

# Andrews Survey & Engineering, Inc.

*Land Surveying • Civil Engineering • Site Planning*

## PROJECT NARRATIVE

*Cultivate Holdings, LLC  
0 & 22 Burncoat Street  
Leicester, MA 01524*

### Purpose & Property Description

Cultivate Holdings, LLC (“Cultivate”) is seeking site plan review approval to construct and operate a Marijuana Establishment, Non-Retail, pursuant to Sections 5.2 and 5.15 of the Leicester Zoning Bylaws, at 0 & 22 Burncoat Street (the “Site”). The Site is more specifically identified by the Leicester Assessors office as map 18B, parcels B11 and B12 located in the Highway Business-Industrial 1 (HB-1) zoning district and containing approximately 36.8 acres of land.

0 Burncoat Street (parcel B12) is a small undeveloped tract of land. 22 Burncoat Street (parcel B11) is a large tract of land that is mostly undeveloped but contains an existing single-family dwelling near Burncoat Street with a detached garage and a shed. The detached garage and shed will be razed as part of the construction, but the existing dwelling will be refurbished and used as accessory administrative space as part of the overall facility.

The Site is located approximately 660 feet south of the intersection of Burncoat Street and Main Street (MA Route 9) and is bounded on the north by a currently vacant building, undeveloped parcels and a single-family home accessed from Main Street (Route 9); on the west by undeveloped properties; on the south by a residential subdivision on Pine Ridge Road and an undeveloped property; and on the east by single-family residential properties along Burncoat Street.

The topography of the Site consists of land sloping from the northeast to the southwest with a grade change of approximately 28 feet across the project area. The existing grade at Burncoat Street at the project entrance is approximately elevation 1037 and the elevation at the proposed building entrance is approximately 1030.

A wetland resource evaluation was performed by EcoTec, Inc. in March 2018 and all identified wetland resource areas are illustrated on the site plans.

### Project Description

Cultivate intends to construct a new 132,000± s.f. building consisting of two (2) greenhouses connected by a mast house. The building coverage is approximately 8.3%. Details regarding the building layout can be found on the enclosed building plans. Below are descriptions of how the project meets Site Plan Approval standards.

- a) Hours of operation: Cultivate plans to operate the facility from 7 a.m. to 11 p.m. Monday through Sunday.
- b) Employees: Cultivate intends to employ up to sixty (50) employees on one (1) work shift.

- c) Site Access: Access to the Site will be gained from a proposed site driveway entering through the existing frontage at 22 Burncoat Street. The drive aisle is 25 feet wide and will provide access to proposed parking and loading areas for the facility.
- d) Signage: A freestanding sign conforming to Section 3.2.07 of the Leicester Zoning Bylaws is proposed at the Site entrance as illustrated on the site plans.
- e) Parking & Loading:
  - i. Required parking. Manufacturing/Industrial and Warehouse are the proposed uses selected from Table III of the Leicester Parking Regulations. Manufacturing/Industrial uses require 1 space per 1,000 s.f. of gross floor area and Warehouse uses require 1 space per 2,500 s.f. of gross floor area. The proposed facility has 21,088± s.f. of Manufacturing and 111,238± s.f. of Warehouse, resulting in 66 required parking spaces.
  - ii. Sixty-six (66) 10' x 20' parking spaces, including three (3) ADA-compliant spaces, are proposed to accommodate the work force and visitors. The number of parking stalls proposed is more than adequate for the proposed facility.
  - iii. One (1) loading area has been provided. No trucks shall have to back onto or off of a public way to access the loading area.
- f) Utilities: The Site will be serviced by water and sewer from the Leicester Water Supply District, natural gas provided by Eversource, and electricity by National Grid. Water, sewer, and gas utilities will be extended from their current locations at the Burncoat Street/Main Street intersection to the Site. Electricity is currently available at the Site entrance.
- g) Stormwater: Stormwater runoff from the parking & loading areas and drive aisles will be collected in a series of deep sump, hooded catch basins and conveyed by a closed pipe network to an Infiltration Basin on the south end of the proposed building. Runoff from the building roofs will be collected in a roof drain collection system and conveyed by a closed pipe network to the same Infiltration Basin. The entire stormwater management system is designed in accordance with the MA DEP Stormwater Standards.
- h) Buffer Requirements: The proposed Marijuana Establishment, Non-Retail, meets all buffer requirements per Section 5.15 of the Leicester Zoning Bylaws. Specifically, the proposed facility is greater than 200 feet from the SA, R1, R2 zoning districts, and from any preexisting public or private schools.
- i) Permits: The project will require an Order of Conditions from the Leicester Conservation Commission for work proposed within buffer zones to wetland resource areas on or near the Site. Also, Cultivate is seeking the required licenses from the Commonwealth of MA.

### Conclusion

In conclusion, with the information provided within this application package and throughout the site plans, it is demonstrated that the project meets the Standards for Site Plan Approval stated with Section 5.2.05 of the Leicester Zoning Bylaws. There are no waivers requested as part of this application.

**ASE**

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May 28, 2019

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

**Re: Peer Review Comment Responses  
Cultivate Burncoat – 22 Burncoat Street, Leicester, MA  
ASE Project #2019-049**

Dear Members of the Board:

Andrews Survey & Engineering, Inc. (“ASE”) has received comments submitted to your office by Quinn Engineering, Inc., dated May 24, 2019 from their review of the above referenced project. The promptness of their review is appreciated. ASE responses to peer review comments have been provided in **bold** font below. The comment numbering has been maintained.

1. Engineer should document truck movements into/out of the loading zone, without backing into or out of Burncoat Street.

**A Truck Turning Plan (sheet C-8.0) depicting truck turning movements into the facility and maneuverability into the loading zones has been added to the revised site plan. Autoturn software was utilized to simulate the truck turning movements as shown on sheet C-8.0 of the revised site plan. All truck turning movements will be done on site without backing into or out of Burncoat Street.**

2. Sheet C-2.1 documents that the garage and shed will be razed, but the existing house will remain. What will the use of the house be?

**The existing house will now be removed as part of the project. The existing house has been called to be razed as shown on sheet C-2.1 of the revised plan.**

3. Engineer should address pedestrian access to the site. Ref: §5.5.02.1, A, 8, Leicester Zoning Bylaws.

**The proposed facility has provided safe and convenient pedestrian access for the new parking areas on site as required in the referenced section of the Leicester Zoning Bylaws. No sidewalks or pedestrian access areas are being provided into the site from Burncoat Street as this site is not intended for retail and public access into the site isn't encouraged.**

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4. Detail 6, Sheet C-5.2 calls out accessible spaces to be 18 feet long. On plan, parking spaces scale to the appropriate 20 foot length. The detail must be revised to agree with the plan.

**Detail 6 on sheet C-5.2 has been revised to specify a 20 foot length for the parking stall, which is consistent with the dimensions shown on the plan.**

5. Landscaping buffer along frontage of Burncoat Street not found. Ref: §5.5.02.2.

**The required landscaping buffer has been added as shown on sheet C-7.0 of the revised site plan.**

6. Regarding the Traffic Impact Statement:

- a. The Traffic Impact Statement indicates that the total number of employees onsite will be 50 persons, and appears to calculate the peak number of vehicle trips per hour based on one shift per day. The Project Narrative indicates that 66 persons will be employed, spread over two shifts. The Traffic Impact Statement should be revised to reflect that information, if accurate.

**The Project Narrative has been revised to indicate one shift containing 50 persons employed and can be found herein.**

- b. Leicester Planning Board may want to request the Traffic Impact Statement be expanded to include information on the size and types of trucks which may be expected to pass over Burncoat Street, the number of truck-trips per day, and what time of day trucks will be accessing the site.

**The proposed facility anticipates small box trucks making deliveries 2-6 times per day and larger 53-foot trailer trucks making deliveries two (2) times per week.**

7. Plans call for site lighting in the parking areas and exterior lights on the building.

The Board may wish to request a Photometric plan, to ensure that in this substantially residential neighborhood, light spill and glare are accurately assessed and controlled. It is recommended that “wall-pack” exterior lights not be installed on the building, unless equipped with glare shields.

**If acceptable to the Board, a Photometric Plan can be provided for review prior to the start of construction. The use of “wall-pack” lighting is necessary for security of the facility; however all such lighting fixtures shall be equipped with glare shields.**

8. Given the height of the retaining wall on the west of the building, it is recommended that a fence be placed on top, to protect maintenance staff or other persons from falling over it. A fence must be coordinated with the geo-grid behind the wall, to protect the integrity of the grid as a support mechanism.

**A safety fence has been added to the top of the retaining wall and Detail 7 “Block Retaining Wall” has been revised to include the integration of a fence. The final retaining wall design will be provided by a structural engineer and will be provided prior to construction.**

9. This project will be subject to the NPDES Construction General Permit program; a Stormwater Pollution Prevention Plan (SWPPP) must be prepared and a Notice of Intent filed with the Environmental Protection Agency. Requirements exist for construction inspection and documentation, aimed at controlling erosion and sedimentation offsite.

**As required under the NPDES Construction General Permit program, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared and provided to Town Departments prior to construction.**

10. The status of the site, as regards Flood Plain is not found on plan. Plans should document the Flood Insurance Rate Map which applies to this area, and whether flood plain extends onto the site. If flood plain exists onsite, it should be shown on the plan.

**A note (G. Floodplain) was provided under Part 1 on sheet C-1.1 stating that the property does not lie in a flood hazard area.**

11. An existing drop inlet is identified on plan, which will be replaced with a catch basin. Leicester Planning Board may wish to request the Engineer show the drainage system in this area.

**On May 28, 2019, ASE discussed the replacement of the existing drop inlet with a deep sump catch basin with Dennis Griffin, Highway Superintendent. Mr. Griffin was amenable to potentially replacing the existing drop inlet with a precast structure and recommended providing a double grate deep sump catch basin which would allow runoff from Burncoat Street to be captured as intended, if possible. The plan has been revised to propose a double grate deep sump catch basin in place of the existing drop inlet as shown on the revised site plan. All work shall be coordinated with the Highway Department.**

12. The plans should document field-verified vehicle sight distances in both directions on Burncoat Street, with analysis of minimum sight distances per AASHTO or Massachusetts Department of Transportation standards.

**A note regarding sight distance has been added to sheets C-3.1 & C-3.2 of the revised site plan.**

13. Plans call out installation of underground sewer and water in over 800 feet of Burncoat Street. The restoration of this Town street must be coordinated with Leicester Highway Department. Burncoat Street was recently paved.

**A letter has been provided by the Leicester Water Supply District stating that there is adequate water and sewer supply for the proposed facility. All work within Burncoat Street shall be coordinated with the Leicester Highway Department.**

14. The Engineer should document the following truck turning movements:

- a.) Trucks turning around on site, prior to loading or unloading.

**A Truck Turning Plan (sheet C-8.0) depicting truck turning movements necessary to turn around on site in order to access the loading zones has been provided. Autoturn software was utilized to simulate the truck turning movements as shown on sheet C-8.0 of the revised site plan.**

- b.) Trucks departing/entering the site, from Burncoat Street. Burncoat Street is narrow and may limit the area available for turning movements for large trucks.

**A Truck Turning Plan (sheet C-8.0) depicting truck turning movements into the facility from Burncoat Street have been provided. Autoturn software was utilized to simulate the truck turning movements as shown on sheet C-8.0 of the revised site plan.**

Truck turning analysis must identify the type and size of truck which will service this site.

**The Truck Turning Plan (sheet C-8.0) identifies the type of truck that will access the site and loading zones at the buildings. Autoturn software was utilized to simulate WB-67 vehicle dimensions, which is the largest truck anticipated for loading/unloading.**

Pertaining to stormwater analysis and design:

15. Plans appear to show the Low-Flow drain running into the Outlet Control Structure. Detail 1, sheet C-5.3, depicts the Outlet Control Structure, but does not reflect the Low-Flow drain in it. If not planned properly, this structure may not be manufactured deep enough to collect runoff from this line.

**Detail 1 on sheet C-5.3 has been revised to reflect the Low-Flow Drain.**

16. Given the relatively small diameter orifices in the Outlet Control Structure, it is advisable to specify a trash-rack, to prevent deleterious materials from fowling these outlets.

**Detail 1 on sheet C-5.3 has been revised to include a note requiring the use of trash racks for the orifices in the Outlet Control Structure. In addition, a Trash Rack detail has been provided on sheet C-5.3 of the revised site plan.**

17. Under larger storm events, stormwater discharges at high velocity from FES-1, FES-2 and FES-4. It is necessary that the rip-rap used in the aprons be sized appropriately to withstand these high velocity flows, which occur on a sloped embankment.

**A rip rap apron detail has been added to sheet C-5.5 of the revised site plan. The detail also includes appropriate sizing information and MassDOT specification M2.02.3 stone for pipe ends.**

18. It is recommended that Flared End Sections be constructed of concrete and not HDPE. Plastic Flared End Sections do not stand up well to the elements, long term.

**The Flared End Section detail on sheet C-5.4 has been revised to specify concrete as opposed to HDPE as shown on the revised site plan.**

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact this office.

Very truly yours,  
ANDREWS SURVEY & ENGINEERING, INC.



Travis R. Brown  
Senior Project Engineer

Enclosure(s)

C: Quinn Engineering, Inc.  
Cultivate Burncoat

**ASE**