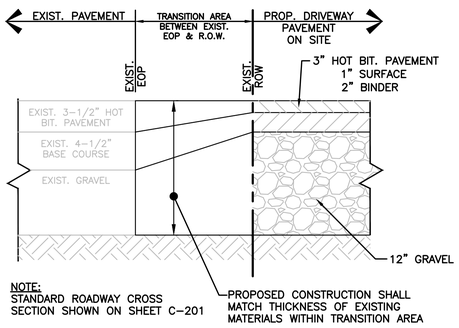
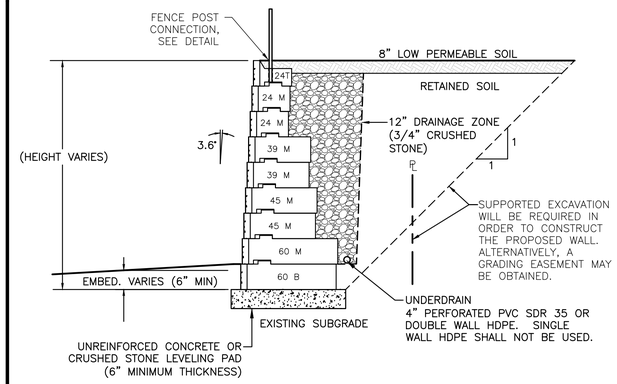


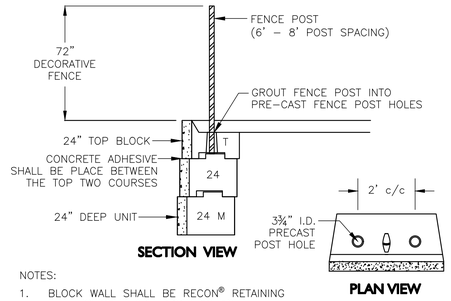
PAVEMENT TRANSITION (1)
NOT TO SCALE



NOTES:

1. BLOCK WALL SHALL BE RECON® RETAINING WALL SYSTEMS OR APPROVED EQUAL.
2. VENDOR INFORMATION:
   SHEA WALL SYSTEM INC.
   87 HAVERHILL STREET
   AMESBURY, MA 01913
   PHONE: 800-696-7432
   www.sheaconcrete.com
3. RECON BLOCK STYLE SHALL BE "NORTH SHORE GRANITE".
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND WALL CALCULATIONS, PREPARED AND ENDORSED BY A MA REGISTERED PROFESSIONAL ENGINEER, TO THE ENGINEER-OF-RECORD FOR APPROVAL AND TO THE TOWN FOR THEIR FILES.
5. SEE GRADING PLANS FOR WALL LAYOUT AND HEIGHTS.
6. SHORING, IF USED, WOULD REQUIRE A FORMAL SUBMITTAL, STAMPED BY A GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL STABILIZE AND OTHERWISE PROTECT ABUTTING PROPERTIES FROM SUBSIDENCE, OR OTHER PROPERTY DAMAGE RESULTING FROM EXCAVATION, RETAINING WALL CONSTRUCTION, OR OTHER CONTRACTOR OPERATIONS.

BLOCK RETAINING WALL SECTION (2)
NOT TO SCALE



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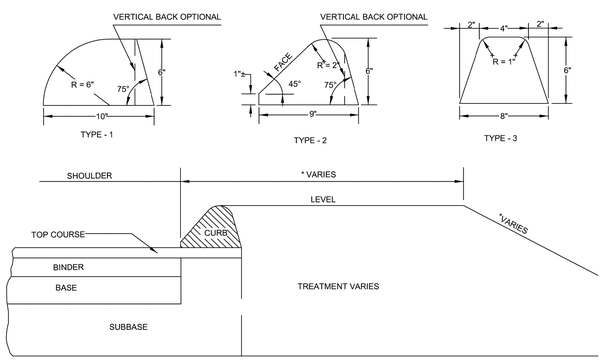
FENCE CONNECTION TO TOP OF WALL (3)
NOT TO SCALE

massDOT CONSTRUCTION STANDARDS

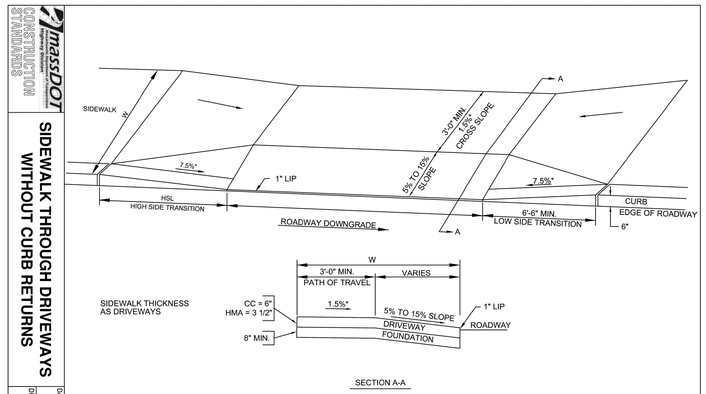


* SEE TYPICAL SECTIONS FOR PROJECT.

HOT MIX ASPHALT CURBS

DATE OF ISSUE OCTOBER 2017
DRAWING NUMBER E 106.2.0

massDOT CONSTRUCTION STANDARDS

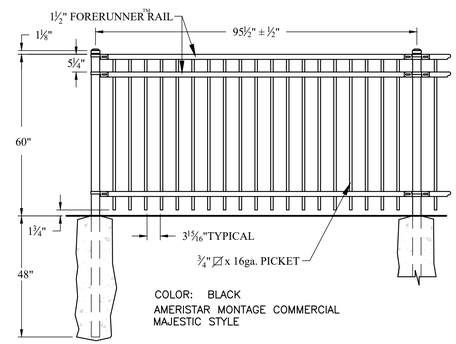


LEGEND

HSL = HIGH SIDE TRANSITION LENGTH. SEE E 107.9.0
W = SIDEWALK WIDTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
CC = CEMENT CONCRETE
HMA = HOT MIX ASPHALT

SIDEWALK THROUGH DRIVEWAYS WITHOUT CURB RETURNS

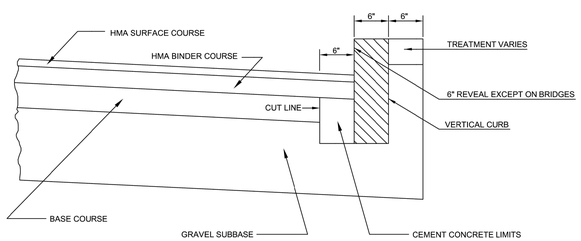
DATE OF ISSUE OCTOBER 2017
DRAWING NUMBER E 107.7.0



AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422

DECORATIVE STEEL FENCE (4)
NOT TO SCALE

massDOT CONSTRUCTION STANDARDS



NOTES:

1. THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.

2. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BASE AND GRAVEL. REPLACE WITH CEMENT CONCRETE.

3. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS MAY BE USED; ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT TO BE USED AS A SUBSTITUTE.

METHOD OF SETTING VERTICAL CURB

DATE OF ISSUE OCTOBER 2017
DRAWING NUMBER E 106.3.0

massDOT CONSTRUCTION STANDARDS

ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

NOTE:

* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".

CURB TRANSITION LENGTH FOR WHEELCHAIR RAMPS

DATE OF ISSUE OCTOBER 2017
DRAWING NUMBER E 107.9.0

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SHEET No. C-505

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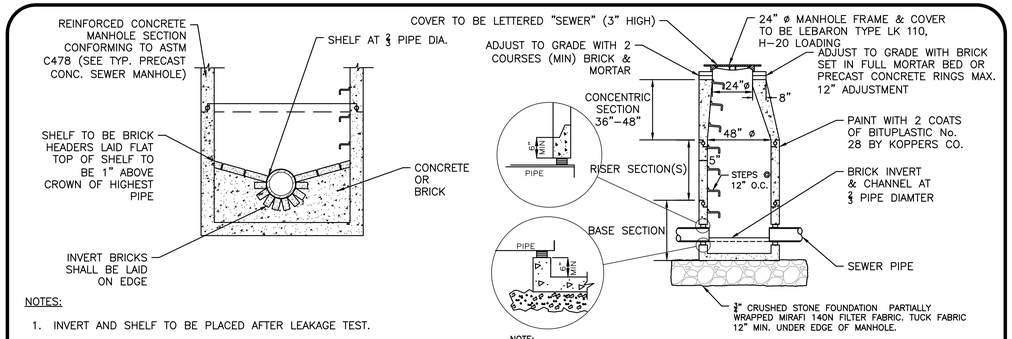
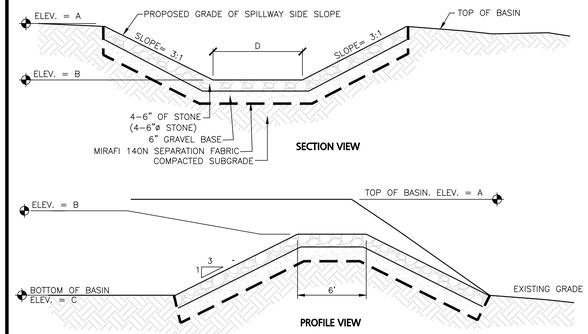


NOTES:

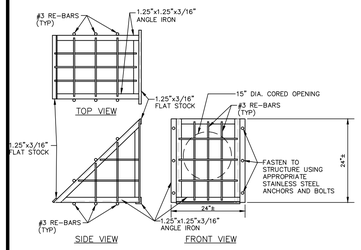
1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF CEMENT CONCRETE OR BRICK IN MORTAR.

NOTE:
THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OR PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.

PRECAST CONCRETE SEWER MANHOLE (1)
NOT TO SCALE

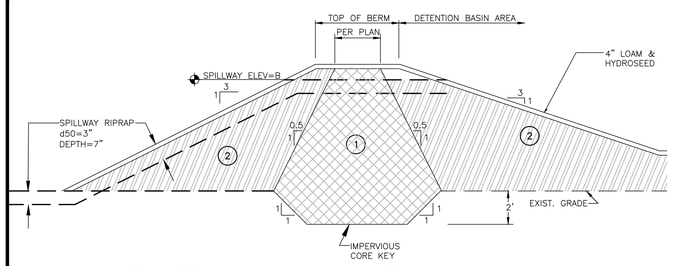


TYPICAL SECTION & PROFILE OF EMERGENCY SPILLWAY (2)
NOT TO SCALE



NOTES
1) SPACE BETWEEN RE-BARS SHOULD NOT BE GREATER THAN 3.5 INCHES.
2) TRASH RACK TO BE FASTENED TO THE CONCRETE OULET STRUCTURE WITH A MINIMUM OF FOUR BOLTS AND ANCHORS.
3) ANGLE IRON MAY BE BOLTED TOGETHER.
4) RE-BARS SHALL BE WELDED TO THE ANGLE IRON.
5) UPON COMPLETE FABRICATION OF STRUCTURE, ENTIRE UNIT SHALL BE GALVANIZED.

TRASH RACK (3)
NOT TO SCALE



BERM MATERIALS

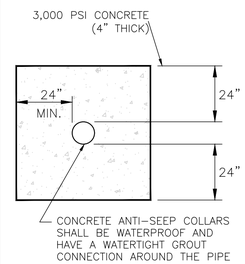
(1) IMPERVIOUS CORE(CLAY, SILT, & SAND) SHALL CONFORM TO AASHTO T27 AND ROLLED TO 6" LAYERS(95% COMPACTION) CORE MATERIAL TO HAVE A PERMEABILITY OF $1X10^{-4}$ CM/SEC AND THE FOLLOWING GRADATION.

PERCENT FINER	SIEVE SIZE
100	#4
30 TO 85	#40
20 TO 50	#200

(2) FILTER LAYER F2
EMBANKMENT MATERIAL SHALL CONFORM TO AASHTO M57 AND MEET THE FOLLOWING GRADATION:

PERCENT FINER	SIEVE SIZE
100	3 IN.
95–100	2 IN.
55–85	1 IN.
27–52	NO. 4
50 MAX.	NO. 40
25 MAX.	NO. 200

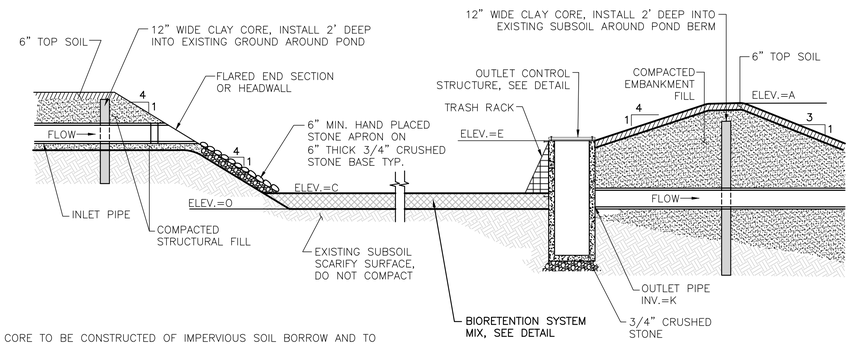
TYPICAL BASIN EMBANKMENT CROSS SECTION (4)
NOT TO SCALE



NOTE:

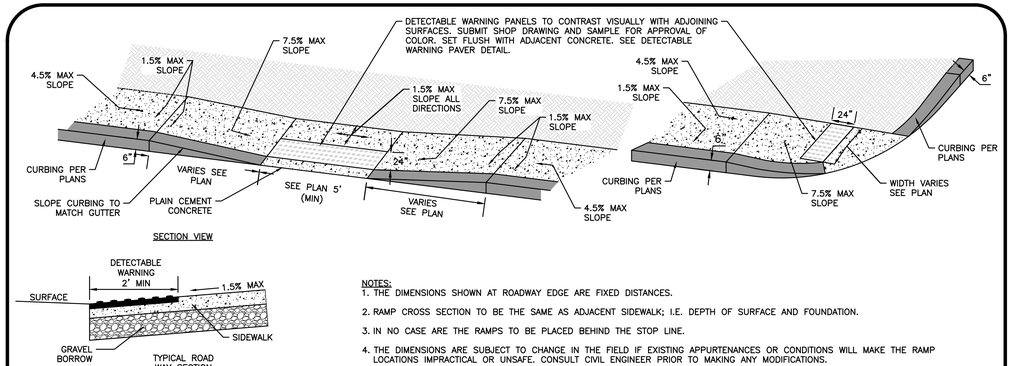
1. TO BE INSTALLED EQUIDISTANT FROM ENDS OF PIPE AND SPACED 20 FEET APART.

ANTI-SEEP COLLAR FOR BASIN OUTLET (5)
NOT TO SCALE



NOTES:
1. CLAY CORE TO BE CONSTRUCTED OF IMPERVIOUS SOIL BORROW AND TO BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY WITH 6" OF TOPSOIL. BERM TO BE SEEDED. IMPERVIOUS CLAY CORE TO BE FREE OF PEAT STUMPS, BRUSH, ORGANIC SOILS AND OTHER DELETERIOUS MATERIALS. CORE MATERIAL TO HAVE MAXIMUM PERMEABILITY OF 1 x10^–4 CM/SEC
1. SIDE SLOPES TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL.
2. PROJECT CIVIL ENGINEER SHALL PERFORM AN INSPECTION PRIOR TO THE PLACEMENT OF THE SEED MIX.

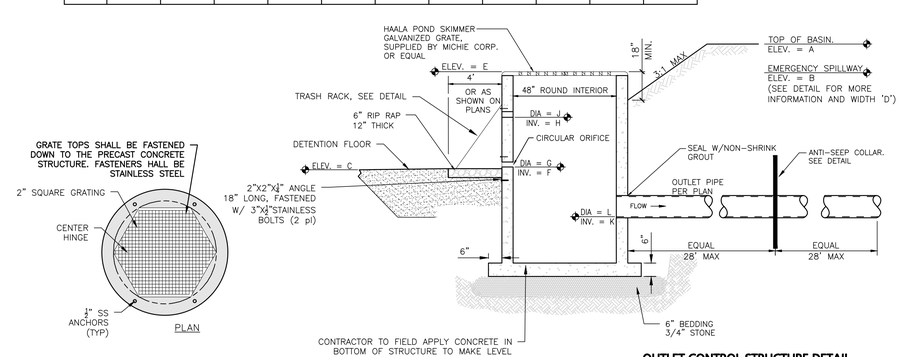
VEGETATED STORMWATER BASIN (6)
NOT TO SCALE



NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
4. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

ADA ACCESSIBLE CURB CUT AND TRANSITION (7)
NOT TO SCALE

	A (Elev.)	B (Elev.)	C (Elev.)	D (feet)	E (Elev.)	F (Elev.)	G (Dia)	H (Elev.)	J (Dia)	K (Elev.)	L (Dia)
DB1	816.00	814.40	811.00	8.0	813.20	811.00	8" x2	811.90	12" x2	811.00	18"



OUTLET CONTROL STRUCTURE DETAIL (8)
NOT TO SCALE

APPROVAL UNDER SUBDIVISION CONTROL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

DEFINITIVE
ISSUED FOR REVIEW
OCTOBER 5, 2021

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL SUBDIVISION
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. :	C-2889-01_Details
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-506

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R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_DETAILS.DWG

Town of Leicester
PLANNING BOARD
3 Washburn Square
Leicester, Massachusetts, 01524-1333
508-892-7007
www.leicesterma.org

CERTIFICATE OF DECISION
DEFINITIVE SUBDIVISION PLAN & STORMWATER PERMIT

Draft 8/2021-based on the original filing

Date: _____

Project Name:	Skyview Estates
File #:	DSUB2021-02 (see also SP2021-08)
Applicant(s):	MKEP770 LLC Attn: Mark Klinger 65 Sunrise Highway, Suite 1368 100 Commerce Way Woburn, MA 01801
Owner(s):	E.F.G. Realty Trust Attn: Edgar F. Greeney, Jr. 76 McClellan Street Amherst, MA 01002
Location:	651 Main Street, Map 21, Parcel B5.1
Deed Reference:	Book 16761/Page 78
Water & Sewer:	Leicester Water Supply District (water)/Cherry Valley Sewer District (sewer)
Zoning District:	Business (B) Water Resources Protection Overlay District
Number of Lots:	32 (74 housing units)
Subject:	Application for approval of a Definitive Subdivision Plan and Stormwater Permit

A. PROJECT DESCRIPTION:

This project consists of a subdivision with three roadways [insert names of roads] to provide access to 32 new building lots. Of these newly created lots, 30 lots will accommodate the construction of a single duplex residential building (two-family dwelling) each and consist of a minimum of 0.52 acres in size. The remaining two (2) building lots will be developed with a townhome style homes (multi-family dwellings) consisting of approximately 7 units each. The total development will have 74 new residential units. A Planning Board special permit is required for the two-family and multi-family structures.

The roadways are proposed to be 28-feet wide with a 40-foot wide right-of-way. The primary access will be situated along Main Street approximately 500 feet southeast of Waite Street intersection. The proposed roadway network is interconnected by means of an emergency access from Colonial Drive. The first main intersection into the development is approximately 880 feet from Main Street.

The site is located along the southwestern side of Main Street and northern side of Henshaw Street. The property currently consists mainly of woodland and brush, with a brook and small wetland pockets near the property's boundary. The southwest section of the property is bisected by an existing electrical transmission line easement

B. PROCEDURAL HISTORY:

1. The Applicant submitted a Definitive Subdivision Plan application to the Leicester Planning Board on 7/22/2021, simultaneously with a special permit application (for two-family & multi-family dwellings). The special permit is addressed in a separate decision of the Board dated _____.
2. The Board received the following written comments during the review process:
   a. Comment letters from Quinn Engineering dated _____.
   b. Comments from the following Boards and Departments: Board of Health, Highway Department, and Police Department and Town Planner.
3. A public hearing was opened on 9/7/2021 (no discussion). The hearing was continued to the following dates: 9/22/2021, _____. The hearing was closed on _____. At each hearing date opportunity was given to all those interested to be heard in favor of or opposition to such application.

C. DECISION:

1. It is hereby certified by the Planning Board of the Town of Leicester, Massachusetts, that at the regular meeting of said Planning Board held on _____, it was voted to approve/disapprove a Definitive Subdivision Plan entitled:

   Definitive Subdivision Plans for Skyview Estates, Main Street, Leicester, Massachusetts, prepared by Allen & Major Associates, Inc. (Engineer & Surveyor) and Gove Envornmental Services, Inc. (Environmental Consultant), dated July 16, 2021, and revised through _____. The set of plans contains the following sheets:

#	Sheet Number	Sheet Title	Registry Sheet Number
1	C	Cover Sheet	
2	V-101	Existing Conditions	
-3	C100	Site Preparation Plan	
4	C101	Subdivision Layout Key Plan	
5-7	C101A – C101C	Definitive Layout Plans (3 plans)	
6	C102	Overall Grading & Drainage Plan	
7-9	C102A-C102C	Grading & Drainage Plan (3 plans)	
10	C103	Overall Utilities Plan	
11-13	C103A-C103C	Utilities Plans (3 plans)	

14	C201	Roadway Profiles & Alignments (8) & (9)	
15	C202	Roadway Profiles Alignments	
16-19	C501-C503	Details (3 plans)	

2. The Board's decision is based on the above-referenced plan, and all submittals from the applicant, including the following:
   a. Application Forms and Abutters List
   b. Drainage Report, Skyview Estates (Job #2889-01), Prepared by Allen & Major Associates, Inc., dated July 16, 2021, revised _____
   c. Letter from Allen & Major Associates, Inc. dated July 19, 2019 (Narrative, Environmental Analysis, Special Permit Criteria Evaluation, Waiver Requests)
   d. Letter from the Cherry Valley Sewer District dated March 9, 2021
   e. Letter from the Leicester Water Supply District, undated.

D. WAIVERS

The Board approved/disapproved the following waivers from the Leicester Subdivision Rules & Regulations (hereafter referred to as the "Subdivision Regulations") after finding such waivers are/are not in the public interest and not inconsistent with the Subdivision Control Law:

1. Section V.A.1.f : minimum center line radii, 200' min. required; to allow center line radiis of 75' and 100'.
2. Section V.A.3.a: maximum street grade, 10% maximum allowed; to allow for a street grade of 14% between Sta 1+00 & STA 5+00 along alignment #9 and 20% between Sta 13+50 & Sta 16+00 along alignment #7
3. Section VI.B.1.a: reinforced concrete storm drainage piping required; to allow high density polypropylene (HDPE) or approved equal piping.
4. Section VI.E.3: street lighting shall be required; to allow street lighting to be installed as private driveway lights [language from Oak Bluff: as stipulated in this written Planning Board Decision and as shown on the plans].
5. Section VI.G.1: sidewalks shall be installed on both sides of the roadway; to allow for sidewalk on 1 side of the road.
6. Section VI.L: street shade trees shall be installed on both sides of the roadway; to allow for street tree plantings on one side only and have trees on the opposite site be incorporated into individual landscaping [language from Oak Bluff: to be installed as stipulated in the written Planning Board Decision and as shown on the plan].

E. CONDITIONS [conditions below are all from Oak Bluff Lane-see also Parker Street approval]

The Planning Board's decision is subject to the following conditions and modifications:

Items Required Prior to Construction

1. As soon as practical following the 20-day appeal period after this Decision is filed with the Town Clerk, the Applicant shall provide a full set of plans for the Board's endorsement. The

Applicant shall provide an original (mylar) of sheets to be recorded and 2 paper copies of the full set of plans (including survey sheets). Additional copies may be requested if plans do not appear to match approved plans and/or if copies are needed for outside review. Such plans must be submitted to the Planning Board a minimum of one week prior to a scheduled Board meeting. Failure to submit plans for endorsement within 90 days from the date of approval shall constitute sufficient reason for rescission of approval.

2. The Applicant shall be solely responsible for ensuring that plans presented for endorsement comply with Registry of Deeds recording requirements. The plans to be recorded shall reference a) this Decision, b) the performance guarantee for the project, and c) the deadline for completion in accordance with Section III.B.8. Plans to be recorded may be re-numbered to comply with recording requirements, but no other changes may be made to the plans except where allowed as part of this Decision.

3. Prior to endorsement of the Board's approval of the plan, the Applicant will be required to provide a performance guarantee to secure the construction of ways and installation of services (Subdivision Regulations §III.B.3 and MGL Ch. 41, §81U). The performance guarantee shall be submitted a minimum of one week prior to a scheduled Board meeting.

4. Prior to endorsement, the Applicant shall also submit digital copies of the final set of plans (both .pdf and AutoCAD, Subdivision Regulations §III.B.1.d).

5. After the Plan has been endorsed (signed) by the Planning Board, the Applicant shall provide the Planning Board with one full-size, one 11" x 17", and a .pdf copy of the signed plans.

6. This Decision shall not take effect until recorded at the Registry of Deeds and evidence of such recording is provided to the Planning Board. The Applicant shall provide the Board with a copy of the Plan, this Decision, and the performance guarantee, as recorded at the Registry of Deeds, indicating date of recording, book and page number. No construction activity may commence at the site until and unless the Decision, Plan, and Performance Guarantee are recorded at the Registry of Deeds and evidence of same is provided to the Planning Board. The copy of the recorded plan may be submitted on 8½" x 11" sheets or other size acceptable to the Planning Board. Failure to record endorsed plans within 6 months of endorsement shall constitute sufficient reason for rescission of approval §III.B.8.

7. The Applicant shall submit a construction schedule prior to commencement of work at the site, in accordance with the Planning Board's Minimum Construction Program Requirements.

Items Required Prior to Lot Releases or Building Permits

8. Submittal of a plan that clearly shows both lot numbers and street address numbers on a single plan.

9. Submittal of a Performance Guarantee other than a Covenant, in compliance with §IV of the Subdivision Regulations and MGL Ch. 41, §81U is required prior to any lot releases.

10. No lots shall lots be released until the base coat of pavement has been installed and inspected to the satisfaction of the Town Engineer and electric lines are installed.

11. All stormwater management facilities and associated structures, including pipe, loaming, and seeding, shall be completed, and stormwater runoff suitably controlled, to the satisfaction of the Planning Board prior to the release of any lot within that portion of the subdivision.

12. No lots shall be released until such lots have the approval of the Conservation Commission (where required).

13. No lot releases be issued until water cistern(s) and/or fire hydrant(s) are installed to the satisfaction of the Fire Department. The Applicant shall coordinate the final cistern configuration with the Fire Department prior to ordering the tank.

14. No building or structure shall be placed on any lot without the consent of the Board of Health. Approval by the Planning Board of this plan shall not be treated as, nor deemed to be, approval by the Board of Health for a permit for construction and use on any lot.

15. The applicant must submit a streetlight plan to the Planning Board for approval within six (6) months of the date of Planning Board endorsement of the approved plan and prior to any lot releases. Such plan shall clearly show the location of streetlights on a single sheet, and provide detail of the type of streetlights. The Applicant may submit a written request for extension of this deadline.

Items required prior to Lot Releases

See Parker Street decision

Items required prior to Occupancy Permits

16. Street signs and stop signs, as applicable, shall be installed prior to issuance of occupancy permits.

17. Final street speed limit issues and appropriate signage shall be coordinated with the Police Department and Highway Department and installed prior to occupancy permits.

18. Street lights for individual lots, in accordance with condition #22 (below) shall be installed prior to occupancy.

Project Specific Conditions

19. The applicant shall provide *Rosa Rugosa* plantings and/or fencing around the entire perimeter of the detention basins. Where used, *Rosa Rugosa* (5 gallon pots or equivalent) shall be planted spaced 5 feet apart on center. Planting shall be done as soon as practical in the construction process to ensure that the plants will form an effective barrier prior to road acceptance. Fencing, where provided shall be subject to the approval of the Highway Superintendent.

20. Street trees shall be planted as shown on the plans. The Applicant shall leave existing large trees undisturbed to the maximum extent feasible and may leave existing trees in lieu of planted street trees at the discretion of the Planning Board. The final quantities and locations of proposed street trees shall be coordinated during construction and adjusted as necessary based on existing trees that can be retained. Street trees, where required, shall be installed as soon as practical in the construction process and in conformance with the requirement that street trees be in place for at least 1 winter season prior to final release of surety and road acceptance.

21. A single street light shall be installed on the relocated utility pole at the intersection of Oak Bluff Lane with Baldwin Street. The type and installation shall be as directed by the Town of Leicester Select Board and Planning Board.

22. Each lot shall be provided with a standard lamp post light on the lot near the intersection of driveway with the street right-of-way line. The type and installation shall be as directed by the Town of Leicester Planning Board.

23. Approval is conditioned upon approval of the vehicle tracking overlay plan by Quinn Engineering.

General Conditions

24. The name of the roadway, Oak Bluff Lane, shall not be changed without the approval of the Planning Board. After the road is accepted as a public way, any name change must be approved by the Board of Selectmen.

25. All road maintenance, including but not limited to snowplowing, is the responsibility of the Applicant until such time as the road is accepted as a public way.

26. During construction, the Applicant shall comply with 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. No construction activity shall take place on Sundays or legal holidays.

27. Final design and construction shall be in conformance to the plans approved by the Planning Board (referenced above), except where such plan(s) are specifically modified under the conditions included as part of this Decision.

28. The applicant shall comply with the Planning Board's Minimum Construction Program Requirements for Approved Definitive Plans: Notice to Applicants.

29. Soil erosion shall be prevented before it occurs, and it shall be the Applicant's responsibility not to undertake more work than can be safely and adequately controlled. Areas that cannot be restored or stabilized immediately shall be mulched immediately to prevent any potential erosion or sedimentation.

30. The project shall be constructed in accordance with all applicable provisions of the Leicester Zoning By-Laws and Subdivision Regulations.

31. All lots within the subdivision shall conform to the dimensional requirements of the Leicester Zoning Bylaw and shall not be modified to create Limited Frontage Lots (Leicester Zoning Bylaws, Section 1.3).

32. Construction debris and trash generated during construction shall be removed from the site quickly. At no time shall debris be allowed to become wind blown throughout the site or adjacent properties. Dumpsters or similar structures will be emptied and maintained appropriately and not show evidence of overflowing their capacity.

33. This approval shall not be treated as, nor deemed to be, assurance of compliance with wetlands laws regulated by the Conservation Commission. If there is any inconsistency between the approved subdivision plan and plans as may be approved by the Conservation Commission, the applicant shall submit an amended plan to the Planning Board for approval.

34. Granting of this 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.

35. Construction shall commence within two (2) years from the date of endorsement and completion of all construction of all ways and installation of all municipal services in accordance with applicable rules and regulations shall be within five (5) years from the date of endorsement. Failure to comply will result in automatic rescission of the approval of the plan. The time for such construction and/or installation may be extended upon the written request of the applicant, for good cause shown, prior to the expiration of the approval period, and upon a vote of the majority of the Planning Board. In all cases, failure by the applicant to commence construction of ways and services shown on the Definitive Plan within five (5) years from the date of endorsement shall result in the automatic rescission of the approval (§III.B.8).

36. If at any time prior to the completion of the project the Planning Board finds the performance guarantee to be inadequate to secure the remaining work, the Planning Board will pursue all legal means allowed to address the situation, including issuance of a cease and desist order for all construction activity and initiation of rescission of approval for the project. Any deadlines contained herein shall not be extended without a sufficient performance guarantee on the project.

37. ***The Applicant shall be solely responsible for meeting all deadlines and/or requesting extensions to such deadlines as specified in this Decision.***

F. APPEALS

The Planning Board should be notified immediately of any appeals made to the Superior or Land Court about this decision within the statutory twenty (20) day appeal period, which is counted from the date of filing of this decision with the Leicester Town Clerk's office.

RECORD OF VOTE

The Board vote was ___ in favor of approval ___ opposed.

_____	_____
Jason Grimshaw, Chair	James Reinke, Vice Chair
_____	_____
Sharon Nist	Jaymi-Lynn Souza
_____	
Joshua Campbell	

Copy of Decision sent to:

Applicant*	Building Inspector
Owner	Quinn Engineering
Town Administrator	Assessors Office

**by Certified Mail*

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

SPECIAL PERMIT/SITE PLAN REVIEW DECISION
9/2021 Rough Draft

Date:

File Number: SP2021-08 (See also DSUB2021-02)

Applicant: MKEP770 LLC
Attn: Mark Klinger
65 Sunrise Highway, Suite 1368
100 Commerce Way
Woburn, MA 01801

Owner: E.F.G. Realty Trust
Attn: Edgar F. Greeney, Jr.
76 McClellan Street
Amherst, MA 01002

Location: 651 Main Street, Map 21, Parcel B5.1

Deed Ref.: Book 16761/Page 78

Zoning: Business (B)
Water Resources Protection Overlay District

Water/Sewer: Leicester Water Supply District/Cherry Valley Sewer District

Subject: Application for Special Permit under §3.2.02 and §3.2.02-A of the Leicester Zoning Bylaw to allow two-family and multi-family dwellings.

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

Procedural History:

1. On July 22, 2021, an application for a Special Permit and Site Plan Approval was submitted to the Leicester Planning Board (the Special Permit Granting Authority). All application materials are on file with the Planning Board. The Board's decision is based on the following submittals:
   A. Application packet (Application Forms, Project Narrative, and abutters list)
   B. Drainage Report, Skyview Estates (Job #2889-01), Prepared by Allen & Major Associates, Inc., dated July 16, 2021, revised _____
   C. Letter from Allen & Major Associates, Inc. dated July 19, 2019 (Narrative, Environmental Analysis, Special Permit Criteria Evaluation, Waiver Requests)
   D. Letter from the Cherry Valley Sewer District dated March 9, 2021
   E. Letter from the Leicester Water Supply District, undated.

F. Set of Plans (19 sheets), as follows:

#	Sheet Number	Sheet Title
1	C	Cover Sheet
2	V-101	Existing Conditions
-3	C100	Site Preparation Plan
4	C101	Subdivision Layout Key Plan
5-7	C101A – C101C	Definitive Layout Plans (3 plans)
6	C102	Overall Grading & Drainage Plan
7-9	C102A-C102C	Grading & Drainage Plan (3 plans)
10	C103	Overall Utilities Plan
11-13	C103A-C103C	Utilities Plans (3 plans)
14	C201	Roadway Profiles & Alignments (8) & (9)
15	C202	Roadway Profiles Alignments
16-19	C501-C503	Details (3 plans)

2. The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.

3. The Planning Board held a public hearing on the application on September 7, 2021. The hearing was continued to _____. At each hearing date(s) opportunity was given to all those interested to be heard in favor of or opposition to such application. The hearing was closed on _____.

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. Correspondence of Quinn Engineering, Inc. to Leicester Planning Board dated _____;

   C. Written comments from the following Town Boards and Departments: _____

Findings:

1. The subject property is located in the Business (B) district, which allows two-family dwellings (§3.2.02) and multi-family (§3.2.02-A) by Special Permit from the Planning Board.

2. The project consists of the proposed construction of thirty (30) two-family dwellings (each on separate lots), and two (2) townhouse-style multi-family structures (each on its own lot and containing 7 units each). These structures are proposed on new roadways that are the subject of a separate Definitive Subdivision Plan application (File#DSUB2021-01). [insert info on status of that permit]

3. A portion of the site is in the Water Resources Overlay Protection District. [*Potential need for separate ZBA special permits for exceeding impervious limits?]*

4. The property contains several areas subject to the Wetland Protection Act, some of the proposed work is located within the buffer zone and a filing with the Conservation Commission will be required.

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/is not** in harmony with the purpose and intent of the Bylaw.

6. MGL, Chapter 40A§9 specifies that "A Zoning ordinances or by-laws may provide that special permits may be granted for multi-family residential use in nonresidentially zoned areas where the public good would be served and after a finding by the special permit granting authority, that such nonresidentially zoned area would not be adversely affected by such a residential use, and that permitted uses in such a zone are not noxious to a multi-family use."
   The Board finds/does not find that the project meets this standard

7. Section 5.8.04.B of the Zoning Bylaw, includes the following Special Permit Review Criteria for the Business (B) district:

   1. **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;**

      _____

   2. **The proposed use shall not overload the capacity of water and sewer systems, storm water drainage, solid waste disposal facilities, and other public facilities;**

      _____

   3. **The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use;**

      _____

   4. **The project shall comply with all applicable environmental laws and regulations;**

      _____

   5. **The proposed project shall be consistent with Leicester's Master Plan; and,**

      _____

   6. **The project shall comply with all of the above B District Site Development Standards.**
      Not applicable (standards don't apply to residential structures).

8. In accordance with Section 5.8.04.B. of the Leicester Zoning Bylaw, the Planning Board may grant a special permit in the B district if the following criteria are met:

   1) 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;

   _____

   2) The proposed use shall not overload the capacity of water and sewer systems, stormwater drainage, solid waste disposal facilities, and other public facilities;

   _____

   3) The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use;

   _____

   4) The project shall comply with all applicable environmental laws and regulations;

   _____

5) **The proposed project shall be consistent with Leicester's Master Plan; and,**

_____

6) **The project shall comply with B District Site Development Standards.**
Not applicable (standards don't apply to residential structures).

Waivers [sample from 803 Main]:

In accordance with the Planning Board's Special Permit Regulations, after finding that it is in the public interest and not inconsistent with the Leicester Zoning Bylaw, the Planning Board agrees to accept the plans as submitted and to waive strict compliance with applicable provisions of the Planning Board Special Permit and Site Plan Regulations submittal requirements, including but not limited to the following:

9. Site Plan Rules & Regulations (§II.A Site Plan, and §II.B Locus Plan): The project involves reuse of an existing structure, and the applicant has submitted sufficient information to evaluate the proposed project.

Waivers [sample language from 11 hankey]:

In accordance with the Planning Board's Regulations and the Zoning Bylaw, after finding that it is in the public interest and not inconsistent with the Leicester Zoning Bylaw, the Planning Board agrees to accept the plans and related materials as is and to waive applicable provisions of Planning Board requirements including the following:

- Site Plan Review Regulations II.G. (Locus Plan).
- Zoning Bylaw §5.6.05.2.B (NB district landscape buffer), as the building and parking are almost entirely outside of the district and no exterior site changes are proposed.

Decision:

In view of the foregoing, at the meeting of _____, the Planning Board voted to approve/disapprove the Special Permit and Stormwater Permit application for the above-described project. As used in this decision, the term "Applicant" shall mean the Applicant, its heirs, successors and assigns. Unless otherwise specified, the Board may designate an agent or agents to review and approve matters set forth in this decision. The Planning Board's approval is subject to the following conditions:

Below conditions are from 11 Hankey (find condition related to maintenance of stormwater included with other projects)

Pre-Construction/Use

1. The 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.
2. Prior to issuance of an occupancy permit or business license to allow commencement of activities and uses authorized by this special permit, the Applicant shall demonstrate conformance with the conditions of this approval.
3. Prior to the issuance of any required building permits, 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.

4. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address, email, and business phone number of the individual who shall be responsible for all construction activities on site.

General

5. Final design and construction and use of the site and structure 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.
6. Unauthorized deviations from the approved plan and all related application materials 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.
7. Construction on the site must be started or substantial activity commenced by May 4, 2022 (one year from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion within by May 4, 2023 (two years from the date of approval). Such deadlines may be extended for good cause upon the written request of the applicant prior to the specified deadline. If the time period for commencement or completion has elapsed, the rights granted by this approval shall expire and may be reestablished only after another application.
8. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.
9. The use shall 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.
10. 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.
11. All signs shall comply with §3.2.07 of the Zoning By-law, unless a special permit or variance is granted by the Zoning Board of Appeals.

Project-Specific Conditions:

12. Hours of operation shall be limited to 6AM – midnight (12:00AM) for a period of 6 months, after which 24 hour operation is allowed with Planning Board approval at regular meeting of the Board provided the applicant is not in violation of the terms of this permit.
13. This special permit is limited to the activities described above. Future planned uses, such as an automotive innovation shop are not authorized by this special permit. Changes shall require an amendment to this special permit.

14. Activities authorized by this special permit are limited to the interior of the building. Outside activity (e.g. repair, manufacturing, construction) is prohibited.
15. Up to 12 storage containers are allowed in the area designated on the plans. No hazardous materials shall be stored in storage containers. Clean-up of the existing outside storage shall be completed within six (6) months from the date of this approval.
16. Storage in the building shall be limited to storage associated with uses in the building. Rental self-storage is not permitted by this special permit.
17. Residential occupancy on the site or in the building (i.e. members, staff, or anyone else living on the premises) is strictly prohibited. The Leicester Fire Department will conduct regular (no less than every 6 months) unannounced inspections. If evidence of residency is found; and immediate cease & desist order will be issued.
18. Membership is limited to 200 members. The applicant shall provide an annual written report to the Planning Board including current membership numbers and an updated membership utilization percentage study based on front-desk sign-in data. This report shall be reviewed by the Planning Board at a regular meeting of the Board. Memberships beyond 200 are prohibited until an updated parking plan has been approved by the Planning Board through an amendment to this Special Permit and the new parking area is installed at the site.
19. Parking areas and fire lanes shall be striped (painted). To maintain safe emergency access to the building, parking is prohibited in areas not designated for parking.
20. A General Entertainment License from the Select Board is required for Annual Open House events or other special events with anticipated total attendance of 50 or more. The applicant shall include detailed planning for off-site parking and shall require the approval of the Fire & Police Departments.
21. Existing wooded areas on the site shall remain undisturbed except to remove dead or diseased trees that would pose a safety hazard.
22. The Applicant shall provide paper copies of all plans not previously submitted on paper within 30 days of this approval.

Construction

23. During construction, the Applicant shall comply with 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.
24. 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.

25. The Applicant and/or property owner shall provide at least forty-eight (48) hour notice to the Town Planner and the Planning Board's engineer, prior to commencing any work on the site that requires inspection or review.
26. The Applicant shall promptly pay the reasonable fee of the consulting engineers for review of plans or field inspections during the construction phase.
27. 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

28. The Applicant shall notify the Planning Board when work is complete and ready for inspection.
29. No final certificate of occupancy shall be issued until site work is complete and all conditions of approval have been addressed. Prior to the issuance of a certificate of occupancy, all site improvements, landscaping, and infrastructure specified on the plans shall be constructed and installed to adequately serve said Facility, 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's designee.
30. If there are field changes from the approved site plans referenced above, the Applicant shall submit as-built plans (3 full-size copies, 1 11" x 17" and a .pdf version) 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.
31. 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.

RECORD OF VOTE

The Board vote was _ in favor of approval 0 opposed.

The signatures below are made in accordance with MGL Ch. 110G and pursuant to the Planning Board's electronic signature authorization vote recorded on May 11, 2020 in Book 62374 Page 135 at the Worcester District Registry of Deeds.

Jason Grimshaw, Chair	Debra Friedman, Vice Chair
Sharon Nist	Jaymi-Lyn Souza
James Reinke, Associate Member	

Copy of Decision sent to:

-Town Clerk	*-Building Inspector*	*-Assessors Office*
*-Applicant**	*-Applicant Engineer***	*-Applicant's Attorney***
*-Owner**	*-Town Administrator*	*-Quinn Engineering***

* by certified mail
** where applicable

Notice of Decision delivered to "Parties in Interest" (abutters & Planning Boards of abutting Towns)

SPECIAL PERMIT/SITE PLAN
at
1439 MAIN STREET
LEICESTER, MA

NOTE:
1.) PROPERTY LINES/SITE FEATURES ARE TAKEN FROM PLAN PREPARED BY J.R. RUSSO & ASSOCAITES ENTITLED AS-BUILT PLAN FOR 1439 MAIN STREET LEICESTER MA DATED 9-23-10.

2.) THE PURPOSE OF THIS PLAN IS FOR THE PREPORATION OF THE EXISTING PARCEL LOCATED AT 1439 MAIN STREET FOR FUTURE A DEVELOPMENTAL.

3.) MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF LEICESTER'S DEPARTMENT OF PUBLIC WORKS & PARKS STANDARD SPECIFICATIONS & DETAILS, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.

4.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

5.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.

6.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.

7.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.

8.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ABUTTING PROPERTIES.

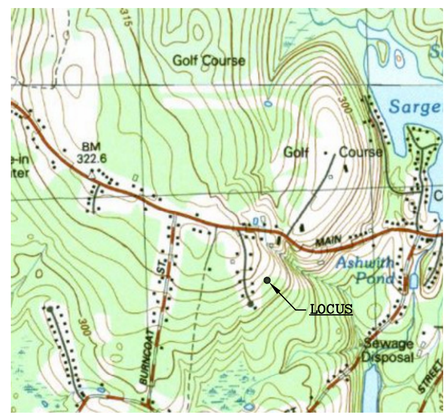
9.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED . THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.

10.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

11.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF STURBRIDGE'S HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.

12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF LEICESTER REQUIREMENTS.

13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.



LOCUS MAP

ZONE: (HB-1) HIGHWAY BUSINESS
INDUSTRIAL 1 DISTRICT

	MAX./REQUIRED	PROVIDED
LOT AREA:	60,000 SQ. FT.	408,952 SQ. FT.
FRONTAGE:	200'	247'±
BUILDING HEIGHT (MEAN):	55'	N/A
LOT COVERAGE:	40%	N/A
IMPERVIOUS SURFACE:	40%	N/A
SETBACK REQUIREMENTS		
FRONT:	50'	N/A
SIDE:	50'	N/A

LIST OF DRAWINGS:

SHEET - 1 COVER SHEET
SHEET - 2 EXISTING CONDITIONS
SHEET - 3 GRADING PLAN
SHEET - 4 DETAILSHEET

COMMONWEALTH OF MASSACHUSETTS
ANDREW R. BAUM
CIVIL
NO. 47076
REGISTERED PROFESSIONAL ENGINEER

REVISIONS		
REV.	DATE	DESCRIPTION
1	7/29/21	REVISED PER COMMENT LETTER.
2	9/14/21	REVISED PER QUINN COMMENTS.

PROJECT NO.	21-212
DESIGNED BY	PML
CHECKED BY	AB
DATE	6/21/21
CAD FILE	21-212 SPECIAL PERMIT PLAN

P.E.	P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE:
ENDORSEMENT DATE:

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

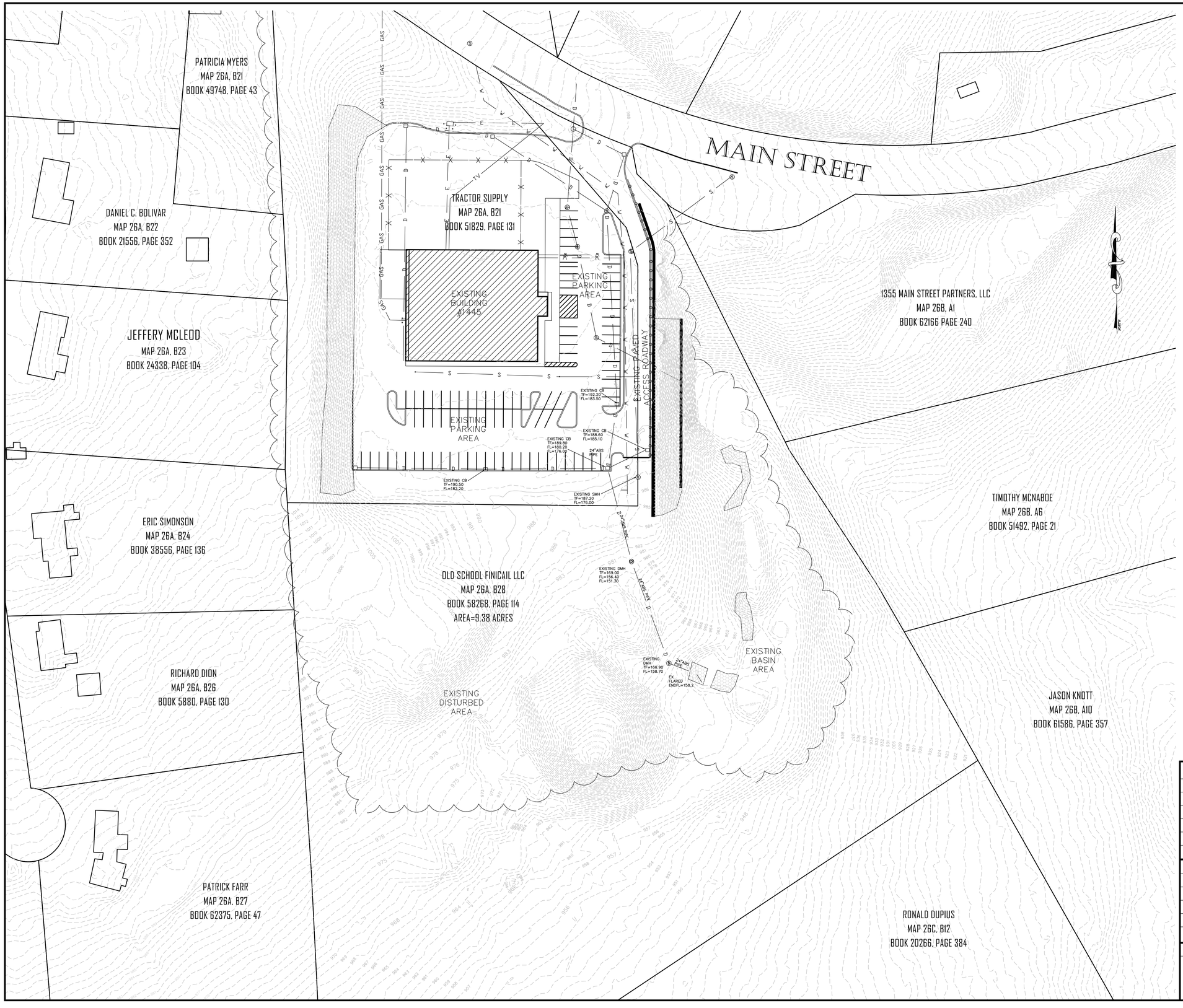
SHEET TITLE

COVER SHEET

SPECIAL PERMIT PLAN
at
1439 MAIN STREET
(ROUTE 9)
LEICESTER, MA
PREPARED FOR
SCHOLD DEVELOPMENT

SHEET NO.

C-1.0



P.E.	P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

COMMONWEALTH OF MASSACHUSETTS
ANDREW R. BAUM
CIVIL
NO. 47076
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

REV.	DATE	DESCRIPTION
1	7/29/21	REVISED PER COMMENT LETTER.
2	9/14/21	REVISED PER QUINN COMMENTS.

PROJECT NO.	21-212
DESIGNED BY	PML
CHECKED BY	AB
DATE	6/14/21
CAD FILE	21-212 SPECIAL PERMIT

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 feet

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

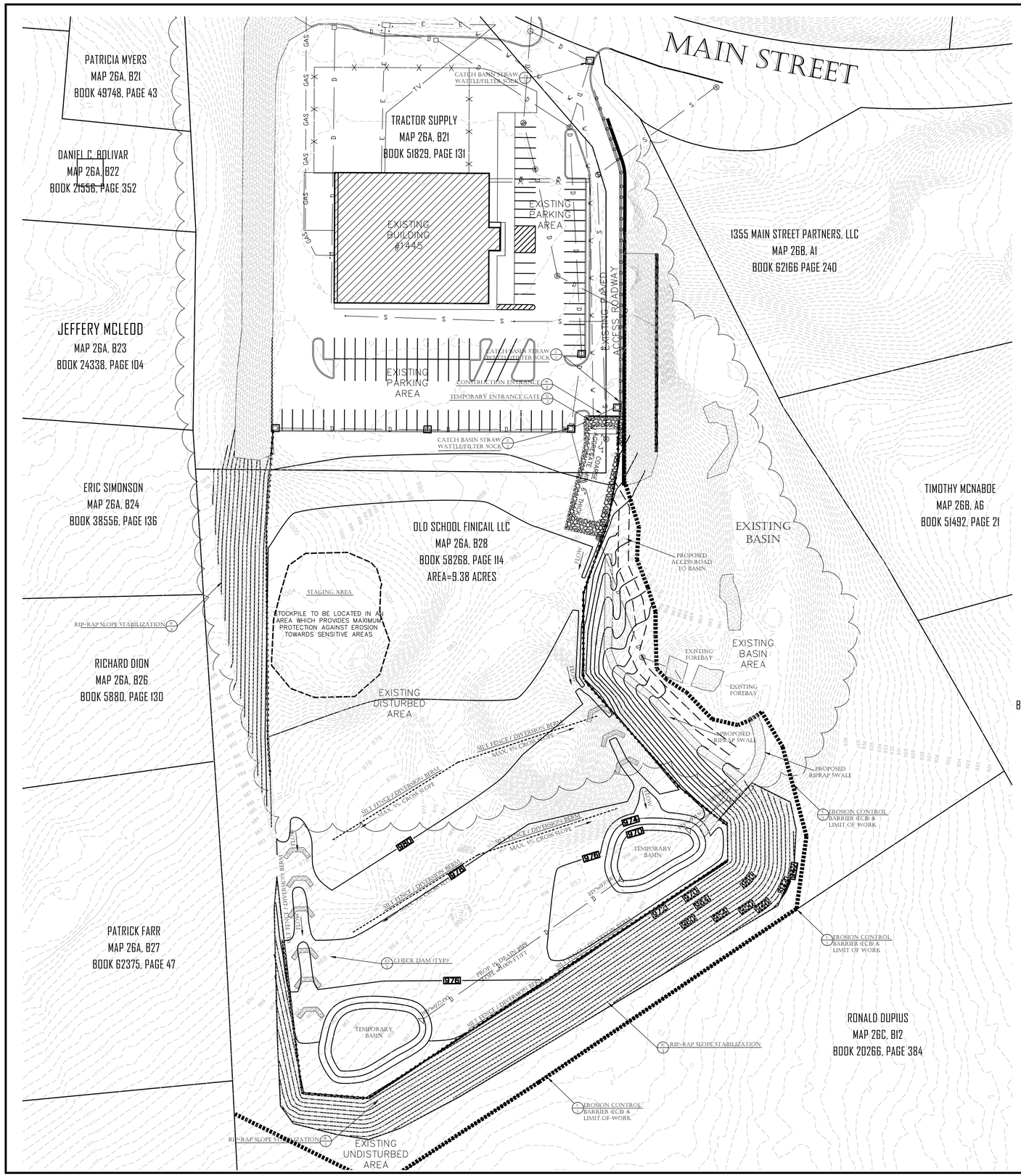
SHEET TITLE

EXISTING CONDITIONS PLAN

SPECIAL PERMIT PLAN
at
1439 MAIN STREET
(ROUTE 9)
LEICESTER, MA
PREPARED FOR
SCHOLD DEVELOPMENT

SHEET NO.

C-2.0



EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 – GENERAL

1.01 SUMMARY

A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIROMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.

1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF LIMITS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.

3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.

4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.

5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS

A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.

B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.

C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE. NO PORTION OF THE SITE SHALL EXCEED FIVE (5) ACRES.

1.03 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 2 – PRODUCTS

2.01 MATERIALS

A. STRAW BALES: WEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.

B. STRAW WATTLES: NORTH AMERICAN GREEN MODEL WS1210 OR APPROVED EQUAL.

C. SILT FENCE: NON–WOVEN, UV–RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/SF MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMOCO FABRICS & FIBERS, OR APPROVED EQUAL.

D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.

E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.

F. EXCELSIOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6–INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.

G. ROCK RIPRAP: SOUND, ANGULAR, 6–INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TAILINGS.

H. CRUSHED STONE: SOUND, ANGULAR, 2–INCH MINUS PROCESSED CRUSHED STONE.

NOTES:

[1] SLOPE SURFACE SHALL BE FREE OF ROCK, CLODS, STICKS AND GRASS, MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT
[2] APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS
[3] LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
[4] MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE
[5] TAMP SOIL OVER MAT/BLANKET

PART 3 – EXECUTION

3.01 THROUGHOUT CONSTRUCTION

A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.

B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.

C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.

D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.

E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24–HOUR PERIOD.

F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE–DISTURBANCE.

G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.

J. SWEEP ON–SITE PAVED AREAS AND OFF–SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY–ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.

K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.

3.02 SITE PREPARATION AND ACCESS

A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.

B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.

C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.

3.03 CLEARING, GRUBBING, AND STRIPPING

A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE. DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.

B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE. NO GREATER THAN FIVE (5) ACRES SHALL BE UNSTABLE AT ANY TIME.

C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.

D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.

E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.

3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES

A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.

B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.

C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.

D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.

3.05 SITE GRADING

A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.

B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.

C. EXPOSED SOILS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYDROSEED OR OTHER APPROVED METHOD.

D. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER COMPLETION.

3.06 LANDSCAPING

A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.

B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.

C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

COMMONWEALTH OF MASSACHUSETTS
ANDREW R. BAUM
CIVIL
NO. 47076
REGISTERED PROFESSIONAL ENGINEER

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG–SAFE" AT 1(888)344–7233 1(888)DIG–SAFE).

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

REVISIONS

REV.	DATE	DESCRIPTION
1	7/29/21	REVISED PER COMMENT LETTER.
2	9/14/21	REVISED PER QUINN COMMENTS.

PROJECT NO.	21–212
DESIGNED BY	PML
CHECKED BY	AB
DATE	6/14/21
CAD FILE	21–212 SPECIAL PERMIT PLAN

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 feet

P.E.	P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

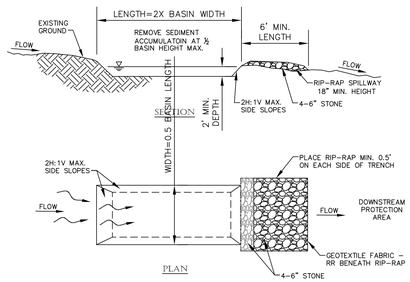
SHEET TITLE

GRADING PLAN

DEFINITIVE SITE PLAN
at
1439 MAIN STREET
(ROUTE 9)
LEICESTER, MA
PREPARED FOR
SCHOLD DEVELOPMENT

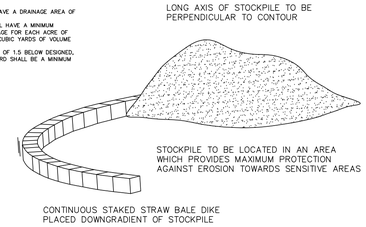
SHEET NO.

C-3.0

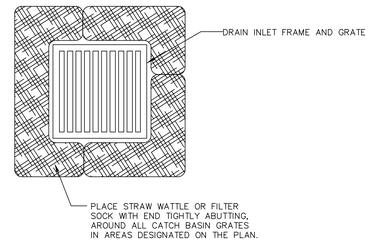


1 RIP-RAP SLOPE STABILIZATION
N.T.S.

NOTES:
[1] TEMPORARY SEDIMENT TRAPS SHALL HAVE A DRAINAGE AREA OF NOT MORE THAN 5 ACRES.
[2] THE TEMPORARY SEDIMENT TRAP SHALL HAVE A MINIMUM VOLUME BASED ON 1/2 INCH OF STORAGE FOR EACH ACRE OF DRAINAGE AREA OR 67 CUBIC YARDS OF VOLUME FOR EACH ACRE OF DRAINAGE AREA.
[3] SPILLWAY DEPTH SHALL BE A MINIMUM OF 1.5 BELOW DESIGNED, SETTLED TO OF EMBANKMENT. FREEBOARD SHALL BE A MINIMUM OF 0.5 FOOT.

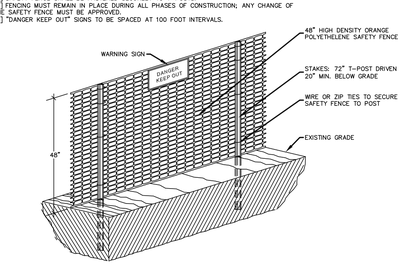


2 TEMPORARY STOCKPILE
N.T.S.

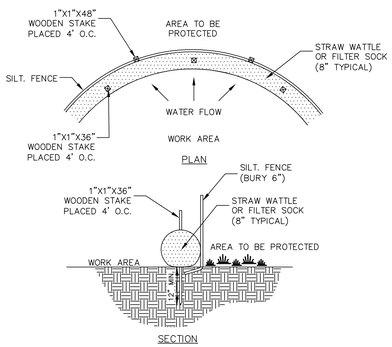


3 CATCH BASIN STRAW WATTLE/FILTER SOCK
N.T.S.

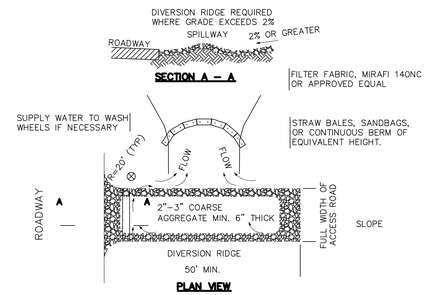
NOTES:
[1] ALL ACTIVE CONSTRUCTION AREAS SHALL BE PROTECTED PER PLAN.
[2] SAFETY FENCE SHALL BE FASTENED SECURELY TO T-POSTS.
[3] FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE SAFETY FENCE MUST BE APPROVED.
[4] "DANGER KEEP OUT" SIGNS TO BE SPACED AT 100 FOOT INTERVALS.



4 CONSTRUCTION SAFETY FENCE
N.T.S.

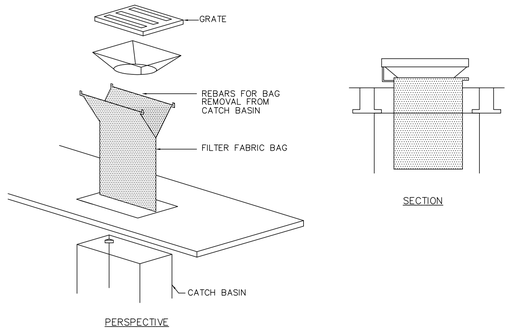


5 EROSION CONTROL BARRIER (ECB)
N.T.S.



NOTES:
[1] THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
[2] WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
[3] WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
[4] USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

6 CONSTRUCTION ENTRANCE
N.T.S.



NOTES:
[1] TO BE SILTSTACK BY ATLANTIC CONSTRUCTION FABRICS, INC., OR APPROVED EQUAL.
[2] TO BE INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF CATCH BASIN STRUCTURE AND REMAIN UNTIL FINISH COURSE IS PLACED.
[3] FILTER BAG SHALL BE MAINTAINED AND CLEANED AS NEEDED.

7 CATCH BASIN FILTER BAG
N.T.S.

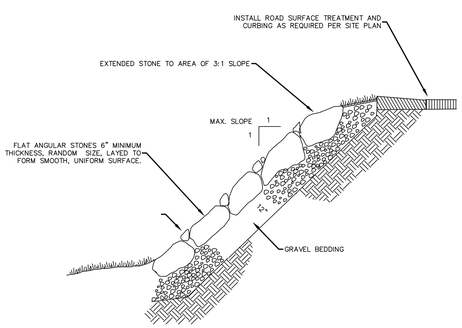
P.E.	P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
LEICESTER PLANNING BOARD

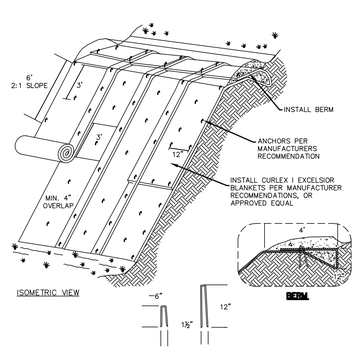
BEING A MAJORITY

APPROVAL DATE: _____

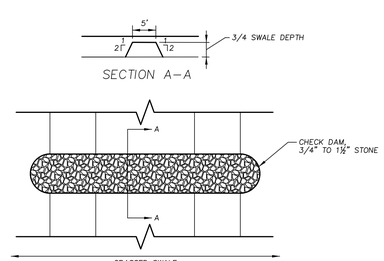
ENDORSEMENT DATE: _____



8 RIP-RAP SLOPE STABILIZATION
N.T.S.



9 EROSION CONTROL BLANKET SLOPE STABILIZATION
N.T.S.



10 CHECK DAM
N.T.S.

REVISIONS		
REV.	DATE	DESCRIPTION
1	7/29/21	REVISED PER COMMENT LETTER.
2	9/14/21	REVISED PER QUINN COMMENTS.

PROJECT NO.	21-212
DESIGNED BY	PML
CHECKED BY	AB
DATE	6/14/21
CAD FILE	21-212 SPECIAL PERMIT PLAN

COMMONWEALTH OF MASSACHUSETTS
ANDREW R. BAUM
CIVIL
NO. 47076
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

SHEET TITLE

DETAIL SHEET

DEFINITIVE SITE PLAN
at
1439 MAIN STREET
(ROUTE 9)
LEICESTER, MA
PREPARED FOR
SCHOLD DEVELOPMENT

SHEET NO.

C-4.0

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

SPECIAL PERMIT/SITE PLAN REVIEW & STORMWATER PERMIT DECISION

9/16/2021 DRAFT

Date:

File Number: SP2021-07

Applicant: Central Land Development Corp.
Attn: Matt Schold
1 Charlesview Road
Hopedale, MA 01747

Owner: Old School Financial, LLC
Attn: Matt Schold
1 Charlesview Road
Hopedale, MA 01747

Location: 1439 Main Street (Map26A, Parcel B28)

Deed Ref.: Book 58268, Page 114

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

Water/Sewer: n/a

Subject: Application for Special Permit under §3.2.04.4 and §5.16 of the Leicester Zoning Bylaw to allow earth filling

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

Procedural History:

1. On June 21, 2021, an application for a Special Permit and Site Plan Approval was submitted to the Leicester Planning Board (the Special Permit Granting Authority). All application materials are on file with the Planning Board. The Board's decision is based on the following submittals:
   A. Application packet (application Form and abutters list)
   B. Hydraulic/Hydrologic Calculations, Padding Site Plan, 1439 Main Street, prepared by Summit Engineering & Survey, Inc., dated July 29, 2021, revised through September 14, 2021.
   C. Project Narrative received 8/17/2021
   D. Letters from Summit Engineering dated July 29, 2021 and September 2, 2021
   E. Fill Management Plan prepared by Parker Environmental Corporation, dated September 2021 (received 9/2/2021)
   F. Set of Plans (4 sheets), prepared by Summit Engineering & Survey, Inc., Project #21-212, dated June 14, 2021, revised through September14, 2021, as follows:

Sheet #	Sheet Title
C-1.0	Cover Sheet
C-2.0	Existing Conditions
C-3.0	Grading Plan
C-4.0	Detail Sheet

2. The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.

3. The Planning Board held a public hearing on the application on August 3, 2021*. The hearing was continued to August 17, 2021*, August 31, 2021*, September 7, 2021* and September 22, 2021. At each hearing date(s) opportunity was given to all those interested to be heard in favor of or opposition to such application. The hearing was closed on _____.
**No discussion on this date*

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. Correspondence of Quinn Engineering, Inc. to Leicester Planning Board dated July 14, 2021 and _____;

   C. Written comments from the following Town Boards and Departments: Police Department and Town Planner.

Findings:

1. The subject property is located in the Highway-Business Industrial (HB-1) zoning district, which allows "Earth Filling Operation" (§3.2.04.4) by special permit from the Planning Board. Earth Filling & Removal operations are further regulated by §5.16.

2. The proposed project consists of filling the existing site with 96,000 c.f. of material to create a padded site for a future building, which the size and use has not been determined at this time.

3. The Planning Board finds that the application has met/has not met the requirements of §5.16.I (Special Permit Criterial for Earth Removal & Fill Operations), as described below:

   1. The Planning Board shall use the general standards for Special Permit Approval contained in the Planning Board Special Permit Regulations, any district-specific special permit requirements, and the additional standards contained herein

   See below for conformance with general special permit and HB-1 district requirements.

   2. Permits for earth removal and/or fill operations shall be granted by the Planning Board only upon its written determination that the proposed use shall not cause substantial detriment to the neighborhood, or the Town, considering the characteristics of the site and the proposal in relation to the site and surrounding environment. In addition to any specific factors that may be set forth elsewhere in this Bylaw and its associated Regulations, such determination shall include consideration of each of the following:
   a. Impacts on the natural environment
   b. Traffic flow and safety, including loading and unloading; and
   c. Management of stormwater

   [Insert findings text here based on discussion at hearing]

3. **No Special Permit shall be issued for the removal of earth or the placement of fill in any location if such an operation will:**
   a. **endanger the public safety, public health or constitute a nuisance; or**
   b. **produce noise, dust, or other noxious effects observable at the lot lines of the property in amounts objectionable or detrimental to the normal use of adjacent properties; or**
   c. **result in the transportation of materials in such manner as to cause traffic congestion, dust, spillage, noise, or other nuisances or hazards, particularly on residential streets; or**
   d. **result in the transportation over ways which will be unduly injured thereby; or**
   e. **cause irreparable harm to or loss of important wildlife, wildlife habitat or rare plant species indigenous to the area; or**
   f. **result in stormwater damage to abutting properties.**

   [Insert findings text here based on discussion at hearing]

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/does not find that this project is in harmony with the purpose and intent of the Bylaw.

5. Section 5.5.03.2 of the Zoning By-law, HB-1 district 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 Board finds that the proposed project 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, sewer, or other utilities are required for the proposed project.

   C. **The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use.**
      No wastes will be produced from the proposed project.

   D. **The project shall comply with all applicable environmental laws and regulations**.
      The Board finds that the Applicant has complied with this requirement.

   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.**
      These standards are inapplicable.

6. Section 5.2.05 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 5.2.05:

   A. The use complies with all the provisions of the Leicester Zoning By-Law;
   The Board finds that this standard has been met as conditioned herein.

   B. **The use will not materially endanger or constitute a hazard to the public health;**
   The Board finds that this standard has been met as conditioned herein.

   C. **The use will not create undue traffic congestion or unduly impair pedestrian safety;**
   The finds that the proposed project will accommodate projected traffic associated with the proposed development without undue traffic congestion and will not impair pedestrian safety.

   D. **Sufficient off-street parking exists or will be provided to serve the use;**
   The Board finds the applicant has me this standard; no parking lot is proposed and there is adequate room for earth moving equipment.

   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 utilities are required for the proposed project.

   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;**
   Waiting on Quinn comments [Usual wording: 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.**
   The Board finds that this standard has been met as conditioned herein.

Decision:

In view of the foregoing, at the meeting of _____, the Planning Board voted to approve/deny the Special Permit application for the above-described project. As used in this decision, the term "Applicant" shall mean the Applicant, its heirs, successors and assigns. Unless otherwise specified, the Board may designate an agent or agents to review and approve matters set forth in this decision. The Planning Board's approval is subject to the following conditions:

Pre-Construction/Use

1. The 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.
2. Prior to the issuance of any required building permits, 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.

3. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address, email, and business phone number of the individual who shall be responsible for all construction activities on site.

General

4. Final design and construction and use of the site and structure 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.

5. Unauthorized deviations from the approved plan and all related application materials 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.

6. Construction on the site must be started or substantial activity commenced by _____ (one year from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion within by _____ (two years from the date of approval). Such deadlines may be extended for good cause upon the written request of the applicant prior to the specified deadline. If the time period for commencement or completion has elapsed, the rights granted by this approval shall expire and may be reestablished only after another application.

7. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.

8. The use shall 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.

9. 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.

10. All signs shall comply with §3.2.07 of the Zoning By-law, unless a special permit or variance is granted by the Zoning Board of Appeals.

Project-Specific Conditions:

11. The applicant shall at all times maintain the site in such a manner as to prevent runoff to abutting properties

12. Other conditions?

Construction

13. During construction, the Applicant shall comply with 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.

14. 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.
15. The Applicant and/or property owner shall provide at least forty-eight (48) hour notice to the Town Planner and the Planning Board's engineer, prior to commencing any work on the site that requires inspection or review.
16. The Applicant shall promptly pay the reasonable fee of the consulting engineers for review of plans or field inspections during the construction phase.
17. 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.

Project Completion Sign-Off

18. The Applicant shall notify the Planning Board when work is complete and ready for inspection.
19. The Applicant is required to receive a Certificate of Project Completion when the project is complete and stabilized prior to deadline to complete work, as may be extended. Failure to receive a Certificate of Project Completion shall be considered a zoning violation. No final Certificate of Project Completions shall be issued until site work is complete and all conditions of approval have been addressed. Prior to the issuance of a certificate of completion, all site improvements, landscaping, and infrastructure specified on the plans shall be constructed and installed to adequately serve said Facility.
20. If there are field changes from the approved site plans referenced above, the Applicant shall submit as-built plans (3 full-size copies, 1 11" x 17" and a .pdf version) showing such changes prior to the final Certificate of Project Completion. No final Certificate of Project Completion shall be issued until the Planning Board or its agent confirms that all improvements or alterations substantially comply with the approved Site Plan.
21. 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.

RECORD OF VOTE

The Board vote was ___ in favor of approval ___ opposed.

Jason Grimshaw, Chair	James Reinke, Vice Chair
Sharon Nist	Jaymi-Lyn Souza
Joshua Campbell	Deb Friedman, Associate Member

Copy of Decision sent to:

-Town Clerk	*-Building Inspector*	*-Assessors Office*
*-Applicant**	*-Applicant Engineer***	*-Applicant's Attorney***
*-Owner**	*-Town Administrator*	*-Quinn Engineering***

* by certified mail
** where applicable

Notice of Decision delivered to "Parties in Interest" (abutters & Planning Boards of abutting Towns)

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

RECEIVED
2020 JAN -8 PM 2:44
TOWN CLERK'S OFFICE
LEICESTER, MASS.

SPECIAL PERMIT DECISION

Date: January 7, 2020

File Number: SP2019-02

Applicant: Matt Schold
Central Land Development Corp.
One Charlesview Road, Suite 1
Hopedale, MA 01747

Owner: Same as Applicant

Location: off Paxton Street. Assessors' Map 19, Parcels A14, A14.1, and A14.2

Deed Ref.: Book 59309/Page 122

Zoning: Suburban Agriculture (SA)/Residential 2 (R2)
Water Resources Protection Overlay District

Water/Sewer: Leicester Water Supply District (water & sewer)

Subject: Application for a Special Permit under §5.13 of the Leicester Zoning Bylaw to allow an Open Space Residential Development

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

PROCEDURAL HISTORY:

1. On July 11, 2019, an application for a Special Permit was submitted to the Leicester Planning Board (the Special Permit Granting Authority). All application materials are on file with the Planning Board. The Board's decision is based on the following submittals:
   a) Application packet dated July 10, 2019 (application forms, project narrative, waiver request letter, letter from the Leicester Water Supply District, abutters list, CD with all application materials)
   b) Letters from Greenwald & Greenwald, LLP Attorneys at Law dated August 16, 2019 and October 23, 2019 (easement information)
   c) Letters from Allen Engineering to the Leicester Planning Board dated September 9, 2019 (response to Town Planner review letter)
   d) Letters from Allen Engineering to the Leicester Planning Board dated September 9, 2019 and October 10, 2019 (responses to Quinn Engineering review letter)
   e) Letter from Allen Engineering to the Leicester Planning Board dated October 10, 2019
   f) Letter from Matthew Schold, Principal, Central Development, Inc. dated December 10, 2019

g) Letters from Greenwald & Greenwald, LLP Attorneys at Law dated August 16, 2019 and October 23, 2019.

h) The following Plans (2 sheets) prepared by Allen Engineering & Associates, Inc., dated July 8, 2018, revised through January 7, 2020:

Sheet Title	Sheet #
Preliminary Plan: Open Space Residential Development Plan in Leicester, MA	1 of 2
Preliminary Plan: Conventional Subdivision Plan of Land in Leicester, MA	2 of 2

i) Color presentation plan showing estimated location of houses and tree clearing, prepared by Allen Engineering and Associates, Inc. dated July 8, 2019, revised through January 7, 2020.

2. The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.

3. The Planning Board held a public hearing on the application on August 20, 2019*. At the applicant's request, the hearing was continued to September 3, 2019*. The September 3, 2019* hearing was re-scheduled for September 10, 2019, then continued to October 15, 2019, November 5, 2019*, November 19, 2019**, December 3, 2019** December 17, 2019**, December 19, 2019* and January 7, 2020 to allow the Applicant to address comments from the public, the Board and other Departments. At each hearing date(s) opportunity was given to all those interested to be heard in favor of or opposition to such application. The hearing was closed on January 7, 2020.
**no discussion*
***meeting cancelled*

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) Correspondence of Quinn Engineering, Inc. to Leicester Planning Board dated August 12, 2019 and September 26, 2019;

c) Written comments from the following Town Boards and Departments: Conservation Commission, Historical Commission, Police Department, Leicester Water Supply District, and Town Planner.

d) Written comments from the French River Connection dated November 12, 2019

e) Written comments from the following Leicester residents: Marisa Cantara Ayvazian, David Baril, William & Cathy Battelle, Robert Bembridge, Adam Ceredona, Ed & Sandy Dickinson, Sean Fadden, Sarah Giguere, Marie Harrington, Kevin & Bonnie Layden, Pamela Bembridge Murphy, Mark & Carrie Parapinto, and Robert & Dolores Richmond.

f) Letters from Town Counsel Petrini & Associates (not public record)

FINDINGS:

1. The proposed 24 lot Open Space Residential Development (OSRD) is on a 60.2± acre vacant wooded tract of land (3 parcels) west of Paxton Street and north of Sargent Pond in the Suburban Agriculture (SA) zoning districts and Water Resources Protection Overlay District (a tiny portion of the site is in the Residential 2 (R2) zoning district). The site is also accessible via an existing 50-foot wide access easement to Paxton Street at the northeast corner of the tract. The land abuts Sargent Pond with approximately 3,700 feet of water frontage and the entirety of the site slopes from its northern border southerly toward Sargent Pond.
2. The OSRD project as submitted proposes 24 residential lots (14 with water frontage) on a proposed new roadway off Paxton Street and terminating with a cul-de-sac. A second means of access will continue from the cul-de-sac back through the northerly portion of the subdivision connecting to Paxton Street through the existing access easement. The remainder of the site (31 acres) will be designated as Open Space. The greater portion of the open space will be along the northern side of the tract, directly accessible from the proposed secondary access way. Two other open space parcels along the southern border will provide access from the cul-de-sac roadway to Sargent Pond.
3. In response to comments received during the review process, the secondary access is proposed as a gravel base with 6-8" of compacted asphalt millings. In addition, the Applicant will provide a transition strip (approximately 4' wide and 40' long) along the west side of Paxton Street for southbound traffic entering the project. The Leicester Public Safety Committee approved the secondary access and transition strip as described above at their meeting of September 10, 2019.
4. The proposed site will be provided with public sewer, water, underground electrical and communication services from the existing public utilities located Paxton on Street. In addition to those utilities a proposed stormwater management system will be designed for the developed site to conform to the current Massachusetts DEP Stormwater Management Standards. The project will require Conservation Commission review and approval.
5. The Conventional lot plan required to determine the total number of lots to be created for the OSRD concept shows 27 lots on ±5,249 lineal feet of new roadway with two entrances on Paxton Street. The formula in Section 5.13.05.B(3) of the Zoning Bylaw results in a yield of 28 lots.
6. The OSRD development plan is designed to allow single family residential dwelling units to be "clustered" closer together to minimize the total area of site disturbance for the proposed number of dwellings as compared to a conventionally zoned development and thereby provide for more permanent protected open space. The OSRD concept proposes 2,607 feet of roadway (and a 2,692 foot secondary access way as described above). Along this proposed roadway would be twenty-four (24) frontage lots in conformance with the current Zoning Bylaws. The OSRD bylaw requires a minimum lot size of 20,000 square feet in the SA district; all lots proposed are well in excess of this requirement. Proposed lots range in size from 27,664 - 154,157 square feet (average of 47, 865 square feet). All lots exceed the minimum required frontage of 100 feet.

7. Both the conventional and OSRD proposals show roadways over easements on land owned by others.
8. Leicester's Zoning Bylaw, Section 5.13.07 (A) requires that "no less than 50% of the land area shall be devoted to open space" and "no more than 50% of the open space may contain wetlands." The OSRD plan shows ±31.3 acres of open space (52% of the total land area of ±60.2 acres). The proposed open space contains 2.3 acres of wetlands (7.3%).
9. The Applicant proposes that the open space remain private as part of a Homeowners' Association that will maintain it in perpetuity. The Open Space will be available to residents of the subdivision to access the open space using existing logging trails. In addition, a beach and swim area will be provided for homeowners that don't have direct water access.
10. 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.
11. Special Permit Criteria in Section 5.13.09 (B) of the Zoning Bylaw:
    a) **The development meets the purpose of an Open Space Residential Development as described in Section 5.13.01.**
    The OSRD plan preserves ±31.3 acres (52% of the total land area of ±60.2 acres) as permanently protected open space. The project accommodates the site's physical characteristics, particularly wetlands and topography, by reducing the overall footprint of roadways and residential development areas thereby minimizing impacts on the site's wetland areas. The open space area will preserve scenic vistas of Sargent Pond below. The peninsula extending into Sargent Pond from the site will also be preserved as open space restricted to use by the residents of the subdivision.
    b) **The site design shall preserve and, where possible, enhance the historic and natural features of the property, including scenic views, by adapting the location and placement of structures and ways to the existing topography in order to minimize the amount of soil removal, tree cutting and general disturbance to the landscape and surrounding properties.**
    As noted above, the project preserves a significant amount of open space and is designed to adapt to existing topography. The project minimizes soil removal, tree cutting and land disturbance. Special historic and natural features will be further identified and provided for in development of the Definitive Subdivision Plan.
    c) **The site design shall identify and ensure preservation of significant and special historic and natural features.**
    The site design protects significant wetland areas and scenic views of Sargent Pond. The Applicant will investigate potential historic cave of historic interest per comments from the Historical Commission. The Notice of Intent process through the Conservation Commission will also be required.
    d) **The open space is designed in accordance with the standards set forth in this Section 5.13.**
    The Board finds that the project meets these standards as conditioned herein and as modified by vote of the Board (see WAIVERS, below). [Note: these are specifically the standards in Section 5.13.07 – Open Space Use & Design Standards. The project meets these standards except where the Applicant has requested waivers to allow a drainage basin in the open space and reduce buffers as described below.]

e) **The parcel could be developed as a conventional subdivision under existing local, state and federal land use regulations.**
The Board finds that the site could be developed as a conventional subdivision.

f) **The Open Space Residential Development provides for efficient use and delivery of municipal and other services and infrastructure.**
The residential lots will be served by public water and sewer. The project will minimize road maintenance costs as compared to a standard development.

WAIVERS:

Zoning Bylaw:

1. Section 5.13.06.C.: To allow a dead-end street to provide access to 24 building lots on the proposed dead-end roadway off Paxton Street (10 permitted). The Board approved this waiver as the roadway is not a true dead-end; a gravel emergency access road connects the end of the new roadway back to Paxton Street, providing a secondary means of access.
2. Section 5.13.06.C.: To allow a dead-end road over 1,000 feet in length (2,607 proposed). The Board approved this waiver request. As noted above, an emergency access drive is provided.
3. Section 5.13.07.C.1: To allow a buffer of less than 100' at the perimeter of the project. The Board voted to approve a reduction in the buffer, as follows: a) reduction at the roadway entrance to allow for construction/grading and; and b) no buffer proposed along the portion of the perimeter that abuts Sargent Pond, subject to conditions herein (specifically conditions #10 and #11).
4. Zoning Bylaw Section 5.13.07.B.(6): to allow drainage basin 1 to be constructed in open space parcel C. (Board may allow clearing of up to 5% for this purpose). The basin area is 17,000± square feet (1.4% of open space parcel C.) The Board voted to approve this waiver.

Subdivision Rules and Regulations

In accordance with Section 5.13.06.D of the Zoning Bylaw, the Planning Board approved the following reduction of minimum subdivision standards after finding that such waivers will result in better site design, improved protection of historic, natural and scenic resources, and will be consistent with the purpose of this Section 5.13:

5. Section V.2.(A): To allow a travelled way width of 24 feet (28 feet required). The Board voted to approve the requested waiver.
6. Sections V.5 and VI.G: to allow for the deletion of sidewalks (sidewalks required on both sides of proposed roads). The Board did not approve this request. The Board voted to approve a reduction of the sidewalk requirement, so that sidewalks will be required only on one side the proposed roadway.

DECISION:

In view of the foregoing, at the meeting of January 7, 2020, the Planning Board voted to approve the Special Permit application for the above-described project. As used in this decision, the term "Applicant" shall mean the Applicant, its heirs, successors and assigns. Unless otherwise specified, the Board may designate an agent or agents to review and approve matters set forth in this decision. The Planning Board's approval is subject to the following conditions:

CONDITIONS:

General

1. 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.
2. If the rights authorized by this Special Permit are not exercised by January 7, 2022 (two years from the date of approval), they shall lapse and may be re-established only after notice and new hearing in accordance with MGL, Chapter 40A. For the purposes of this special permit, approval of the related Definitive Subdivision Plan (hereafter referred to as the Definitive plan) shall be considered exercising the rights granted herein. This deadline may be extended for good cause upon the written request of the applicant *prior to the specified deadline*.

Project-Specific Conditions:

3. The Definitive plan shall be in substantial conformance with the plans submitted to the Planning Board and this Special Permit Decision.
4. The Definitive Plan shall include a revised calculation of the formula in Section 5.13.05.b (3) based on final wetland delineation. If the formula results in fewer than 24 lots, the Board may reconsider the total number of allowable lots.
5. The Definitive Plan shall show a transition strip (approximately 4' wide and 40' long) along the west side of Paxton Street for southbound traffic entering the project.
6. The Definitive Plan shall show the secondary access as a minimum of a gravel base with 6-8" of compacted asphalt millings.
7. The Definitive plan shall clearly show the boundaries of the buffer required by Section 5.13.07.C. (as reduced in certain areas by vote of the Board).
8. The Planning Board's approval specifically allows a model home for the project to be located on adjacent property owned by the applicant at 173 Paxton Street.
9. The applicant shall notify the Historical Commission if evidence of a cave used by an early Leicester settler is found on the site.
10. Where the required 100 foot buffer has been reduced at the entrance to the project, landscaping and/or other screening shall be provided to the satisfaction of the Planning Board to screen the project from abutting landowners. The Definitive plan shall show detailed plans for such landscaping and/or other screening. Screening may consist of existing vegetation where sufficient to screen the project from abutting landowners.
11. Where the required 100 foot buffer has been reduced along the shoreline of Sargent Pond, the Definitive plan shall show details of no-cut easements, conservation restrictions or similar

land use restrictions in accordance with Section 5.13.07.C.(2) of the Zoning Bylaw where the buffer has been reduced, with the intent of minimizing tree removal within the 100 foot buffer, allowing only limited tree clearing for water access for residents.

12. The Open Space shall be maintained in perpetuity in accordance with Section 5.13.08 of the Zoning Bylaw (Open Space Ownership and Management). The open space shall be conveyed (or otherwise protected) as soon as practical; the specific deadline shall be determined by the Planning Board at the Definitive plan approval stage.

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

RECORD OF VOTE

The Board vote was 4 in favor of approval 1 opposed.

Jason Grimshaw, Chair

Debra Friedman, Vice-Chair

Sharon Nist

Andrew Kularski

Jaymi-Lyn Souza -opposed

Jaymi-Lyn Souza

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.

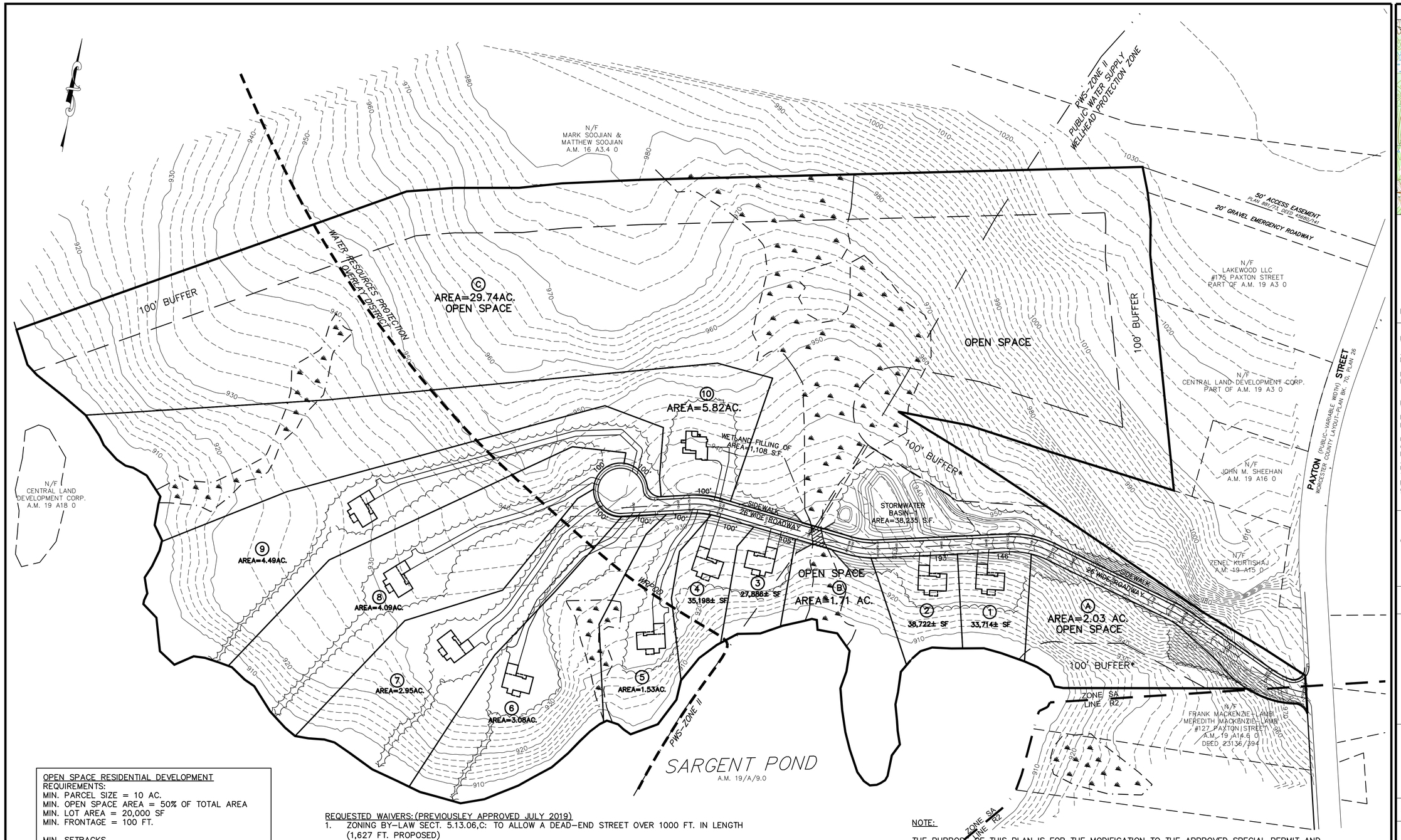
Copy of Decision sent to:

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

* by certified mail

Notice of Decision mailed to:

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



OPEN SPACE RESIDENTIAL DEVELOPMENT
REQUIREMENTS:
MIN. PARCEL SIZE = 10 AC.
MIN. OPEN SPACE AREA = 50% OF TOTAL AREA
MIN. LOT AREA = 20,000 SF
MIN. FRONTAGE = 100 FT.

MIN. SETBACKS
FRONT YARD = 20 FT.
SIDE YARD = 20 FT.
REAR YARD = 20 FT.

PROPOSED CONCEPTUAL OSRD LAYOUT
PROVIDED:
TOTAL PARCEL SIZE = 60.2± AC.
MIN. OPEN SPACE AREA = 52% OF TOTAL AREA

PROPOSED CONCEPTUAL OSRD STATISTICS
10 PROPOSED RESIDENTIAL LOTS
(3) OPEN SPACE PARCELS A, B, C AREA=31.4± AC.
ROADWAY LENGTH = 1,600 FT.
ROADWAY WIDTH = 40' WIDE RIGHT-OF-WAY
ROADWAY AREA = 75,369± SF, 1.73± AC.

REQUESTED WAIVERS:(PREVIOUSLEY APPROVED JULY 2019)

1. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH (1,627 FT. PROPOSED)
2. ZONING BY-LAW SECT. 5.13.07,C,(1): TO ALLOW A BUFFER STRIP LESS THAN 100 FT. AT THE PERIMETER OF THE PROJECT. (*REDUCED BUFFER AREA AT ROADWAY ENTRANCE FOR CONSTRUCTION/GRADING. NO BUFFER STRIP PROPOSED ALONG THE PORTION OF THE PERIMETER THAT ABUTS SARGENT POND)
3. ZONING BY-LAW SECT. 5.13.07,B,(6): TO ALLOW DRAINAGE BASIN-1 TO BE CONSTRUCTED ON OPEN SPACE PARCEL C (BASIN AREA-38,235 ± SF).
4. SUBDIVISION RULES & REGULATIONS, SECT. V,5.CROSS-SECTION: TO ALLOW FOR ONE SIDEWALK.
5. SUBDIVISION RULES & REGULATIONS, SECT. VI,G.SIDEWALKS,1-3. TO ALLOW FOR ONE SIDEWALK.

NOTE:

THE PURPOSE OF THIS PLAN IS FOR THE MODIFICATION TO THE APPROVED SPECIAL PERMIT AND PRELIMINARY PLAN GRANTED BY THE LEICESTER PLANNING BOARD BASED ON THE PLAN PREPARED BY ALLEN ENGINEERING AND ASSOACAITES INC DATED JULY 2019.

LOTS WILL BE SERVICED BY MUNICIPAL WATER, PRESSURE/FORCE MAIN SEWER AND UNDERGROUND TELEPHONE, CABLE TELEVISION AND ELECTRIC FROM PAXTON STREET.

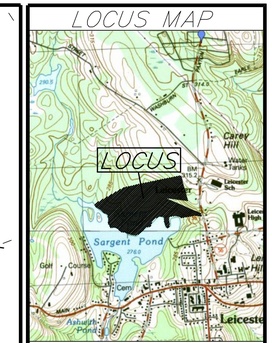
THE ROADWAY AND ASSOCIATED DRAINAGE EASEMENTS SHALL BE CONVEYED TO THE TOWN OF LEICESTER UPON COMPLETION.

THE OPEN SPACE PARCELS SHALL BE CONVEYED TO A CORPORATION OR TRUST TO BE OWNED BY THE OWNERS OF LOTS WITHIN THE DEVELOPMENT.

THE WETLAND CROSSINGS SHOWN ARE SUBJECT TO THE APPROVAL OF THE TOWN OF LEICESTER CONSERVATION COMMISSION AND/OR MASSDEP.

THE EXISTING CONDITIONS SHOWN HAVE BEEN COMPILED FROM RECORD PLANS AND STATE/LOCAL GIS DATA, AND ARE APPROXIMATE ONLY. SUMMIT ENGINEERING, INC. HAS NOT PERFORMED AN ON-THE-GROUND FIELD INSTRUMENT SURVEY, AND EXISTING CONDITIONS SHOWN HEREON ARE SUBJECT TO CHANGE.

LOCUS MAP



COMMONWEALTH OF MASSACHUSETTS
ANDREW R. BAUM
CIVIL
NO. 47076
REGISTERED PROFESSIONAL ENGINEER

Professional Engineer

REFERENCES

ASSESSORS INFORMATION:
MAP 19, PARCELS A14, A14.1, A14.2

DEED REFERENCE:
BOOK 59309, PAGE 122

NOTES

LOCUS IS LOCATED WITHIN THE ZONING DISTRICT "SA"

UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES AND ARE APPROXIMATE ONLY. UNDERGROUND UTILITIES OR STRUCTURES OTHER THAN THOSE SHOWN MIGHT EXIST.
BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.

OWNER & APPLICANT:

Central Land Development Corp.
One Charlesview Road, Suite 1,
Hopedale, MA 01747

SMUGGLER'S COVE

TITLE:
MODIFICATION
Preliminary Plan
Open Space Residential
Development Plan
in
Leicester, Massachusetts

1 7/13/21 Reduced number of lots and length of road. Added 26' wide pavement and sidewalk on one side. Adjusted entrance.

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
NORTH OXFORD, MA 01537
P:(508)987-8713 F:(508)987-8714

SCALE: 1"=100 FEET
0 100 200 300

SCALE:	AS SHOWN
DATE:	MAY 26,2021
JOB NO:	2021-151
PLAN NO:	PRELIMINARY PLAN
SHEET NO:	1 OF 1

PRELIMINARY PLAN

QUINN
ENGINEERING, INC.

P.O. Box 107
Paxton, Massachusetts 01612
Phone: (508) 753-7999
Fax: (508) 795-0939

July 21, 2021

Leicester Planning Board
Town Of Leicester
3 Washburn Sq
Leicester MA 01524-1358

Re: Amended Preliminary Subdivision Plan/OSRD Plan
Smuggler's Cove
Second Review

To the Board:

We are in receipt of the following plans and information in association with the above referenced project:

- Plan entitled "MODIFICATION, Preliminary Plan, Open Space Residential Development Plan in Leicester, Massachusetts", 1 sheet, dated May 26, 2021 with revision date of 7/13/21, prepared by Summit Engineering & Survey, Inc. of Oxford, MA.

- Letter to Leicester Planning Board dated June 2, 2021 with Project Narrative, submitted by Summit Engineering & Survey, Inc. of Oxford, MA

- Letter to Leicester Planning Board dated June 2, 2021 with List of Requested Waivers, submitted by Summit Engineering & Survey, Inc. of Oxford, MA

- Letter to Leicester Planning Board, dated July 14, 2021, identifying revisions to the proposed OSRD plan, submitted by Summit Engineering & Survey, Inc. of Oxford, MA.

We have reviewed the submitted plans in relation to these identified revisions. We have not conducted a re-review of the project plans.

Below, "***Comment Stands***" refers to an issue not satisfactorily resolved; "***Comment Updated***" refers to an item which our comment was revised in response to the changes by the Applicant; "***Comment Withdrawn***" refers to an item in which the changes proposed

by the Applicant has resulted in no need for comment. "***New Comment***" refers to a comment related to a revision to the plan.

The following waivers are being amended under the proposed plan; our comment on the waiver requests follow in *italics*.

1. **Comment Withdrawn.** The proposed number of lots has been reduced to 10, to comply with §5.13.06, C, of the Zoning Bylaws.

2. **Comment Stands.** Waive §5.13.07, C (1) of the Zoning Bylaws, to permit a buffer strip less than 100 feet at the perimeter of the project, to accommodate construction at the entrance, and along Sargent Pond.

   We defer to Leicester Planning Board on this non engineering-related request.

3. **Comment Stands.** Waive §5.13.07, B (6) of the Zoning Bylaws, to permit Drainage Basin 1 to be located within Open Space.

   We defer to Leicester Planning Board on this non engineering-related request

4. **Comment Updated**. Waive §V, 2 of the Subdivision Rules and Regulations to allow a traveled way of 26 feet width.

   A subdivision roadway of 26 feet width may be expected to provide suitable service, and will require somewhat less maintenance than the required 28 foot wide roadway. The lesser width will also reduce impervious area, lowering associated stormwater runoff.

5. **Comment Updated**. Waive §V, 5, of the Subdivision Rules and Regulations, Cross Section to allow for sidewalk on one side of the road.

   We defer to Leicester Planning Board on this non engineering-related request.

6. **Comment Updated.** §VI, G, 1 of the Subdivision Rules and Regulations to allow for sidewalk on one side of the road.

   We defer to Leicester Planning Board on this non engineering-related request.

7. **Comment Updated**. Waive §5.13.06, C, of the Zoning Bylaws, to permit roadway length in excess of 1,000 feet; proposed roadway length 1,627 feet.

> *§5.13.06, C limits the length of dead-end roads to 1,000 feet and the number of lots served to 10. The Institute for Transportation Engineering (ITE) publication "Recommended Guidelines for Subdivision Streets" recommends limiting dead-end streets to 1,000 feet in length, and that such roads be designed to serve 20 homes or less, to reduce the risk of isolating residents from public safety due to road blockage. The proposed roadway length, 1,627 feet, significantly exceeds both the bylaw limitation and the ITE recommended limit. Leicester Planning Board may wish to require some form of mitigation to improve public safety.*

Our comments pertaining to the OSRD plan are found below:

1. **Comment Stands.** Previously the Applicant provided evidence that municipal water service and sewer disposal capacity was sufficient to serve this project. Leicester Planning Board may wish to confirm that the capacity for such services to this project remains sufficient.

2. **Comment Stands**. Comments on the previous project, pertaining to the Emergency Access Road, which is partially located within an existing easement remain. If it did not take place previously, the Applicant should research and document that the terms of the easement are compatible with the Emergency Access Road, and its maintenance.

3. **New Comment**. Plans have been revised to eliminate the proposed Emergency Access Road. An Emergency Access Road would be an appropriate means of mitigating concerns for safety on a dead-end road of length which exceeds the limit.

Please contact this office should you have questions.

Sincerely,
QUINN ENGINEERING, Inc.

Kevin J. Quinn, P.E.
President

MIRICK O'CONNELL

ATTORNEYS AT LAW

Brian R. Falk
Mirick O'Connell
100 Front Street
Worcester, MA 01608-1477
bfalk@mirickoconnell.com
t 508.929.1678
f 508.983.6256

August 14, 2020

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Leicester Planning Board
Leicester Town Hall
3 Washburn Square
Leicester, MA 01524

RE: NOTICE OF INTENT TO SELL FOR OTHER USE PER M.G.L. C. 61, §8; LAND ALONG HUNTOON MEMORIAL HIGHWAY (ROUTE 56), LEICESTER, MA

Dear Board Members:

This office represents the Owners (listed in Exhibit A) of land located along Huntoon Memorial Highway (Route 56) in Leicester, Massachusetts (the "Land"). The Land is taxed pursuant to M.G.L. c. 61 (Forest Land).

Statement of Intent to Sell for Other Use:

In accordance with the provisions of M.G.L. c. 61 §8, the Owners hereby provide the Town of Leicester (the "Town") with notice of intent to sell the Land for other use.

Statement of Proposed Use of the Land:

The proposed use of the Land is industrial.

Location and Acreage of the Land:

The Land is located along Huntoon Memorial Highway (Route 56) in Leicester, Massachusetts, identified on the Town of Leicester Assessors Map 44 as a portion of Parcel A7. The Land has an area of approximately .65 acres. The Land is shown on the enclosed sketch plan, highlighted in yellow.

Owners' Contact Information:

Robert A. Sigel
117 Paddock Circle
Mashpee, MA 02649
Tel.: (508) 477-8442

Certified Copy of the Executed Purchase and Sale Agreement:

Enclosed is a copy of the executed Purchase and Sale Agreement for the Land, dated July 23, 2020, as certified by the Owners' attorney, Brian R. Falk.

Additional Agreements:

Not applicable.

Notice of Nonexercise:

Enclosed is a proposed form of Notice of Nonexercise to be executed and recorded by the Town in the event that the Town elects not to exercise or assign its first refusal option to purchase the Land within 120 days after the day following the date of deposit of this notice in the U.S. mail.

Please contact me if you have any questions regarding this matter.

Very truly yours,

Brian R. Falk

BRF/ljk
Enclosures

Exhibit A

The Owners are:

- Robert A Sigel and Paul A. Silver, Trustees of the Trust for the Benefit of Jeremy Sigel, created under Article III of The Sigel 1988 Grandchildren's Trust (Robert) under Declaration of Trust dated December 19, 1988 (the "Robert Trust") and as further described in a Trustees' Certificate recorded in the Worcester District Registry of Deeds in Book 53685, Page 72 (an 18.333325% Interest in the Land);

- Robert A Sigel and Paul A. Silver, Trustees of the Trust for the Benefit of Joshua Sigel, created under Article III of the Robert Trust and as further described in a Trustees' Certificate recorded in the Worcester District Registry of Deeds in Book 53685, Page 77 (an 18.333325% Interest in the Land);

- Robert A Sigel and Paul A. Silver, Trustees of the Trust for the Benefit of Zachary Sigel, created under Article III of the Robert Trust and as further described in a Trustees' Certificate recorded in the Worcester District Registry of Deeds in Book 53685, Page 85 (an 18.333325% Interest in the Land);

- Robert A Sigel and Paul A. Silver, Trustees of the Trust for the Benefit of Evan Sigel, created under Article III of the Robert Trust and as further described in a Trustees' Certificate recorded in the Worcester District Registry of Deeds in Book 53685, Page 87 (an 8.333355% Interest in the Land);

- Deborah Sloane and Paul A. Silver, Trustees of the Trust for the Benefit of Adam Sloane, created under Article III of The Sigel 1988 Grandchildren's Trust (Deborah) under Declaration of Trust dated December 19, 1988 (the "Deborah Trust") and as further described in a Trustees' Certificate recorded in the Worcester District Registry of Deeds in Book 53685, Page 92 (an 18.333335% Interest in the Land); and

- Deborah Sloane and Paul A. Silver, Trustees of the Trust for the Benefit of Julie Sloane, created under Article III of the Deborah Trust and as further described in a Trustees' Certificate recorded in the Worcester District Registry of Deeds in Book 53685, Page 97 (an 18.333335% Interest in the Land).

CERTIFICATE

I, Brian R. Falk, attorney for the Seller, hereby certify that the attached document is a true and accurate copy of the Purchase and Sale Agreement executed on July 23, 2020 by the Seller and the Buyer, as defined therein.

Brian R. Falk, Esq.
Mirick, O'Connell, DeMallie & Lougee, LLP
100 Front Street
Worcester, MA 01608

Date: August 14, 2020

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (this "Agreement") is made this 23rd day of July, 2020 and is by and between **ROBERT A. SIGEL** and **PAUL A. SILVER, TRUSTEES OF THE TRUST FOR THE BENEFIT OF JEREMY SIGEL,** created under Article III of The Sigel 1988 Grandchildren's Trust (Robert) under Declaration of Trust dated December 19, 1988 (the "Robert Trust") and as further described in a Trustees' Certificate recorded in Book 53685, Page 72 (an 18.333325% Interest in the herein described premises); **ROBERT A. SIGEL** and **PAUL A. SILVER, TRUSTEES OF THE TRUST FOR THE BENEFIT OF JOSHUA SIGEL,** created under Article III of the Robert Trust and as further described in a Trustees' Certificate recorded in Book 53685, Page 77 (an 18.333325% Interest in the herein described premises); **ROBERT A. SIGEL** and **PAUL A. SILVER, TRUSTEES OF THE TRUST FOR THE BENEFIT OF ZACHARY SIGEL,** created under Article III of the Robert Trust and as further described in a Trustees' Certificate recorded in Book 53685, Page 85 (an 18.333325% Interest in the herein described premises); **ROBERT A. SIGEL** and **PAUL A. SILVER, TRUSTEES OF THE TRUST FOR THE BENEFIT OF EVAN SIGEL,** created under Article III of the Robert Trust and as further described in a Trustees' Certificate recorded in Book 53685, Page 87 (an 8.333355% Interest in the herein described premises); **DEBORAH SLOANE** and **PAUL A. SILVER, TRUSTEES OF THE TRUST FOR THE BENEFIT OF ADAM SLOANE,** created under Article III of The Sigel 1988 Grandchildren's Trust (Deborah) under Declaration of Trust dated December 19, 1988 (the "Deborah Trust") and as further described in a Trustees' Certificate recorded in Book 53685, Page 92 (an 18.333335% Interest in the herein described premises); and **DEBORAH SLOANE** and **PAUL A. SILVER, TRUSTEES OF THE TRUST FOR THE BENEFIT OF JULIE SLOANE,** created under Article III of the Deborah Trust and as further described in a Trustees' Certificate recorded in Book 53685, Page 97 (an 18.333335% Interest in the herein described premises), ("Seller") and **HUNTOON HIGHWAY LLC**, with a mailing address of 101 Huntoon Memorial Highway, P.O. Box 325, Rochdale, Massachusetts 01611 ("Buyer").

1. Purchase and Sale

Seller agrees to sell, and Buyer agrees to buy, the premises described in Section 2 upon the terms and conditions set forth in this Agreement.

2. Description

The land located at and known as approximately 0.65 acres of vacant land located at 94-102 Huntoon Memorial Highway, Route 56, Leicester, Massachusetts (the "Premises"). The Premises are to be shown on a plan prepared at Buyer's expense and approved by Seller prior to submission to the Town of Leicester Planning Board for Section 81P endorsement. The Premises are approximately shown as Exhibit A highlighted in yellow.

3. Title Deed

The Premises shall be conveyed by a good and sufficient quitclaim deed running to Buyer, or to the nominee designated by Buyer by written notice to Seller delivered at least seven (7) days before the Closing, as that term is defined in Section 5 (the "Deed"). The Deed

shall convey good, clear, record and marketable title to the Premises, free from encumbrances, except:

(a) Provisions of existing and future building and zoning laws;

(b) Taxes for the then current fiscal year as are not due and payable on the date of the Closing;

(c) Any liens for municipal betterments assessed after the date of this Agreement; and

(d) Easements, restrictions and reservations of record, not objected to by Buyer in writing during the Due Diligence period referred to below.

4. Purchase Price

The agreed purchase price for the Premises is Fifty Thousand and 00/100 Dollars ($50,000.00), of which:

$ 1,000.00	have been paid with the Offer to Purchase (the "Offer Deposit");
$ 9,000.00	have been paid as a deposit this day (the "Agreement Deposit"); and
$40,000.00	are to be paid at the Closing by certified check, bank check or wire transfer at the option of Seller. All checks shall be made payable to Seller and be without any intervening endorsement.
$50,000.00	TOTAL

The Offer Deposit and the Agreement Deposit are collectively referred to in this Agreement as the "Deposit".

5. Time for Performance

The Deed is to be delivered at 10 o'clock A.M. at the Worcester District Registry of Deeds on the tenth (10th) day following the Withdrawal Date as that term is defined in Section 19 below, unless otherwise agreed upon in writing (the "Closing"). It is agreed that time is of the essence with respect to all time periods in this Agreement. If the Withdrawal Date has not occurred by October 31, 2020, either party may terminate this Agreement upon written notice to the other.

6. Possession and Condition of the Premises

Full possession of the Premises, free of all tenants and occupants, is to be delivered at the Closing, the Premises to be (a) not in violation of building and zoning laws and, (b) in compliance with the provisions of any instrument referred to in Section 3.

7. Extension to Perfect Title or Make Premises Conform

If Seller shall be unable to give title, make conveyance, or deliver possession of the Premises as required by this Agreement, or if at the Closing the Premises do not conform with the provisions of this Agreement, then Seller shall use reasonable efforts to remove any defects in title, deliver possession or make the Premises conform to the provisions of this Agreement, as the case may be, in which event Seller shall give written notice to Buyer on or before the Closing, and the Closing shall be extended for a period of up to thirty (30) days as designated by Seller in the written notice (the "Extended Time"). Seller shall not be required to spend more than $1,000.00 in the exercise of Seller's reasonable efforts to remove any defects in title, deliver possession or make the Premises conform to the provisions of this Agreement

8. Failure to Perfect Title or Make Premises Conform, etc.

If at the expiration of the Extended Time Seller shall have failed to remove any defects in title, deliver possession or make the Premises conform, as the case may be, all as set forth in this Agreement, or if at any time during the period of this Agreement, or any extension of this Agreement, the holder of a mortgage on the Premises refuses to permit the insurance proceeds, if any, to be used for such purposes, then the Deposit shall be refunded to Buyer and all other obligations of the parties shall cease and this Agreement shall be void and without recourse to the parties.

9. Buyer's Election to Accept Title

Buyer shall have the election, on either the date of the Closing or at the expiration of the Extended Time, to accept such title as Seller can deliver for the Premises in its then condition and to pay the purchase price without deduction, in which case Seller shall convey such title.

10. Acceptance of Deed

The acceptance of the Deed by Buyer or Buyer's nominee as the case may be, shall be deemed to be a full performance and discharge of every obligation contained or expressed in this Agreement, except for those obligations that are to be performed after the Closing in accordance with the terms of this Agreement.

11. Use of Money to Clear Title

To enable Seller to make conveyance as provided in this Agreement, Seller may use the purchase money to clear the title of any or all encumbrances or interests. All instruments procured to clear the title shall be recorded within a reasonable time after the Closing.

12. Insurance

Until the Closing, Seller shall maintain the same insurance on the Premises as existed on the date of this Agreement, if any.

13. Adjustments

Real estate taxes for the then current fiscal year shall be apportioned as of the Closing and the net amount of the adjustment shall be added to or deducted from, as the case may be, the purchase price payable by Buyer at the Closing.

14. Adjustment of Unassessed and Abated Taxes

If the amount of real estate taxes is not known at the Closing, real estate taxes shall be apportioned on the basis of the real estate taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the real estate taxes which are to be apportioned shall subsequently be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement. The provisions of this Section shall survive the Closing.

15. Broker's Commission

A Broker's commission is due from Seller to Kelleher & Sadowsky Associates, Inc. if and when the transaction contemplated by this Agreement is completed and the full purchase price is paid to Seller.

16. Deposit

The Deposit shall be held in escrow by Kelleher & Sadowsky Associates, Inc. (the "Escrow Agent") subject to the terms of this Agreement and shall be duly accounted for at the Closing. In the event of any disagreement between the parties, the Escrow Agent shall retain the Deposit pending instructions mutually given in writing by Seller and Buyer or a court of competent jurisdiction. Buyer and Seller agree (i) to defend, indemnify and hold the Escrow Agent harmless from any loss, cost or damage incurred by the Escrow Agent in connection with the performance of its duties under this Agreement, and (ii) that if a dispute arises regarding the Deposit or this Agreement, the Escrow Agent shall not be precluded from representing Seller with respect to the dispute.

17. Buyer's Default; Damages

If Buyer shall fail to fulfill Buyer's obligations under this Agreement, the Deposit shall be retained by Seller as liquidated damages which shall be Seller's sole remedy.

18. Liability of Trustee, Shareholder, Beneficiary, etc.

If Seller or Buyer executes this Agreement in a representative or fiduciary capacity, (i) only the principal or the estate represented shall be bound, and (ii) neither Seller or Buyer, nor

any shareholders or beneficiaries of any trust, shall be personally liable for any obligation, express or implied in this Agreement.

19. Chapter Land

Buyer and Seller hereby acknowledge that the Premises are subject to a Chapter 61 classification ("Chapter Land Classification"). Seller is in the process of withdrawing the Premises from Chapter Land Classification. Seller shall be responsible for all costs associated with the withdrawal of the Premises from Chapter Land Classification, including, but not limited to, the payment of taxes associated with such withdrawal. The day on which the lien on the Premises pursuant to the Chapter Land Classification is released shall be the "Withdrawal Date". If the withdrawal of the Premises from the Chapter Land Classification is unsuccessful, Buyer may terminate this Agreement by written notice to the Seller of Buyer's intent to cancel. Buyer may alternatively elect to take title to the Premises subject to the Chapter Land Classification, and in such case no reduction of the purchase price shall be available to Buyer for such election.

20. Due Diligence

The Buyer's obligations under this Agreement are contingent upon the Buyer's satisfaction with the Buyer's due diligence regarding the Premises. If Buyer is dissatisfied for any reason, or no reason, the Buyer may terminate this Agreement upon written notice to Seller's attorney and receive a full refund of all deposits paid. The Buyer's right to terminate the Agreement on Buyer's dissatisfaction with the due diligence shall expire on August 7, 2020. If the Buyer has not terminated the Agreement by such date, it shall be conclusively presumed that the Buyer is satisfied with all aspects regarding the Premises.

21. Closing Documents

The Seller, upon the request of the Buyer, shall execute and deliver standard closing documents, including non-foreign affidavits, mechanic's lien affidavits, and any other reasonable documents requested by Buyer's counsel.

22. Title Standards

Any title matter or conveyancing practice which is the subject of a title standard or practice standard of the Real Estate Bar Association for Massachusetts shall be governed by said title standard or practice standard to the extent applicable.

23. Notices

All notices required under this Agreement shall be in writing and shall be deemed duly given if (i) delivered in person, (ii) sent by reputable overnight delivery or courier service providing for receipted delivery, or (iii) sent by certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

If to Seller:

Peter J. Dawson, Esq.

Mirick, O'Connell, DeMallie & Lougee, LLP
100 Front Street
Worcester, MA 01608

If to Buyer:

Patricia Finnegan Gates, Esq.
Mountain, Dearborn & Whiting LLP
370 Main Street
Suite 800
Worcester, MA 01608

or to such other party or address or addresses as may from time to time be designated by either party by written notice to the other as provided in this Section 23.

24. Amendment by Attorney

Seller hereby authorizes Seller's attorney set forth in Section 23 above, and Buyer hereby authorizes Buyer's attorney set forth in Section 23 above, to execute any amendments or extensions of time for performance under this Agreement.

25. Business Day

If the period by which any right, option or election must be exercised, or by which any act must be performed, or by which the Closing must be held, expires on a Saturday, Sunday, Federal or Commonwealth of Massachusetts holiday, such time shall automatically extend through the close of business on the next business day.

26. Counterpart Copy

A signed pdf of this Agreement shall be binding upon the parties to this Agreement as fully and to the same extent as an original signed copy. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same document.

27. Offer to Purchase

Buyer and Seller hereby acknowledge and agree that by executing this Agreement the Offer to Purchase signed by the parties for the Premises is hereby terminated and of no further force or effect.

28. Construction and Interpretation Agreement

This Agreement, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors and assigns, and, except as provided in Section 29, may be

cancelled, modified or amended only by a written instrument executed by both Seller and Buyer. If two or more persons are named in this Agreement as Buyer, their obligations shall be joint and several.

The submission of this Agreement for examination and negotiation does not constitute an offer to sell and this Agreement shall become effective and binding only upon the execution and delivery of this Agreement by both Buyer and Seller.

The section headings contained in this Agreement are for convenience and reference only, and the words contained in a section heading shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

The provisions of this Agreement shall be construed as a whole, according to their common meaning (except where a precise legal interpretation is clearly evidenced, and not for or against either party). Use in this Agreement of the word "including" or words of similar import, when followed by any general term, statement or matter, shall not be construed to limit such term, statement or matter to the specified items, whether or not language of non-limitation, such as "without limitation" or "including, but not limited to," or words of similar import, are used, but rather shall be deemed to refer to all other terms or matters that could fall within a reasonably broad scope of such term, statement or matter.

[SIGNATURES FOLLOW ON NEXT PAGE]

SELLERS:

ROBERT A. SIGEL, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JEREMY SIGEL

ROBERT A. SIGEL, TRUSTEE OF THE TRUST FOR THE BENEFIT OF EVAN SIGEL

PAUL A. SILVER, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JEREMY SIGEL

PAUL A. SILVER, TRUSTEE OF THE TRUST FOR THE BENEFIT OF EVAN SIGEL

ROBERT A. SIGEL, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JOSHUA SIGEL

DEBORAH SLOANE, TRUSTEE OF THE TRUST FOR THE BENEFIT OF ADAM SLOANE

PAUL A. SILVER, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JOSHUA SIGEL

PAUL A. SILVER, TRUSTEE OF THE TRUST FOR THE BENEFIT OF ADAM SLOANE

ROBERT A. SIGEL, TRUSTEE OF THE TRUST FOR THE BENEFIT OF ZACHARY SIGEL

DEBORAH SLOANE, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JULIE SLOANE

PAUL A. SILVER, TRUSTEE OF THE TRUST FOR THE BENEFIT OF ZACHARY SIGEL

PAUL A. SILVER, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JULIE SLOANE

BUYER:

HUNTOON HIGHWAY LLC

BY: _____
JOHN V. DAIGE, MANAGER

HUNTOON HIGHWAY LLC

BY: _____
ROBERT E. DAIGE, MANAGER

SELLERS:

ROBERT A. SIGEL, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JEREMY SIGEL

PAUL A. SILVER, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JEREMY SIGEL

ROBERT A. SIGEL, TRUSTEE OF THE TRUST FOR THE BENEFIT OF JOSHUA SIGEL

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BUYER:

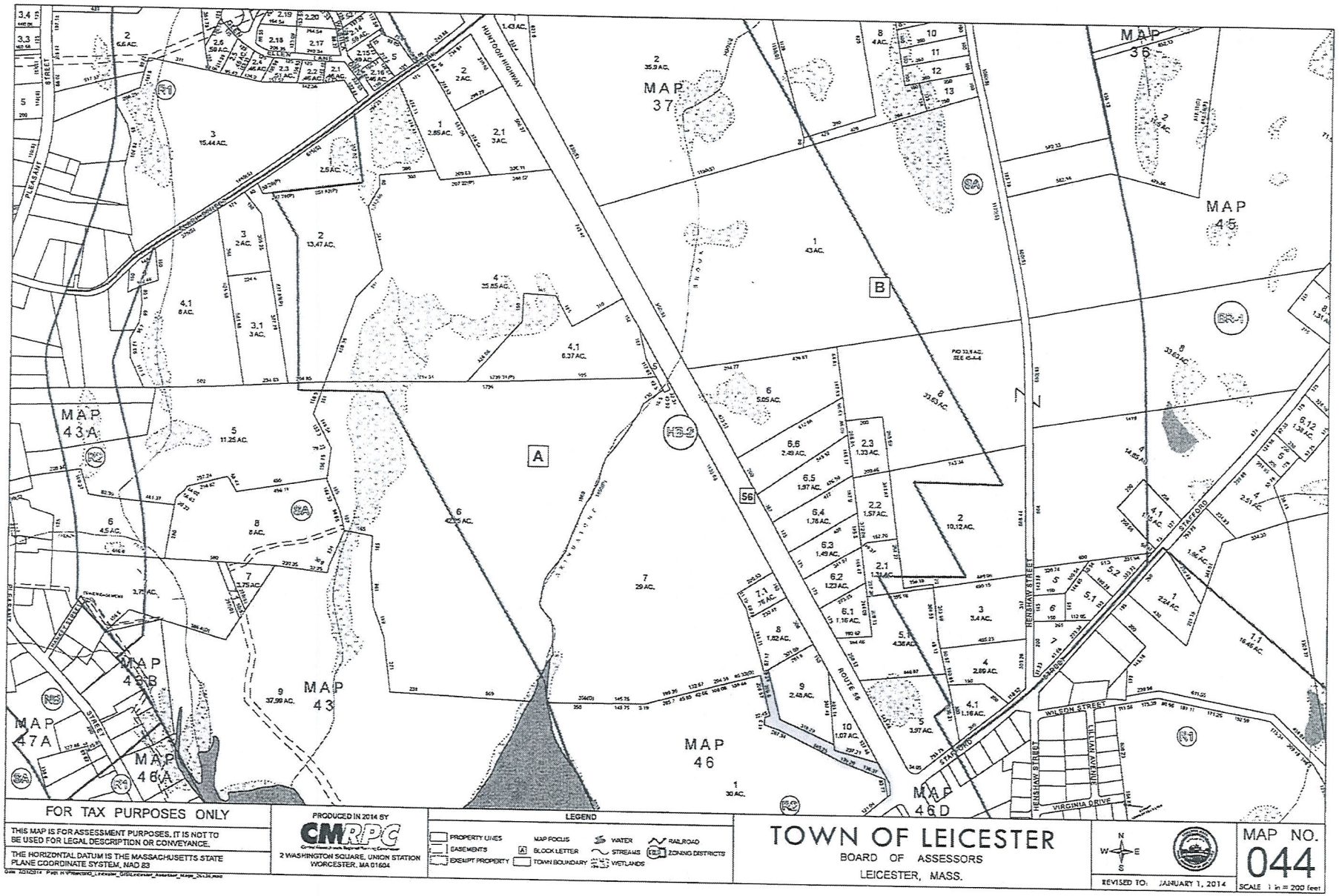
HUNTOON HIGHWAY LLC

BY: _____
JOHN V. DAIGE, MANAGER

HUNTOON HIGHWAY LLC

BY: _____
ROBERT E. DAIGE, MANAGER

EXHIBIT A


MAP 37
MAP 36
MAP 45
MAP 43A
MAP 45B
MAP 47A
MAP 46A
MAP 43
MAP 46
MAP 46D
HUNTOON HIGHWAY
PLEASANT STREET
ROUTE 56
STAFFORD STREET
HERSHAW STREET
WILSON STREET
LILLY AVENUE
VIRGINIA DRIVE
FOR TAX PURPOSES ONLY
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT TO BE USED FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83
PRODUCED IN 2014 BY
CMRPC
2 WASHINGTON SQUARE, UNION STATION
WORCESTER, MA 01604
LEGEND
PROPERTY LINES
EASEMENTS
EXEMPT PROPERTY
MAP FOCUS
BLOCK LETTER
TOWN BOUNDARY
WATER
STREAMS
WETLANDS
RAILROAD
ZONING DISTRICTS
TOWN OF LEICESTER
BOARD OF ASSESSORS
LEICESTER, MASS.
REVISED TO: JANUARY 1, 2014
MAP NO.
044
SCALE 1 in = 200 feet

Record and Return to:

This space reserved for Recorder's use only

Property address: Land off of Huntoon Memorial Highway in Leicester, Massachusetts

NOTICE OF NONEXERCISE OF FIRST REFUSAL OPTION PURSUANT TO M.G.L. C. 61, §8

Pursuant to M.G.L. c. 61, § 8, the Town of Leicester (the "Town") hereby gives notice that by vote of its Select Board duly taken on _____, 2020, the Town elected not to exercise or assign its first refusal option to purchase land containing approximately .65 acres located off of Huntoon Memorial Highway in Leicester, Massachusetts (the "Land"), which is shown on Exhibit A.

[Signatures on next page.]

EXECUTED under seal this _____ day of _____, 2020.

TOWN OF LEICESTER

BY ITS SELECT BOARD

_____
Dianna Provencher, Chair

_____
Harry Brooks, Vice Chair

_____
John Shocik, Second Vice Chair

_____
Rick Antanavica

_____
Herb Duggan Jr.

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2020, before me, the undersigned notary public, Dianna Provencher personally appeared, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as the voluntary act of the Town of Leicester Board of Selectmen.

_____
Notary Public

Printed Name:_____

My Commission Expires:_____

[Seal]

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2020, before me, the undersigned notary public, Harry Brooks personally appeared, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the voluntary act of the Town of Leicester Board of Selectmen.

_____
Notary Public

Printed Name:_____

My Commission Expires:_____

[Seal]

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2020, before me, the undersigned notary public, John Shocik personally appeared, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the voluntary act of the Town of Leicester Board of Selectmen.

_____
Notary Public

Printed Name:_____

My Commission Expires:_____

[Seal]

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2020, before me, the undersigned notary public, Rick Antanavica personally appeared, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the voluntary act of the Town of Leicester Board of Selectmen.

_____
Notary Public

Printed Name:_____

My Commission Expires:_____

[Seal]

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this ____ day of _____, 2020, before me, the undersigned notary public, Herb Duggan Jr. personally appeared, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the voluntary act of the Town of Leicester Board of Selectmen.

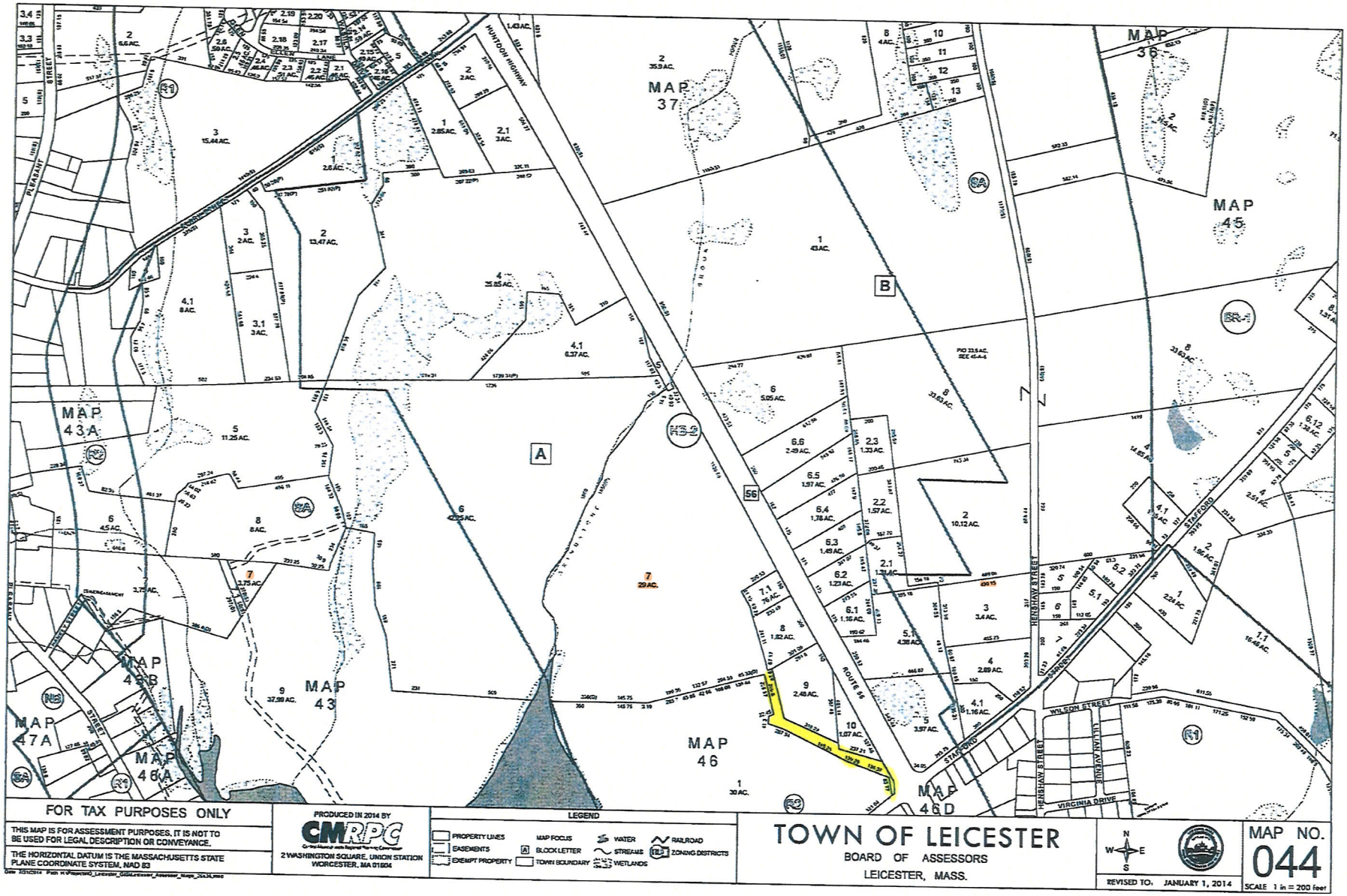
_____
Notary Public

Printed Name:_____

My Commission Expires:_____

[Seal]

EXHIBIT A


MAP 37
MAP 36
MAP 45
MAP 43A
MAP 43B
MAP 47A
MAP 46A
MAP 43
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PLEASANT STREET
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