



Town of Leicester PLANNING BOARD

1

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

PLANNING BOARD AGENDA Tuesday July 6, 2021 @ 7:00PM

In-Person Participation:

Meeting Room 3
Leicester Town Hall, Lower Level

Virtual Participation:

<https://global.gotomeeting.com/join/624981013>

United States (Toll Free): 1 877 309 2073

Access Code: 624-981-013

ORDER OF BUSINESS*

1. 7:00PM **Public Hearing, Special Permit Application, Continued**
SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante
2. 7:30PM **Discussion, Site Plan Review Application**
SPR2021-01, 488 Stafford Street, Marijuana Cultivation/Transportation, Applicant: Faded LLC dba Dris Production Center
3. 7:45PM **Public Hearing, Subdivision Regulation Amendments**
Roadway access, submittal procedures, updating appendices
4. 8:00PM **Discussion, Request for Extension of Deadline to Complete Work/Review of Performance Guarantee Amount,**
SP2003-01, Briarcliff Estates, Applicant: Matthew Bassick/Briarcliff Estates SV LLC
5. 8:15PM **Parking Waiver Request, 200 Main Street**
Parking for proposed retail space, Applicant: Marin Bitar
6. 8:30PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
 - C. Upcoming Meeting Dates
7. **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”



Town of Leicester PLANNING BOARD

2

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

Memorandum

TO: Planning Board Members
FROM: Michelle R. Buck, AICP
Town Planner/Director of Inspectional Services
DATE: July 1, 2021
RE: July 6, 2021 Planning Board Meeting

We received Chromebooks, which I'm aiming to have set up and ready for the meeting for Board members that are interested.

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.

Remote Meeting – Suggested Instructions:

1. Ask the public participating to silence cell phones and mute their device during the meeting until called upon to speak
 2. Ask all members of the Board to identify themselves by name for the public at the start of the meeting
 3. When time for public comment, ask everyone to identify themselves before speaking.
-

1. Public Hearing, Special Permit, Blueberry Lane Self-Storage (SP2021-06), Continued

The applicant submitted revised plans to address Quinn Engineering comments. I contacted the applicant to further revise the plans to address my comments (issues in my original memo, and I asked him to adjust the parking spaces to conform to size requirements (10' x 20'). He submitted revised plans just now, so I included those revisions in your packet. How to proceed at next week's meeting will depend more on comments, if any, from Quinn Engineering. A draft decision is enclosed to summarize the issues and provide suggested findings should the project be ready for approval by next Tuesday.

2. Discussion, Site Plan Review Application, SPR2021-01, 488 Stafford Street/Dris Production Center

All application materials and comments are enclosed. The main issues are 1) the applicant proposes increased impervious surface, but has not addressed stormwater management, and 2) the proposed pavement may affect the septic system (I've asked Francis Dagle, Health Agent, for comment). This site was previously approved for a small marijuana cultivation and research facility, and that project was approved with no parking expansion. If the applicant anticipates a retail license in the future (if the Zoning Bylaw is amended), additional parking would be required. If the applicant proposes to leave the parking as is (to avoid stormwater analysis), we'll need more detail on the demand for parking for what is proposed.

The applicant responded to comments just as Brooke and I were finishing up the packets (letter enclosed) and is proposing leaving the gravel area as is.

3. Public Hearing, Subdivision Regulation Amendments

Draft amendments enclosed. As previously mentioned, Town Counsel has recommended the amendment related to access (item 1, page 1 of the amendments). The other proposed changes are minor changes that have been on a list of potential Subdivision Regulation amendments for a while. The requirement to submit plans at a meeting dates back to when there were no regular Planning Board staff to receive applications. I've also proposed deletion of most of the appendices. These documents included in the appendices tend to change regularly, but the Subdivision Regulations are modified/re-printed very infrequently.

4. Discussion, Request for Extension of Deadline to Complete Work/Review of Performance Guarantee Amount, Briarcliff Estates/Virginia Drive (SP2003-01)

As discussed at our last meeting, we're currently holding a \$243,934 Letter of Credit as the performance guarantee/surety for this project. The revised surety estimate, with the Town's customary legal contingency added, is \$263,111. I recommend that the Board vote to set the required performance guarantee amount at the increased amount, and hold off on further extending the deadline to complete work until we've received an updated Letter of Credit or other form of surety from the applicant (current deadline 7/30/2021).

5. Parking Waiver, 200 Main Street

This site has an existing gas station, auto sales, and vehicle service bays, with small accessory retail in the area where patrons pay for gas. The applicant wants to convert a portion of a 565± storage building (approximately 565 square feet) to a small convenience store. The new use triggers a requirement for additional parking (3 spaces). The existing uses pre-date our Parking Regulations. The applicant proposes to put overflow cars along sides of the building and behind, but I'm not sure that the Fire Department will allow this. I've attached what the applicant submitted for plans, which are very difficult to read and interpret. I encourage you to take a look at the site.

As always, if you have any questions about anything on the agenda, please feel free to contact me prior to the meeting at 508-892-7007 or buckm@leicesterma.org.



June 28, 2021

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

**Subject: Blueberry Lane
Proposed Self Storage Facility
Special Permit/Site Plan Review**

To the Board:

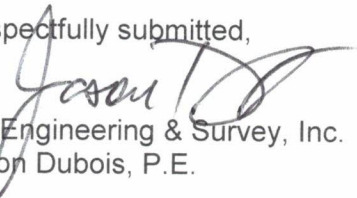
Please find this response letter to Quinn Engineering, Inc. review dated June 1, 2021. For clarity, the original comment is shown and our response is shown in italics.

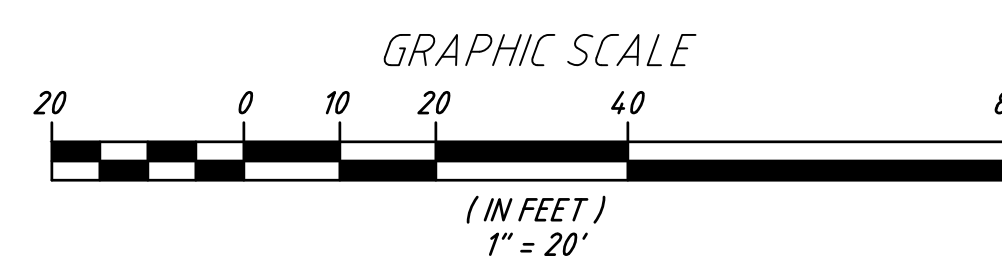
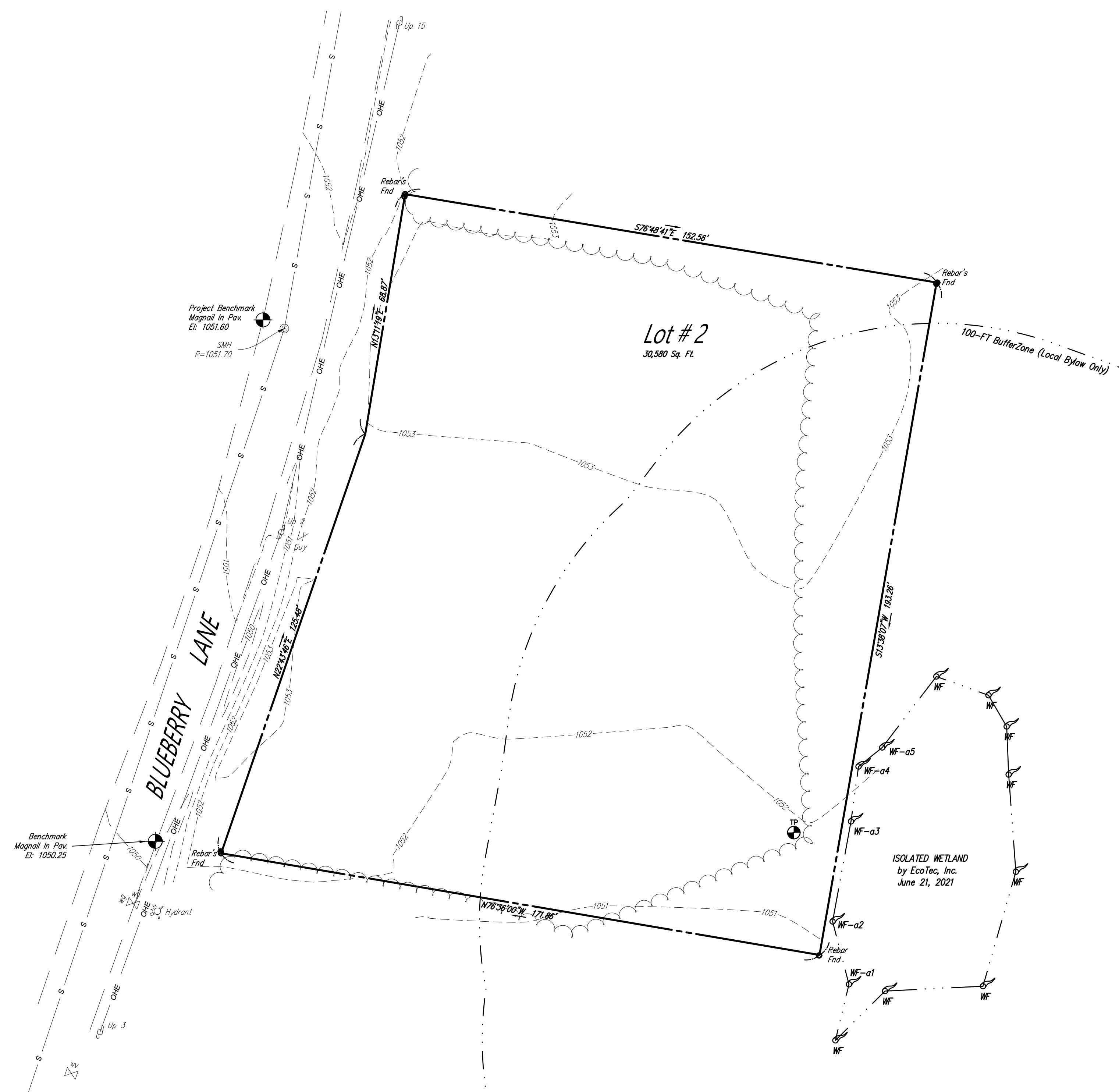
1. During a site visit conducted on June 3, 2021, the site was found to be cleared, and graded with gravel. If the proposed plan is not constructed, the site runoff characteristics may be affected by having been cleared and graded. *Site preparation has been done, if the site is not constructed the applicant will look at permanent impacts and any mitigation that will be needed.*
2. Parking spaces should be dimensioned, for clarity and to avoid contractor problems. *The proposed parking spaces have been revised and also are now dimensioned.*
3. Sheet L-1 calls for landscape plantings in the same location as handicapped parking spaces in the front of the site. Plans must be revised to eliminate the conflict. *The landscaped area has been revised as to not be in conflict with parking spaces.*
4. Engineer must document that plans comply with provisions of Section 4.4, including
 - a. Lot shall not contain more than 2/3 impervious area
 - b. Lot shall contain not less than 1/3 greenery
 - c. Greenery must extend 20 feet in from the boundary of the lot*The impervious area and greenery notes have been added to the cover sheet. Also, all development has been pulled back to a minimum of 20 feet from the boundary line, this area is now green space.*
5. In the plan set reviewed, elevation plans of the proposed structure were not found. *The applicant will submit an elevation plan.*
6. Plans must show the locations of cuts and fills, and identify volume of materials moved. *The cuts and fills calculation is shown on the site plan.*
7. It is recommended that the site be evaluated for wetland. Wetland vegetation appears to exist in the area of the site. Under the Massachusetts Wetland Protection Act, any work which takes place within 100 feet of a wetland must be approved by Leicester Conservation Commission. *Ecotec, Inc. has been to site and flagged*

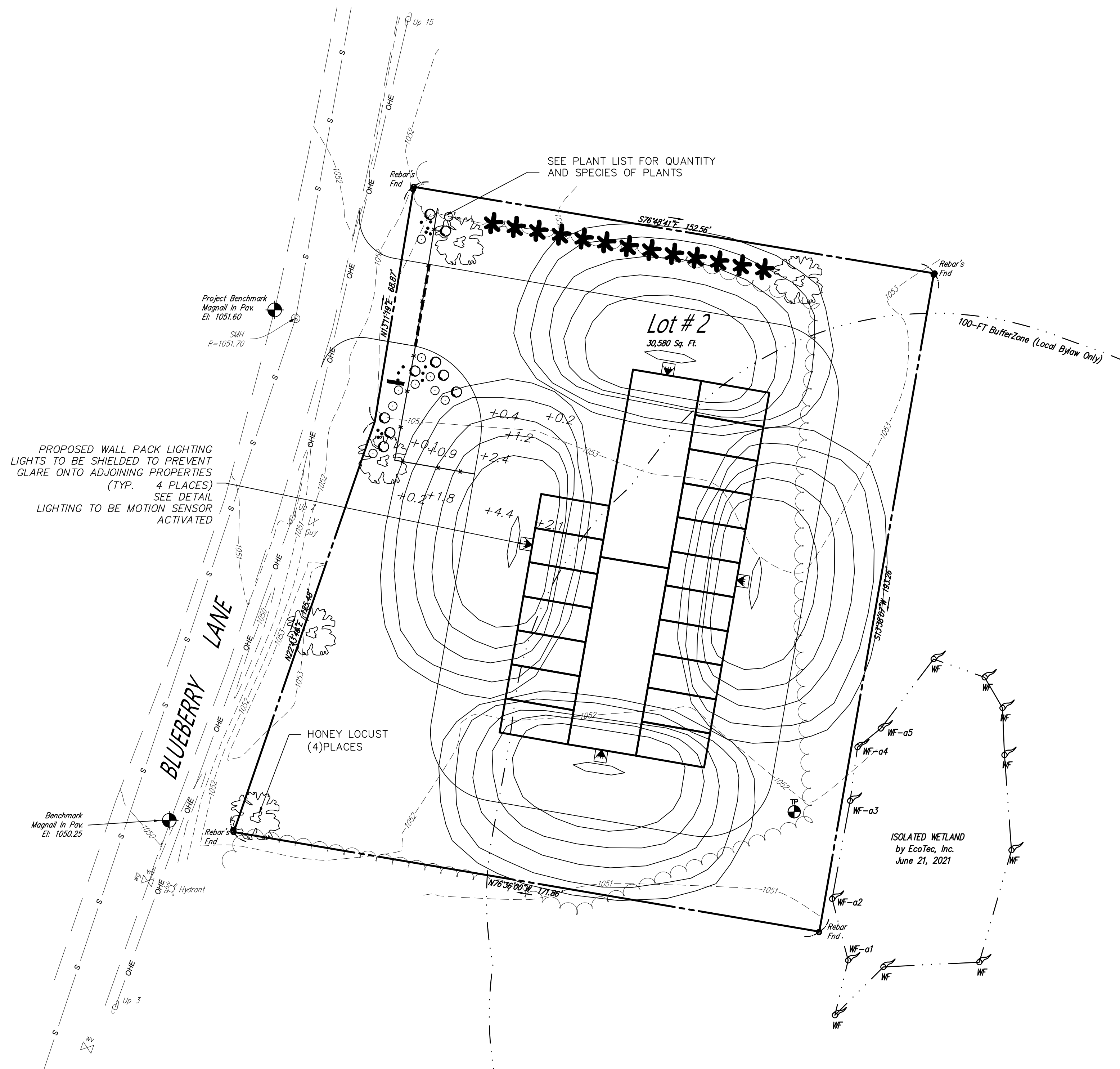
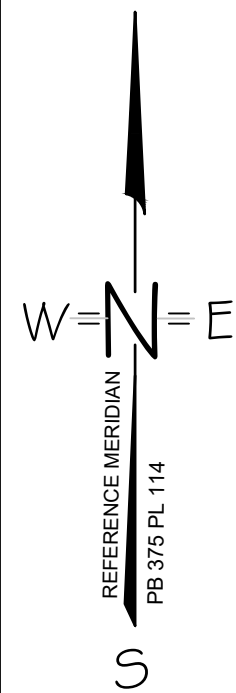
an isolated wetland offsite to the southeast. This wetland does not have a 100-foot buffer zone according to the Massachusetts Wetlands Protection but does fall under the local wetland bylaw. The applicant will file an RDA with the Leicester Conservation Commission for this project.

8. On Sheet S-1, the handicapped and van accessible spaces show have spot grades for elevation requirements, for clarity. *The site plan now shows spot grades for handicapped accessible spaces as well as the loading area.*
9. Pertaining to stormwater:
 - a. Plans show a test pit located in the Infiltration Basin but no record or lot of the test pit is found in the submitted information. *The test pit data is shown on the bottom left side of Sheet S-1.*
 - b. A roof runoff collection system is not called for on plan. Stormwater which falls from the roof to the ground surface will erode the gravel/asphalt grindings finish. It is recommended that some means of protection the surface from erosion be called out on the plan. *A roof collection system has been provided on the plan to capture roof downspouts and route to the detention area. Inverts have been shown.*
 - c. On Sheet S-1, the outlet culverts are double noted, and likely to create confusion. Some of the information noted does not agree with the HydroCAD analysis. *The double note has been eliminated and the information shown on the plan should agree with the HydroCAD analysis.*
 - d. Plans call for a 1:1 side slope on the detention area; the Massachusetts Stormwater Handbook recommends a maximum slope of 3:1. *The side slopes have been revised to a 3:1 slope.*
 - e. The detention area/swale is designed without pre-treatment. The traffic surface, gravel/asphalt grindings, will likely contribute more particulate matter to the basin than conventional paved surfaces. Some form of pretreatment is appropriate for this structure. A vegetated strip or other pretreatment would capture a lot of deleterious material from washing into the detention area/swale. *A 12" wide x 12" deep pea stone diaphragm has been added to outer edge of the asphalt milling boundary prior to entering the swale and detention area to capture sediment and deleterious material as a pretreatment device.*

Respectfully submitted,

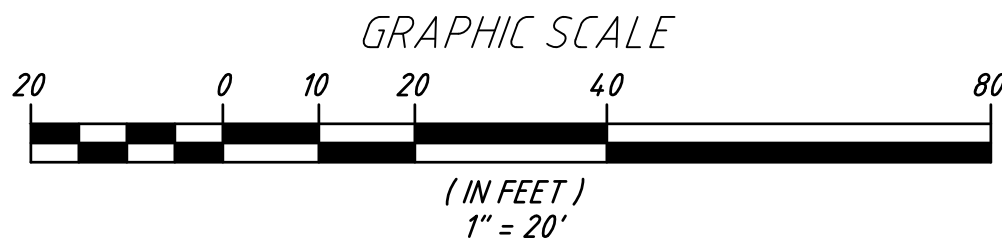

DC Engineering & Survey, Inc.
Jason Dubois, P.E.

[illegible]



SITE PLANT LIST

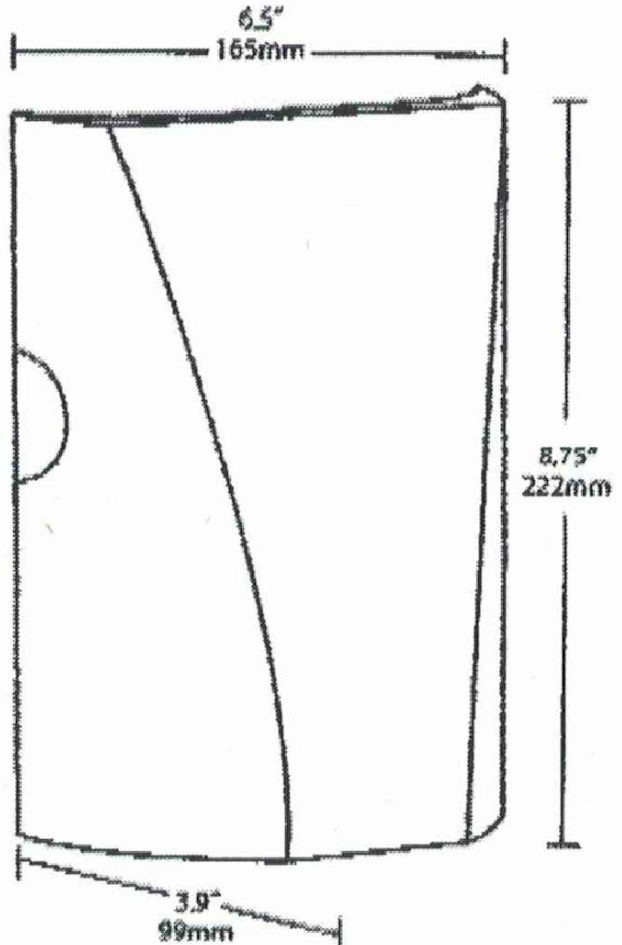
KEY		QTY.	BOTANICAL NAME	COMMON NAME	SIZE
•		14	TIGER LILY	LILIUM LANCI-FOLIUM	1 QT
○		10	HYDRANGEA	HYDRANGEA MACROPHYLLA	2 GALLON
⊙		9	RHODODENDRON	RHODODENDRON FERRUGINEUM	2 GALLON
✻		5	HONEY LOCUST	GLEDITSIA TRIACANTHOS	2.5"-3", B&B
*		13	ARBORVITAE	THUJA OCCIDENTALIS	3'-4'



<div>JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724</div> <div>JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR LIC. NO.: 48722</div>	<div>NORTH</div> <div></div>	LANDSCAPE/LIGHTING PLAN		DRAWN BY: JSC	
		SITE ADDRESS: BLUEBERRY LANE LEICESTER, MA		CK'D BY: JDD	REV #: 1
CLIENT: JUSTIN ZUFFANTE 140 SPENCER ROAD OAKHAM, MA 01068		DATE: 4-12-21	SCALE: 1"=20'	PROJECT #: 21-122	
<div>D&C ENGINEERING & SURVEY INC. 333 GRAINBERRY MEADOW RD CHARLTON, MA 01508</div>		<div>800-759-8889 508-341-2127</div>			

SLIM18

Dimensions



6.5"
165mm

8.75"
222mm

3.9"
99mm

Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

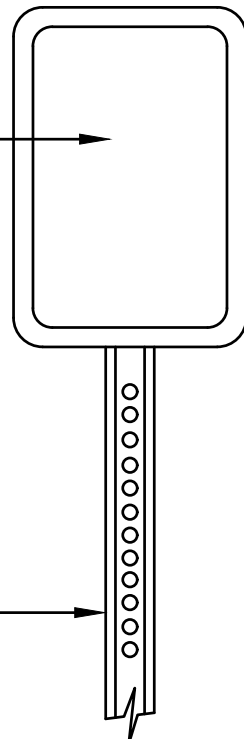
Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	28 = 28W	Blank = 5000K (Cool)	Blank = Bronze	Blank = No Photocell	Blank = No Dimming
	18 = 18W	Y = 3000K (Warm)	W = White	/PC = 120V Button	/D10 = Dimmable
	12 = 12W	N = 4000K (Neutral)		/PC2 = 277V Button	

WALL PACK LIGHTING DETAIL

NOT TO SCALE

SIGN
(SEE SITE PLAN)

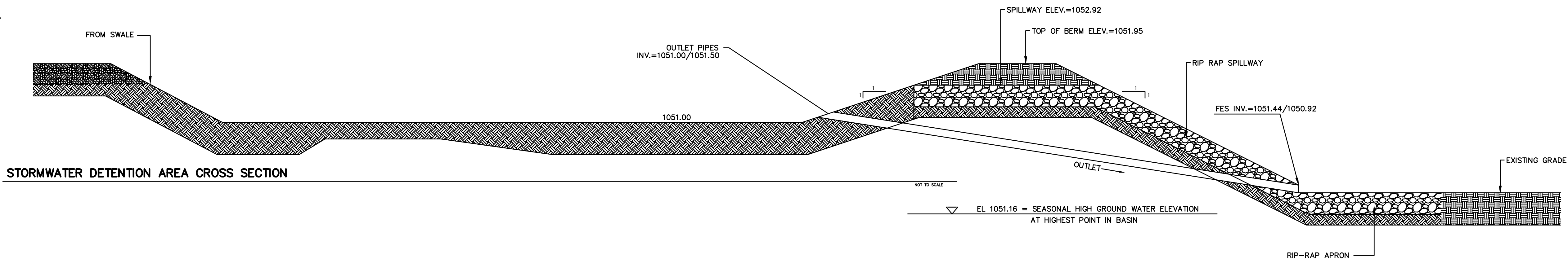


3 1/2" WIDE HEAVY DUTY
STEEL RAIL CHANNEL POST
W/3/8" HOLES 1" O.C.
GALVANIZED FINISH
TUBE SET IN
CONCRETE BASE
APPROX. 12"DIA.
x 30"D

5'-0" (MIN)
7'-0" (MAX)

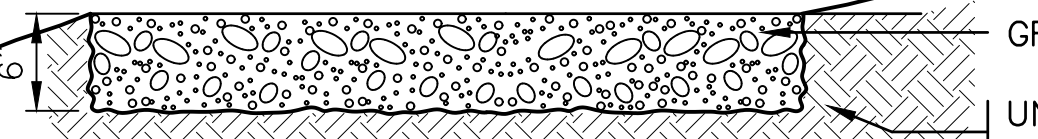
NTS

SIGN DETAIL



STORMWATER DETENTION AREA CROSS SECTION

GRAVEL BASE IS TO CONFORM TO THE
MASSDOT SPECIFICATION M1.03.1 PROCESSED
GRAVEL FOR SUBBASE

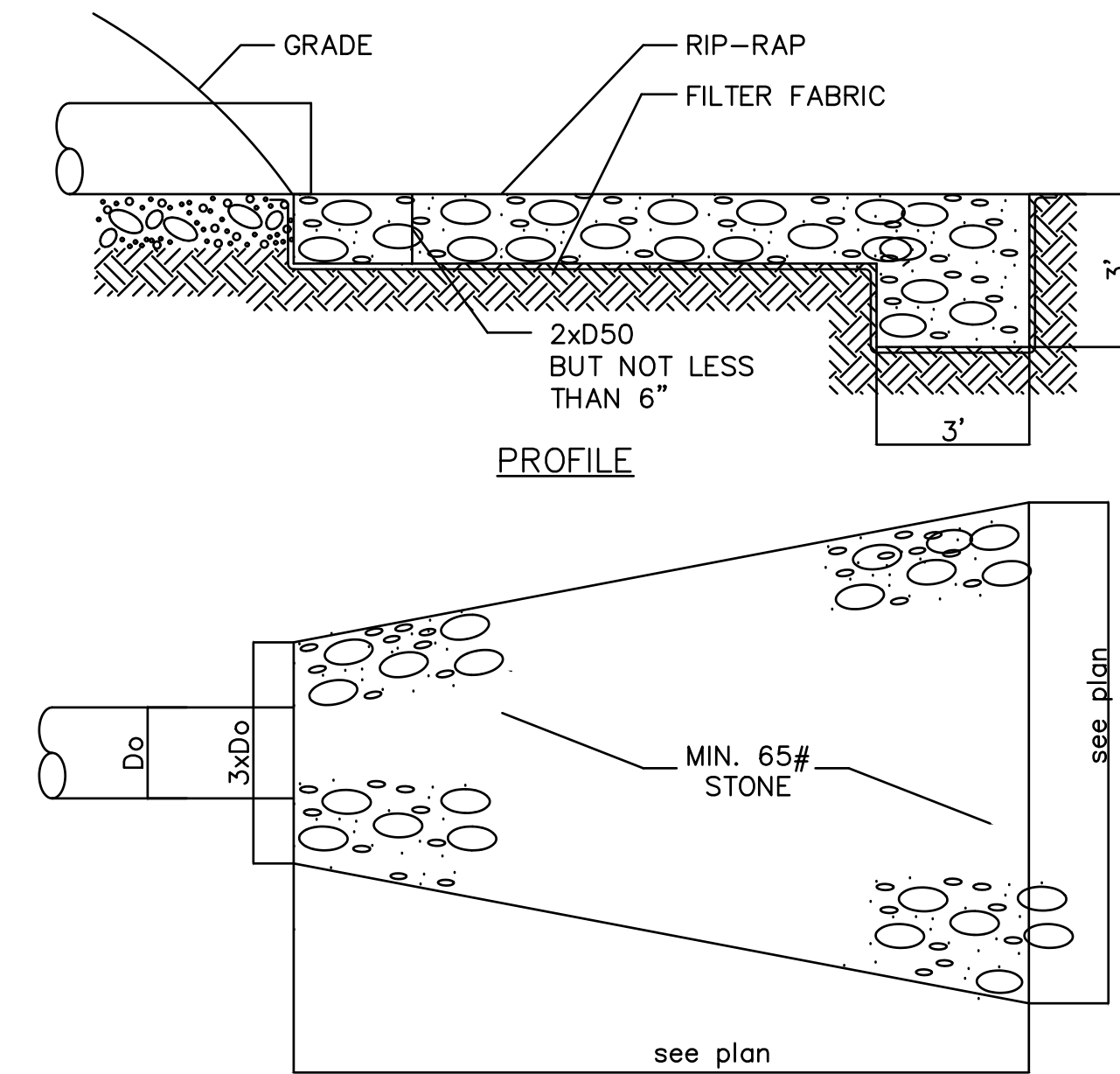


GRAVEL

UNDISTURBED EARTH
OR COMPACTED SUBGRADE
USE GEO TEXTILE IF CONDITIONS WARRANT

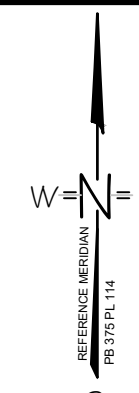
GRAVEL AREA DETAIL

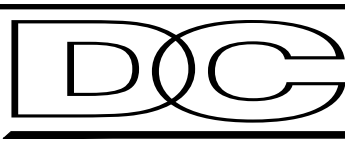
NOT TO SCALE



RIP RAP APRON DETAIL

NOT TO SCALE

		JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER M.A.L.C. NO.: 48724	NORTH 	DETAILS SITE ADDRESS: BLUEBERRY LANE LEICESTER, MA CLIENT: JUSTIN ZUFFANTE 140 SPENCER ROAD OAKHAM, MA 01068	DRAWN BY: JSC
					CK'D BY: JDD
1 6/23/21		REVISED PER COMMENTS	JDD	DATE: 4-12-21	SCALE: 1'=20'
NO. DATE		REVISION	BY	PROJECT #: 21-122	DWG. NO.: D-1



ENGINEERING & SURVEY INC.

333 GRANBERRY MEADOW RD
CHARLTON, MA

508-759-8888
508-341-2127

TOWN OF LEICESTER
DRIVEWAY PERMIT
STATEMENT OF CONDITIONS

Justin P. Zuffante

3-17-2021

Applicant

Date

Permit #

Name of Owner (if different from applicant)

(774) 289-5344

Telephone #

140 Spencer Rd

Address of Applicant

26A - B2

Map

Blueberry Ln.

Location of Property

Lot #

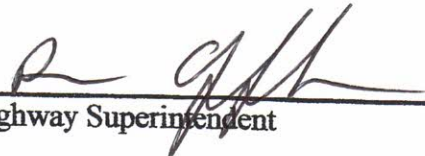
I, _____ hereby agree to the conditions set forth by the Highway Superintendent of Leicester and agree to complete all the necessary work to comply with the conditions prior to my receipt of a driveway entrance permit from the Town of Leicester. I understand no occupancy permit will be issued until driveway had been completed.

CONDITIONS:

- ☒ Camber & swail to conform and follow water run off to ditch.
- ☒ Minimum of 20' by 12" corrugated ~~steel~~ culvert pipe with headwalls at each end.
- ☒ Compacted 6" of 12" crushed gravel over pipe.
- ☐ Paved apron 3" of asphalt. Paved from roadway to property line of owner with 6" gravel base.
- ☐ Crushed gravel apron 6" thick from roadway to property line.
- ☐ Landing approach before ditch line.
- ☐ Before paving contact Superintendent.

☒ Driveway not to be relocated from plans.

☐ Driveway crowned.


Highway Superintendent

3-17-21
Date

On Site Inspection Date

Approved

Rejected

Signed

A plan of proposed work must accompany this application.

Driveway Permit Fee: **\$25.00**

Please make check payable to the **Town of Leicester**.

OFFICE HOURS

7:00 AM – 3:30 PM M-F

Made In the Northeast for the Northeast

Today steel buildings are being advertised from the Internet, to radio, to television by large sales organizations using famous celebrities.

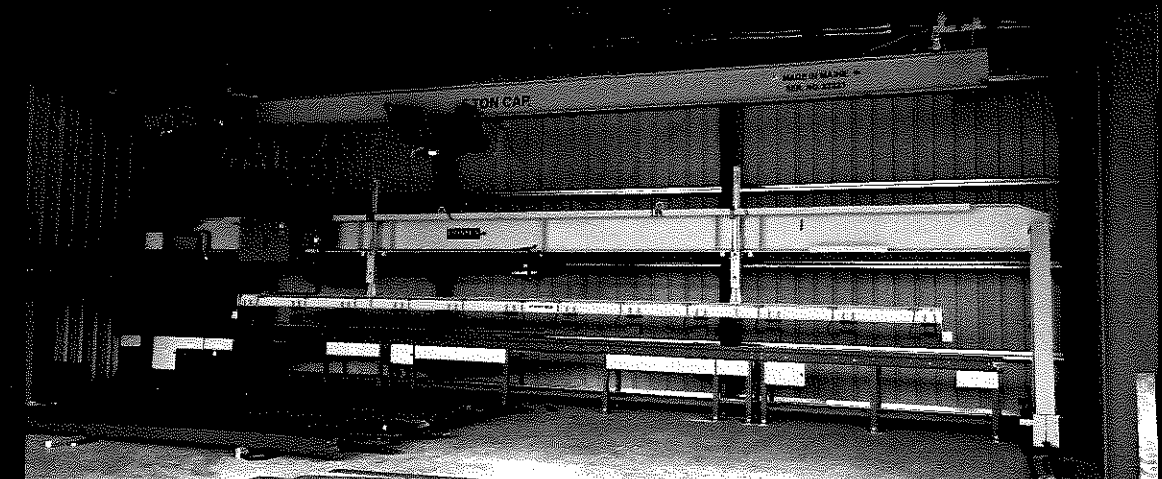
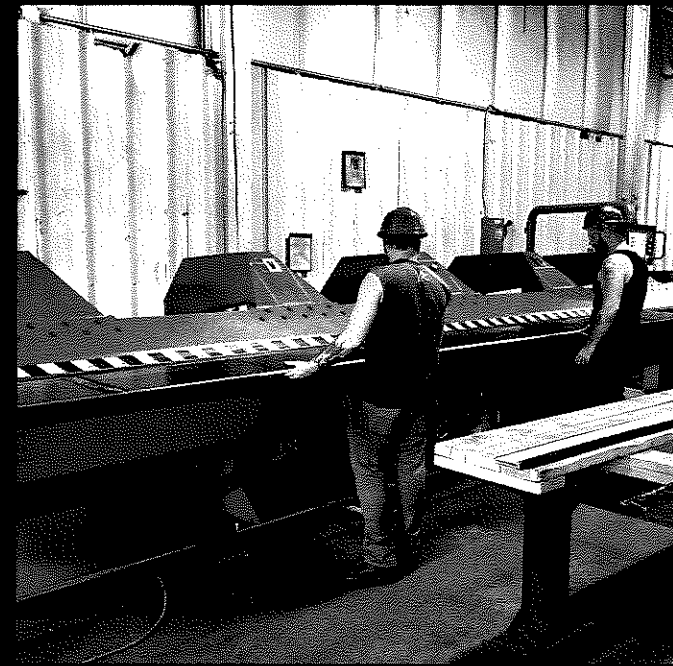
These companies are brokers buying from other manufacturers looking for better margins, not a better building.



At Package, we engineer and manufacture steel buildings in our own facility, using the highest quality materials.

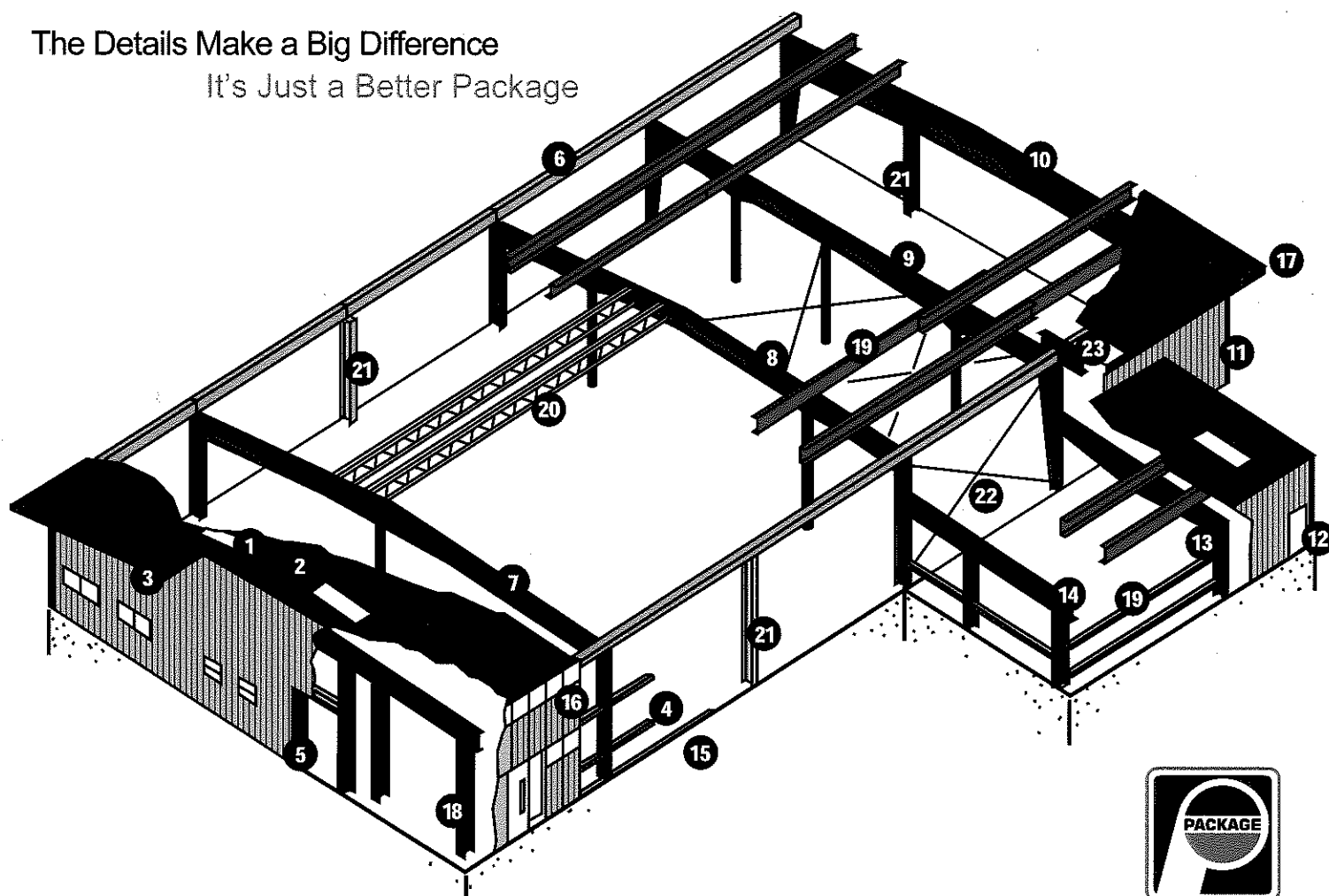
Do yourself a favor and discuss your project with an Authorized Package Builder.

In the end, you'll get more for your money and most importantly the building that meets your needs.



Package Steel Building Systems

The Details Make a Big Difference
It's Just a Better Package



- | | |
|---|--|
| 1. Roof Lite Panels | 14. Lean-to End Wall Frame |
| 2. Ridge Cap | 15. Base Angle |
| 3. 1' through 6' Overhangs at Eave and/or Gable | 16. Side Wall Lite Panels |
| 4. Snow Girt™ | 17. Deep Profile Rolled Fascia Trim at Eave and Gable (Standard) |
| 5. Standard Fully Covered Jamb Trim | 18. Hot Rolled Post & Beam End Wall |
| 6. Cold-formed Eave Strut | 19. Roll-formed Purlins & Girts for up to 30' Bays |
| 7. Rigid Beam C-1 Frame | 20. Bar Joist for greater than 30' Bays |
| 8. Rigid Beam C-2 Frame | 21. Wall Wind Columns |
| 9. Rigid Frame C-3 Frame | 22. Typical Wall and Roof Bracing |
| 10. Rigid Frame Clear Span | 23. Canopy Beam |
| 11. Deep Profile Outside Corner Trim | |
| 12. Pass Doors | |
| 13. Lean-to Frame | |

It's Just a Better Package

What is IAS Certified?

IAS AC472 Accredited Inspection Program for Manufacturers of Metal Building Systems.

IAS

ACCREDITED
Metal Building Systems
AC 472

(Source www.iasonline.org)

1. Why require an accredited manufacturer?

IAS is a subsidiary of the International Code Council. Requiring an IAS manufacturer provides an extra level of assurance that the building supplier's engineering/order/design/ fabrication processes all conform to very high standards and are evaluated by a respected independent third party.

2. Did the IAS AC472 Accreditation Program replace the AISC-MB certification?

Yes, the IAS replaced the AISC-MB certification in 2009. The AISC and MBMA jointly decided to end AISC's sponsorship of the Metal Building Certification Program. MBMA and IAS collaborated to develop the metal building accreditation program. The IAS program was developed through open public hearing process under code officials that comprise the IAS Accreditation Committee. The effort culminated in unanimous approval of AC472 on April 8, 2008.

3. How often are the fabricators assessed under AC472?

We are evaluated annually by IAS in addition through two unannounced on-site inspections of the firm's design and manufacturing facilities to confirm that the appropriate standards are in place and being applied. This assures building officials that we are continually implementing comprehensive quality assurance processes in place that provide high-quality, reliable buildings that are built to code.



MEMBER

The Metal Building Manufacturers Association (MBMA) serves as the voice of the metal building systems industry, providing leadership, research, and education to increase the prominence and usage of metal building systems. MBMA plays a lead role in research and engineering, and influences codes and standards. (Source www.mbma.com)

Product Standards:

- 6", 8", 10", 12" Zee & Cees available
- Bar joists for long bay construction
- Primary structural gray oxide
- Hot dip galvanized
- Secondary framing G-90 galvanized
- Optional primed

Accessories Include:

- Gutters
- Skylights
- Pass doors
- Windows
- Roof curbs
- Snow guards
- Slide doors
- Louvers
- Insulation
- Roof Hatches

Options include:

- Canopies
- Facades
- Eave / Gable Overhangs
- Partitions
- Mezzanines
- Crane support

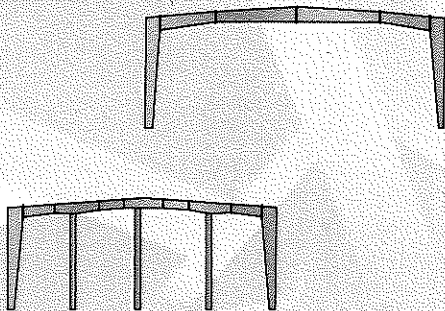
When you choose Package you'll work with an Authorized Builder; together we'll ensure you get more for your money, and most importantly, the building that meets your needs. Our commitment is to make every building - our #1 priority.

That's why we're #1 in New England.

Framing Systems

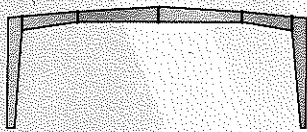
Rigid Frame Multi-Span (RFM) 50' and wider

Interior columns shorten the spans of the rafters, reducing the overall cost of the frame. Ideal for manufacturing and warehouse facilities.



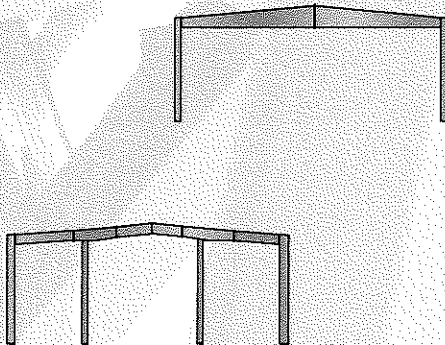
Rigid Frame Clear Span (RFC) 40' and wider

Provides column-free interior space. Ideal for auditoriums, gymnasiums, aircraft hangers, or any situation where larger open spaces are required.



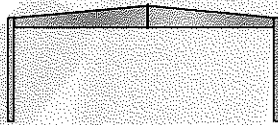
Tapered Beam Multi-Span (TBM) 50' and wider

Uniform depth exterior columns with interior columns that reduce span lengths, reducing cost. Ideal for uses where interior sidewalls are to be finished for office areas. Other uses include warehouses and distribution centers, where racking is utilized.



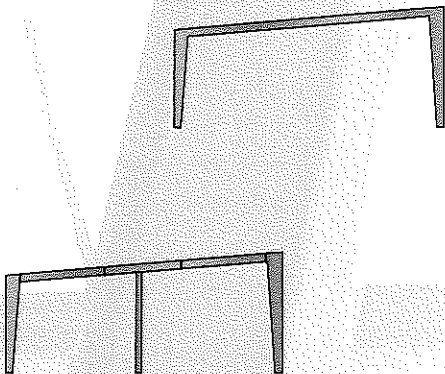
Tapered Beam Clear Span (TBC) 20' to 70'

Offers column-free interior, floor space and uniform minimum depth columns. End uses include retail stores, branch banks and office facilities.



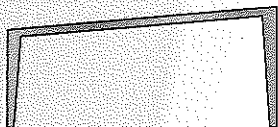
Single Slope Multi-Span (SSM) 50' and wider

Available with straight or tapered columns. Single slope design helps control rain water runoff. Used in facilities where interior columns do not impair building use. Ideal for manufacturing, warehousing, distribution centers, retail shopping centers and office complexes.



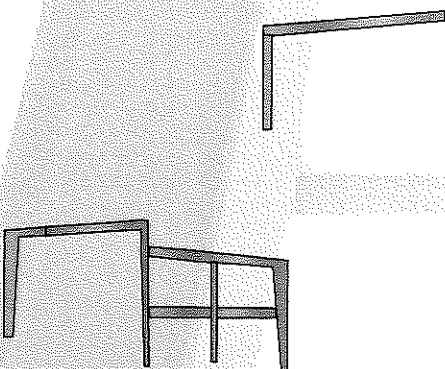
Single Slope Clear Span (SSC) 20' and wider

Available with straight or tapered columns. Provides single direction roof slope for rain water runoff control. Often used for shopping centers and office complexes.



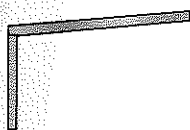
Special Frame Design (SFD) 10' and wider

Your building requirements dictate frame design. Whatever the shape, use or span, there is an answer to your challenge.



Lean-To (LTC) 10' and wider

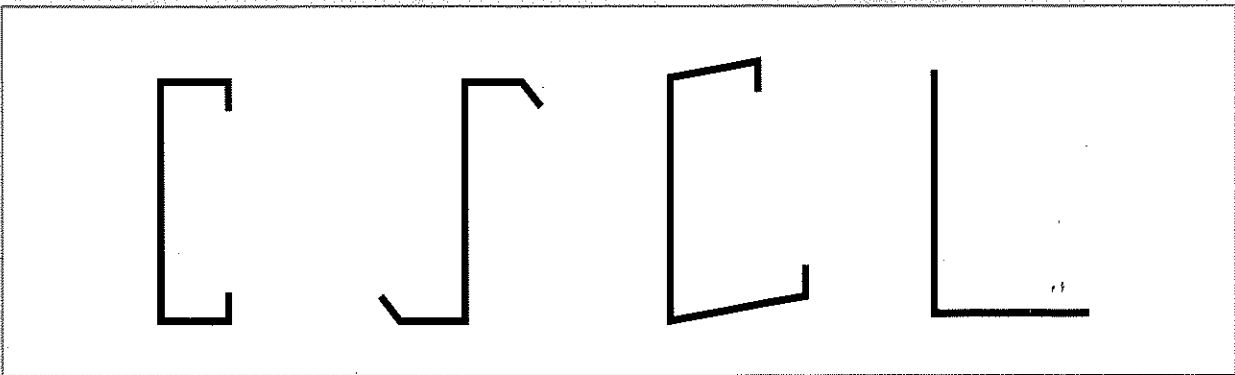
Used primarily for wing units and additions to existing facilities. Can be used with any of the above framing types.



Components

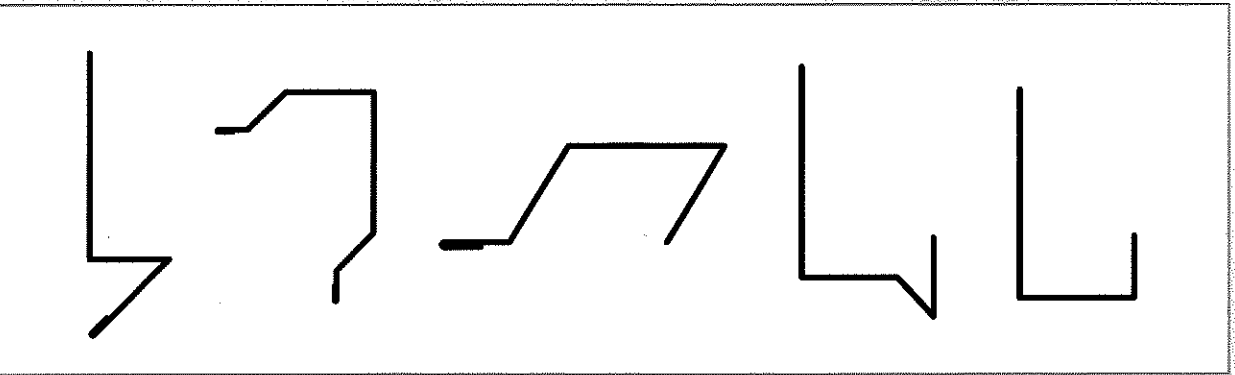
Package Steel roll forms all of our Cees and Zees at our facility. We provide a G90 galvanized finish as our standard product. We offer three gauges (12, 14, 16), standard depths (6", 8", 10", 12") and three options (2.5", 3", 3.5") for lengths of the flanges.

Secondary Framing

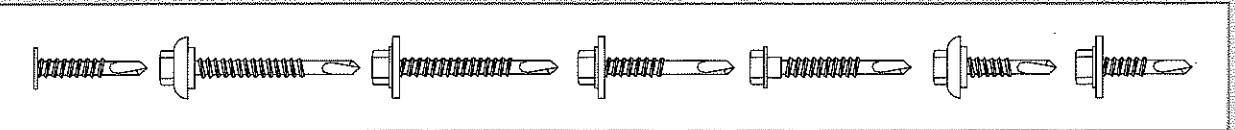


Additional sizes, gauges and configurations available upon request.

Standard and Custom, Trims 26 gauge



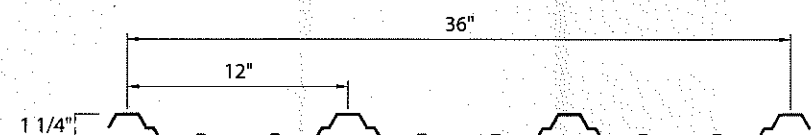
Fasteners



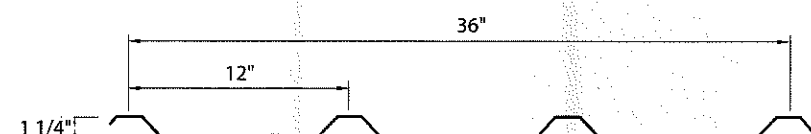
Please call your customer service rep for help with all your building components needs.

1-800-225-7242

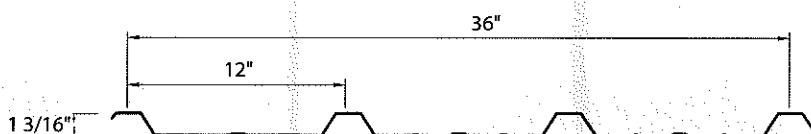
Panels



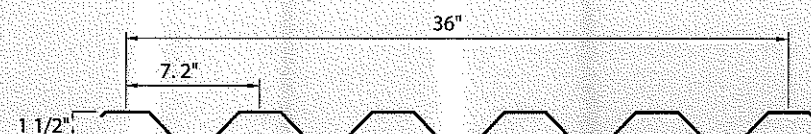
- Application: Roof and Wall
- Standard 26 gauge
- Available in Reverse Roll



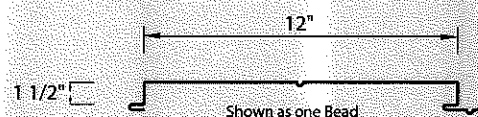
- Application: Roof and Wall
- Standard 24 and 26 gauge
- Available in Reverse Roll



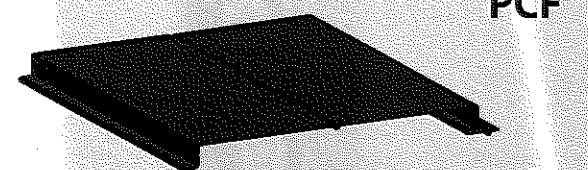
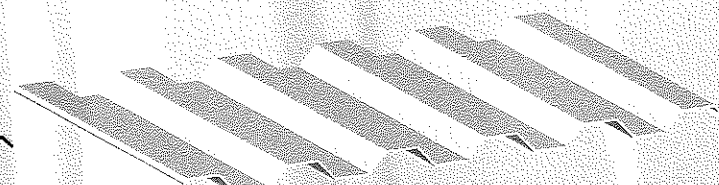
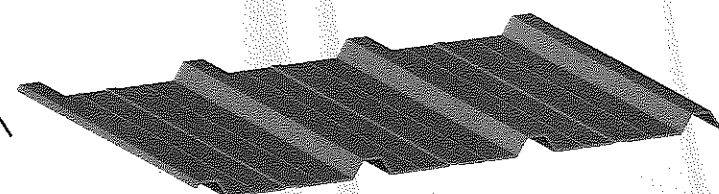
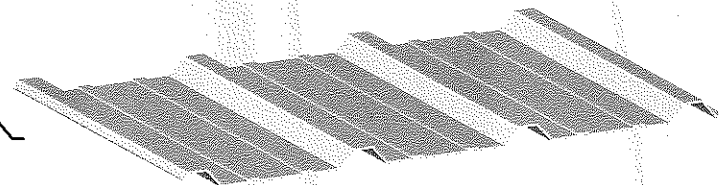
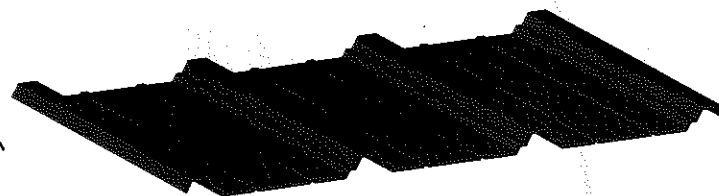
- Application: Roof and Wall
- Standard 24 and 26 gauge
- Available in Reverse Roll



- Application: Roof and Wall
- Standard 24 gauge



- Application: Wall
- Standard 24 gauge
- Concealed Fastener
- Available with 0, 1 or 2 beads



PSR

PBR

PMR

MR 7.2

PCF

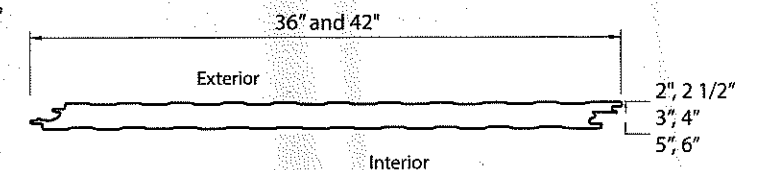
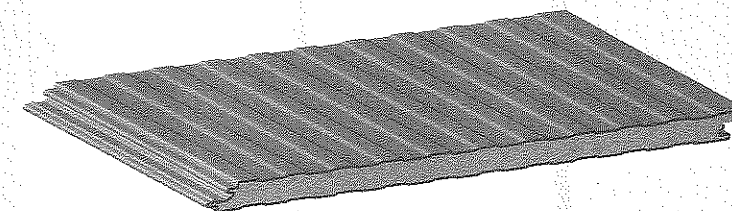
The actual colors may vary than what is shown here.

MVP



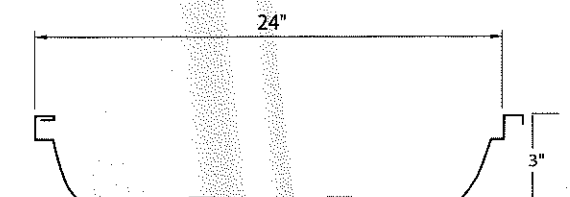
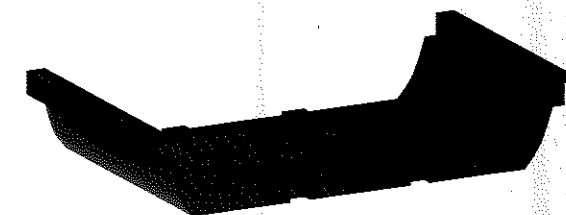
- Application: Wall
- Standard 24 and 26 gauge

Insulated Wall Panel



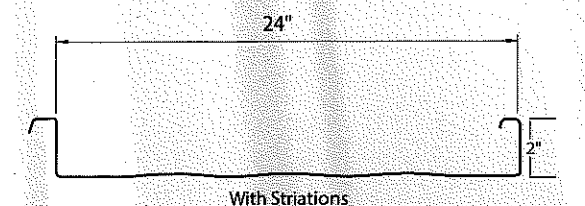
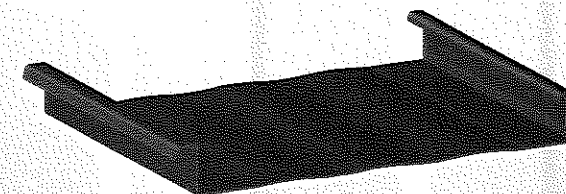
- Application: Wall
- Standard exterior gauge 26, 24, 22
- Standard interior gauge 26, 24, 22

SS24 Standing Seam



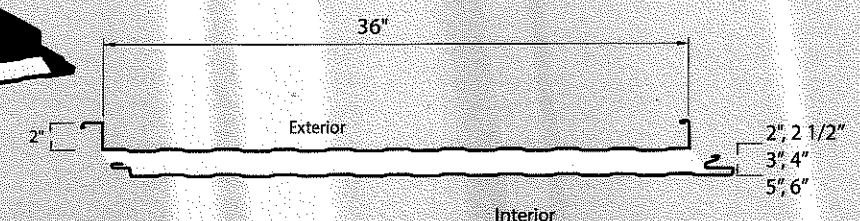
- Application: Roof
- Standard 24 gauge

Package Lok



- Application: Roof
- Standard 24 gauge

Insulated Roof Panel



- Application: Roof
- Standard exterior gauge 24, 22
- Standard interior gauge 26, 24, 22

944

ROLL UP DOORS



Features

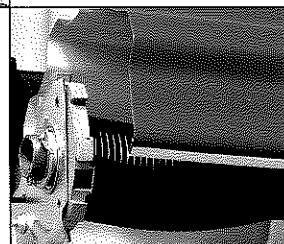
- Custom Sizes
- Easy Installation
- Low Maintenance
- Minimal Back Room Requirements
- Multiple Applications
- Rust Resistant
- Smooth, Quiet Operation
- Strong, Durable Materials
- 40/30-Year Paint and 3-Year Parts Warranties

Performance Counts

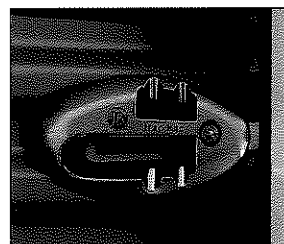
That's why Trac-Rite roll-up door Models 944 and 944WL are the popular choice for self-storage, backyard sheds, boat houses, counter shutters, park shelters, apartment/condo storage areas, school equipment sheds, interior partition dividers, and dozens of other light-duty access applications.

Trac-Rite's 944WL windlock system provides maximum wind resistance. As wind blows against the 944WL, the curtain's windlocks engage to keep the curtain securely in the guide. All door models have undergone rigorous wind testing witnessed and certified by an independent test lab.

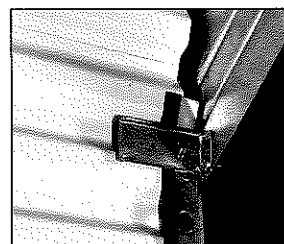
Both the 944 and 944WL earn high marks for ease of installation, smooth operation, durability, and low maintenance. Trac-Rite doors are backed by industry-leading guarantees, and in a variety of prefinished colors to suit your needs.



Rugged, die-cast spring tensioner provides easy, precise adjustment of door operation.



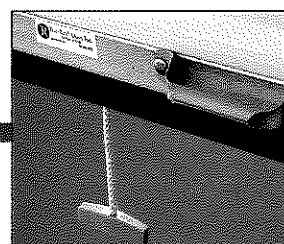
The SpaceGuard latch design resists wrenching and prying for superior security and safety. An additional safeguard is the anti-padlock open feature. Accommodates Trac-Rite's optional SpaceGuard cylinder lock for overlocking capability.



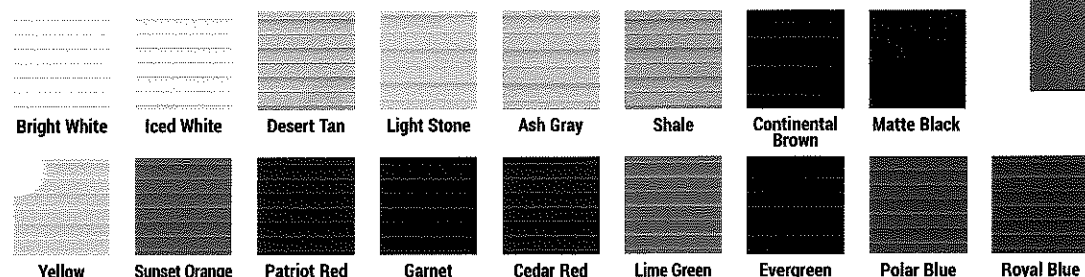
12-gauge, zinc-coated door stops are mounted to brackets for increased strength. 18-gauge, zinc-coated steel guides with polypropylene runners allow doors to glide smoothly.



EP3 helical torsion high performance springs are coated for increased life. Felt tape located at each spiral drum allows the door to operate and coil with ease.



Sturdy galvalume bottom assembly is fitted with the Seal-Rite bulb and blade astragal for a protective weather seal. Zinc-plated exterior handle and molded plastic pull rope handle provide effortless opening and closing of the door.



Colors vary from actual panel material. Please request a steel color sample for precise shade.



COMMERCIAL/INDUSTRIAL

Final color selection should be made from metal color chips.

- For the most current information available, visit our website at www.mbc.com.
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes and terms and conditions.

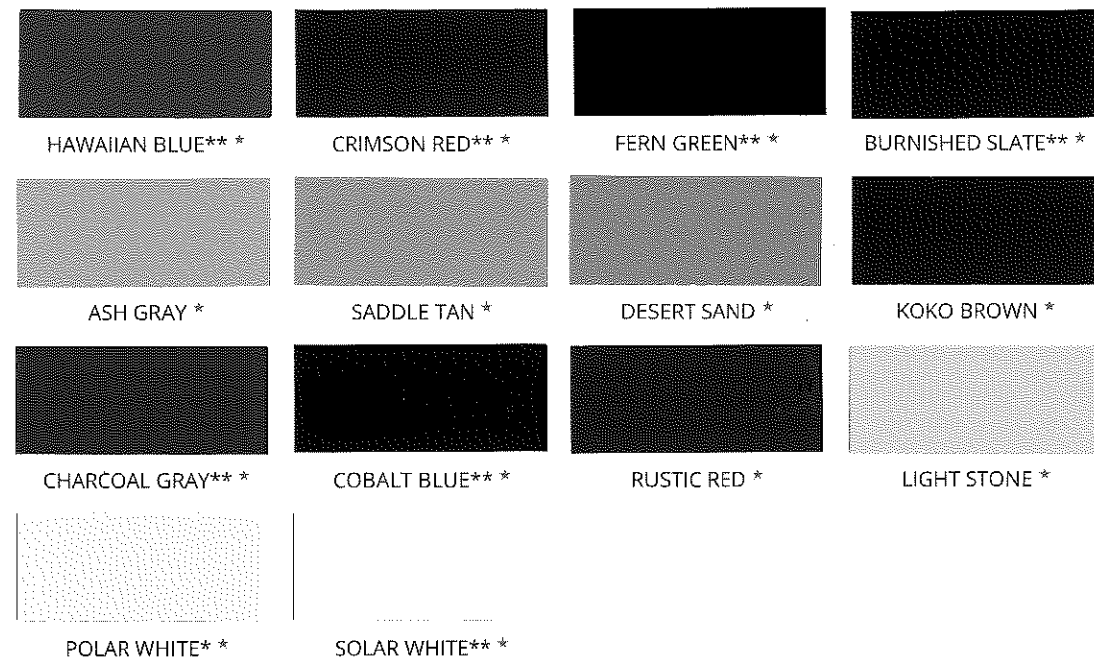
SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

- * Also available in 29-gauge
- ** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

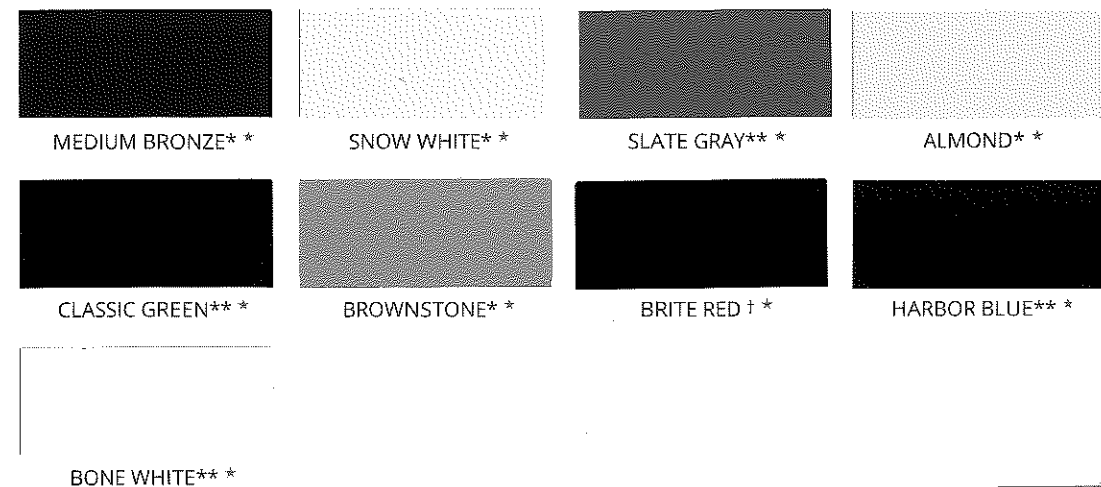


SIGNATURE® 300

STANDARD COLORS
26-GAUGE MATERIAL
PBR, PBU, AVP, PBC, PBD
PANELS ONLY

Polyvinylidene Fluoride (PVDF); Low Gloss

- * Also available in 24-gauge
 - ** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.
 - † Minimum quantities and/or extended lead times required for all gauges. Please inquire.
- Signature® is a registered trademark of NCI Group, Inc.



Package Industries, Inc.

Manufacturer of the Package
Steel Building System™
It's Just a Better Package™

15 Harback Road
Sutton, Massachusetts
01590



* ENERGY STAR® Qualified
through our partner, MBCI

COLOR CHART

944

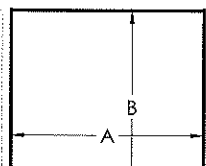
ROLL UP DOORS

Mounting Surface & Door Clearance Requirements

Measure the following areas to design a 944 or 944WL door.

Step 1: Measure Rough Opening

Measure the rough opening that the door will cover. Measure the inside jamb-to-jamb width of the opening (A), and measure the sill to header height of the opening (B). Provide the size in 1" increments with the width first and the height second.



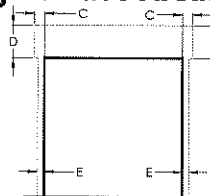
Door sizes:

Model 944 = 3'W - 12'W x 2'10"H - 12'H

Model 944WL = 8'W - 12'W x 3'H - 12'H

Step 2: Mounting Surface Areas

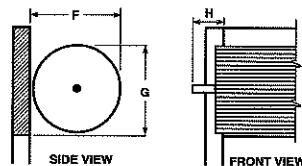
The door will mount inside and above the rough opening, and will overlap the back sides of the opening. It will not fit *within* the rough opening. The surfaces that the door brackets and side guides mount to must be flush with each other.



	Minimum Mounting Surface Areas for Model 944	Minimum Mounting Surface Areas for Model 944WL
Brackets		
C = Width	4", 5", 11'1" to 12' W	5' W
D = Height	7 1/2"	7 1/2"
Guides		
E = Width	2' (4" masonry)	3' (5" masonry jambs)

Step 3: Minimum Door Coil

The door coils into a roll above opening when in the raised, open position. Measure to ensure there is adequate clearance for the coil per the following chart.



Minimum Clearance Requirements

Model 944 = 18" / Model 944WL = 19"

Model 944 & 944WL = 15" (16" for doors 7'1" to 10'4", 18" for 10'5" to 12')

Model 944 = 4" up to 11' W, 5" above Model 944WL = 5"

Model 944 & 944WL = 9"

Insulated doors require additional 1" of back room and head room.

Accessories

- ADA Handle Package
- Automated Motor Operators
- Chain Hoist
- Door Coil Hood Enclosure (Iced White)
- Insulation
- Interior Latch
- Reverse Rolled Curtain
- Shaft Extension Kit
- Side Jamb Brush Seal
- SpaceGuard Cylinder Lock
- Threshold Plates
- Top Header Draft Stop

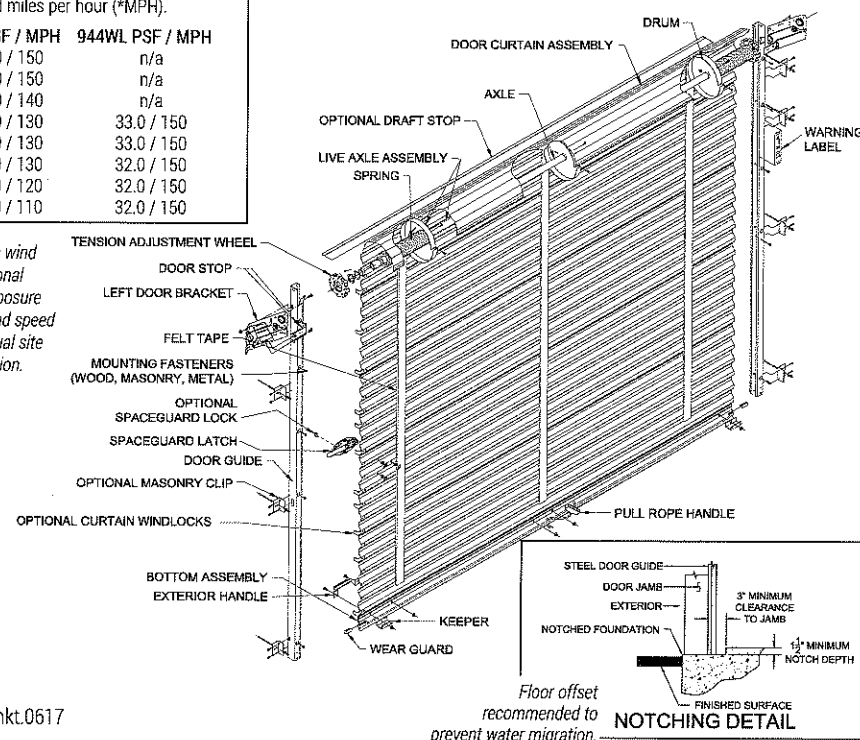


Wind Load Ratings

Rating results are presented in pounds per square foot (PSF) and miles per hour (MPH).

Door Width	944 PSF / MPH	944WL PSF / MPH
5'0"	56.0 / 150	n/a
6'0"	42.0 / 150	n/a
7'0"	30.0 / 140	n/a
8'0"	24.0 / 130	33.0 / 150
8'8"	23.0 / 130	33.0 / 150
9'0"	22.0 / 130	32.0 / 150
10'0"	18.0 / 120	32.0 / 150
11'0"	16.0 / 110	32.0 / 150

*MPH rating represents wind speed per the International Building Code (IBC), Exposure B. Actual allowable wind speed may vary based on actual site conditions and application.



Specifications

DESIGN TYPE Live axle: door axle rotates in bracket bearing during operation.

DRUMS Stamped, continuously welded at the hub. 9-5/8" diameter spiral x 1-1/4" wide. 18-gauge, galvanized steel. Two drums with doors up to 5' wide, three drums with doors over 5' wide. Prevents panels from bowing.

SPRINGS EP³ springs are helical torsion, oil tempered, and coated to halt corrosion. One spring for doors 5' wide and smaller, two springs for doors wider than 5'.

TENSIONING SYSTEM Springs come with a coated cast steel tension wheel for ease of adjusting tension.

AXLE 1-5/16" outside diameter, high-yield structural steel tubing.

CURTAIN Roll-formed sections, factory-seamed from 26-gauge, Grade 80 galvanized steel. Silicized polyester finish in sixteen standard colors. Full-length 2" felt tape located at each drum.

BOTTOM ASSEMBLY Seal-Rite pliable bulb and blade astragal integrated into galvalume bottom bar with stiffening angle.

BRACKETS 14-gauge, cold-formed, zinc-coated steel. Grease-packed ball bearings are factory installed in the bracket.

944 GUIDES 18-gauge, zinc-coated, 1-1/2" deep. Featuring polypropylene guide runners with pre-bent tabs.

944WL GUIDES 16-gauge, zinc-coated, 2-3/4" deep. Guide windlock bar manufactured from 12-gauge galvanized steel. Features polypropylene guide runners to prevent steel-on-steel contact.

944WL WINDLOCKS 10-gauge, zinc-coated steel, secured to door with two 3/16" rivets.

EXTERIOR SPACEGUARD LATCH

Rust-resistant cast zinc alloy with black nickel finish. Latch bar, embossed for strength, is compatible with magnetic security systems. Designed to accommodate two padlocks up to 7/16" shank. Accommodates Trac-Rite's optional SpaceGuard cylinder lock for easy over-locking.

MOUNTING FASTENERS Steel or wood fasteners included. For masonry openings, mounting clips and anchoring system are sold separately.

DOOR STOP 12-gauge, zinc-coated stops mount to brackets for increased strength and ease of installation.

EXTERIOR HANDLE Zinc-plated outside handle secured to bottom assembly with stainless steel bolts. Two handles for doors 8' and wider.

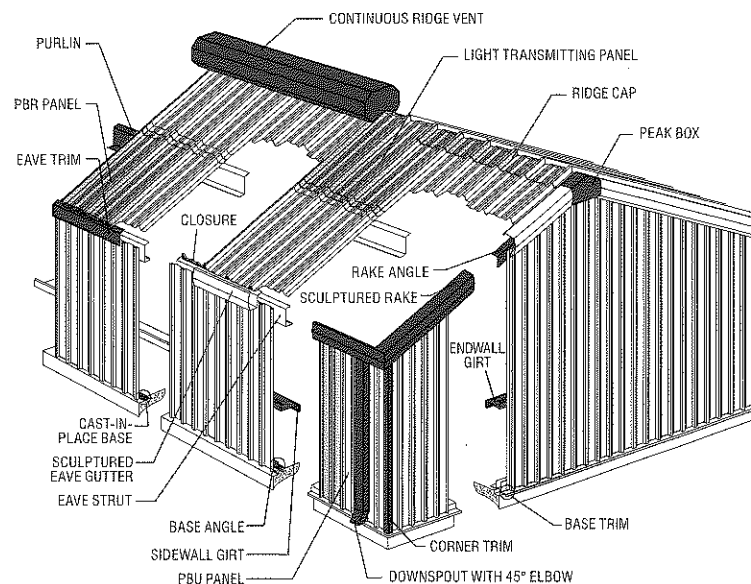
PULL ROPE HANDLE Molded plastic rope handle with long-lasting rope.

Product specifications are subject to change without notice.



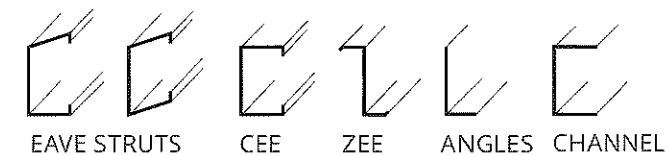
For more information

PHONE 800.448.8979
FAX 800.236.8722
WEBSITE www.tracrite.com
EMAIL tr@tracrite.com
ADDRESS 314 Wilburn Road
Sun Prairie, WI 53590



AVAILABLE ACCESSORIES

- Hat and Channel Sections
- Light Transmitting Panels
- Vents
- Roof Jacks
- Fasteners
- Ridge Caps
- Closures
- Doors
- Windows
- Sealants
- Insulation
- Bracing
- Bolts
- Louvers
- Sliding Door Hardware



PANEL PROFILE	Panel	29 GAUGE		26 GAUGE		24 GAUGE		22 GAUGE	
		Available in Full	Available in 1/2	Available in 1/4	Available in 1/8	Available in 1/4	Available in 1/8	Available in 1/4	Available in 1/8
12" 36" 1/4" PBR PANEL	PBR	●	■	●	■	●	■	●	■
6" 36" 3/4" PBU PANEL	PBU	●	■	●	■	●	■	●	■
2.67" 32" 7/8" PBC PANEL	PBC	●	■	●	■	●	■	●	■
2.67" 32" 5/8" PBD PANEL	PBD	●	■	●	■	●	■	●	■
7.2" 36" 1 1/2" 7.2 PANEL	7.2	●	■	●	■	●	■	●	■
12" 36" 1 1/8" PBA PANEL	AVP	●	■	●	■	●	■	●	■

- Available in any quantity
- May require minimum quantity

For complete performance specifications, product limitations and disclaimers, please consult MBCI's Paint and Galvalume Plus® warranties. Upon receipt of payment in full, these warranties are available by request for all painted or Galvalume Plus® prime products. Contact your local MBCI Sales Representative or visit www.mbc.com for sample copies.

MINI-STORAGE QUOTE



Package Steel Systems, Inc.
15 Harback Rd.
Sutton, MA 01590

www.packagesteel.com
Ph: 508-865-5871
Fax: 508-865-9130
2/17/21 8:57 AM

CSR: REF

GENERAL INFORMATION

Builder: **Seamless Customs**
Address: **1655 Main Street**
City, State, Zip: **Leicester MA**

Contact: **Justin Zuffante**
Ph: **1774-289-5344**

Fax:

Email: **seamlesscustom@gmail.com**

Project: **Seamless Custom Storage**
Address: **1655 Main Street**
City, State, Zip: **Leicester, MA 01524**
County: **Worcester**

Complexity: **4**

Order Number: **q2102-0160**

DRAWINGS INCLUDED

Anchor Bolt Plans: **3**
Preliminary Plans: **3**
Approval Plans: **0**

Erection Drawings: **3**
Design Calcs: **0**
Letter of Cert: **3**

NOTE: If Approval Plans are required, fabrication will be held pending receipt of signed copies.

WARRANTIES INCLUDED

Standard Galvalume Warranty: **Yes**
Standard Twenty Year Paint Warranty: **Yes**
Twenty Year Weather Tightness Warranty: **No**

DESIGN CODES & LOADS

Governing Code: **IBC 15**
Building Risk Category: **II - Normal**
Occupancy Classification: **S-2**

Dead and Collateral Loads

Dead: **3.00** psf
Collateral: **3.00** psf
Roof Live Load: **20.00** psf

Seismic Loads

Seismic Importance, ie: **1.00**
Seismic Design Category: **B**
Soil Site Class: **D**
Seismic, Ss: **0.18**
Seismic, S1: **0.07**

Wind Loads

Velocity, V: **124** mph
Wind Exposure: **C**
Enclosure Type: **Closed**
Importance, Iw: **1.00**

Snow Loads

Ground Snow, Pg: **50.00** psf
Design Roof Snow, Pf: **42.00** psf
Minimum Uniform Snow: **35.00** psf
Snow Exposure Factor, Ce: **1.00**
Thermal Factor, Ct: **1.20**
Roof Slope Factor, Cs: **1.00**
Snow Importance, Is: **1.00**

Deflections

Exterior Column: **180**

Wall Girt: **180**

Project: Seamless Custom Storage		Order Number: q2102-0160	
City, State, Zip: Leicester, MA 01524			
FACTORY LOCATED FRAMED OPENINGS			
Left Endwall: (1) 8'-8" W x 7'-0" H Front Sidewall: (11) 8'-8" W x 7'-0" H Right Endwall: (1) 8'-8" W x 7'-0" H Back Sidewall: (11) 8'-8" W x 7'-0" H			
ROOF AND WALL SHEETING			
Roof Panel Type: PBR Clip Type: Clip Height (in): Machine Seamed:		36" MBCI Standard Roll Gauge: 26 Color: Galvalume Plus Insulation Blocks: Thickness (in):	
Panel Type: Left Endwall: PBR Front Sidewall: PBR Right Endwall: PBR Back Sidewall: PBR		Gauge: 26 26 26 26 Color: Signature 200 Need Color Color: Signature 200 Need Color Color: Signature 200 Need Color Color: Signature 200 Need Color	
TRIM COLORS			
Eave Trim Color: 200 Need Color Gable Trim Color: 200 Need Color Corner Trim Color: 200 Need Color Opening Trim Color: 200 Need Color Base Trim Color: 200 Need Color		Style: Package Mini Style: Package Mini Style: Package Mini Style: Package Mini Style: Package Mini	
GUTTERS AND DOWNSPOUTS			
Front Sidewall Gutter (Ft): None Back Sidewall Gutter (Ft): None Gutter Trim Color: Downspout Trim Color:		Downspout (Qty): None Downspout (Qty): None Style: Package Mini Style:	
INTERIOR SHEETING			
Panel Type: Interior Panel: PBU		Gauge: 26 Color: Galvalume Plus	
BASE NOTCH			
Base Notch Depth: 1 1/2" Base Notch Width at Wall w/ Open: 9 1/2" Base Notch Width at Wall w/o Open: 0"			

Project: Seamless Custom Storage		Order Number: q2102-0160	
City, State, Zip: Leicester, MA 01524			
INSULATION			
Roof Type:	WMP-10 3" faced insulation. (Condensate blanket only)		
Wall Type:	None		
PSS is not responsible for meeting the Energy Code. It is recommended to have an energy audit performed.			
ACCESSORIES			
(1) Lot wedge anchors for building columns.			
(24) 8'-8" X 7'-0" Roll up doors with jambs.			
QUALIFICATIONS			
1. Building installation is not included in proposal. 2. Foundation/slab design is not included in proposal. 3. Roll up doors are mini-storage style non insulated doors. 4. Standard Building System Specifications are Utilized Unless Specifically Described on this Document			
COST SUMMARY			
Building Cost:	\$48,270.00	Net Plant	
Roll Up doors:	\$10,502.00		
Insulation:	\$4,425.00	Net Jobsite	
Freight:	\$600.00		
Tax:	\$3,949.82	6.25 %	
Total:	\$67,746.82	Net Jobsite With Tax	
This price is valid for a period of 20 days from the date of this quote. After that time, prices are subject to review. Current lead time for this project is 8 weeks. Standard terms are 25% deposit and balance due upon delivery.			

Made In the Northeast for the Northeast

Today steel buildings are being advertised from the Internet, to radio, to television by large sales organizations using famous celebrities.

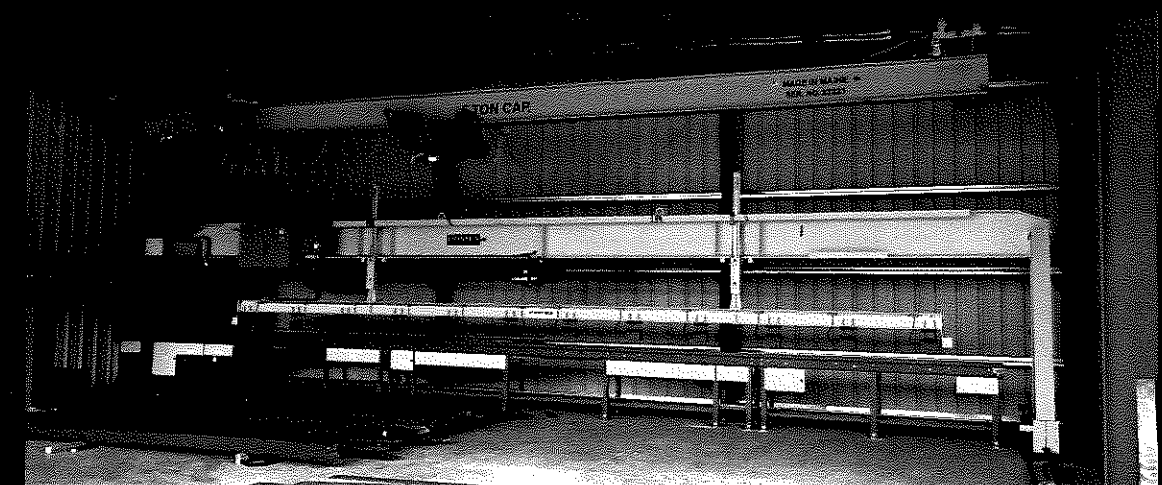
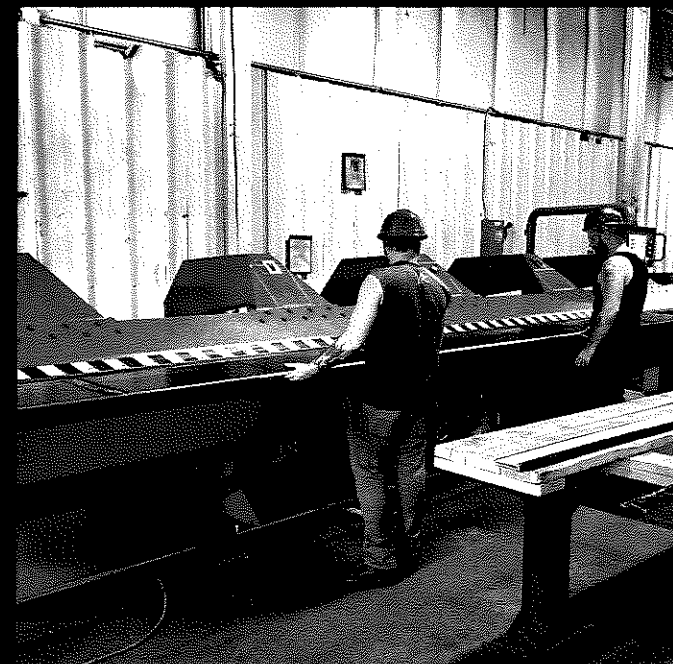
These companies are brokers buying from other manufacturers looking for better margins, not a better building.



At Package, we engineer and manufacture steel buildings in our own facility, using the highest quality materials.

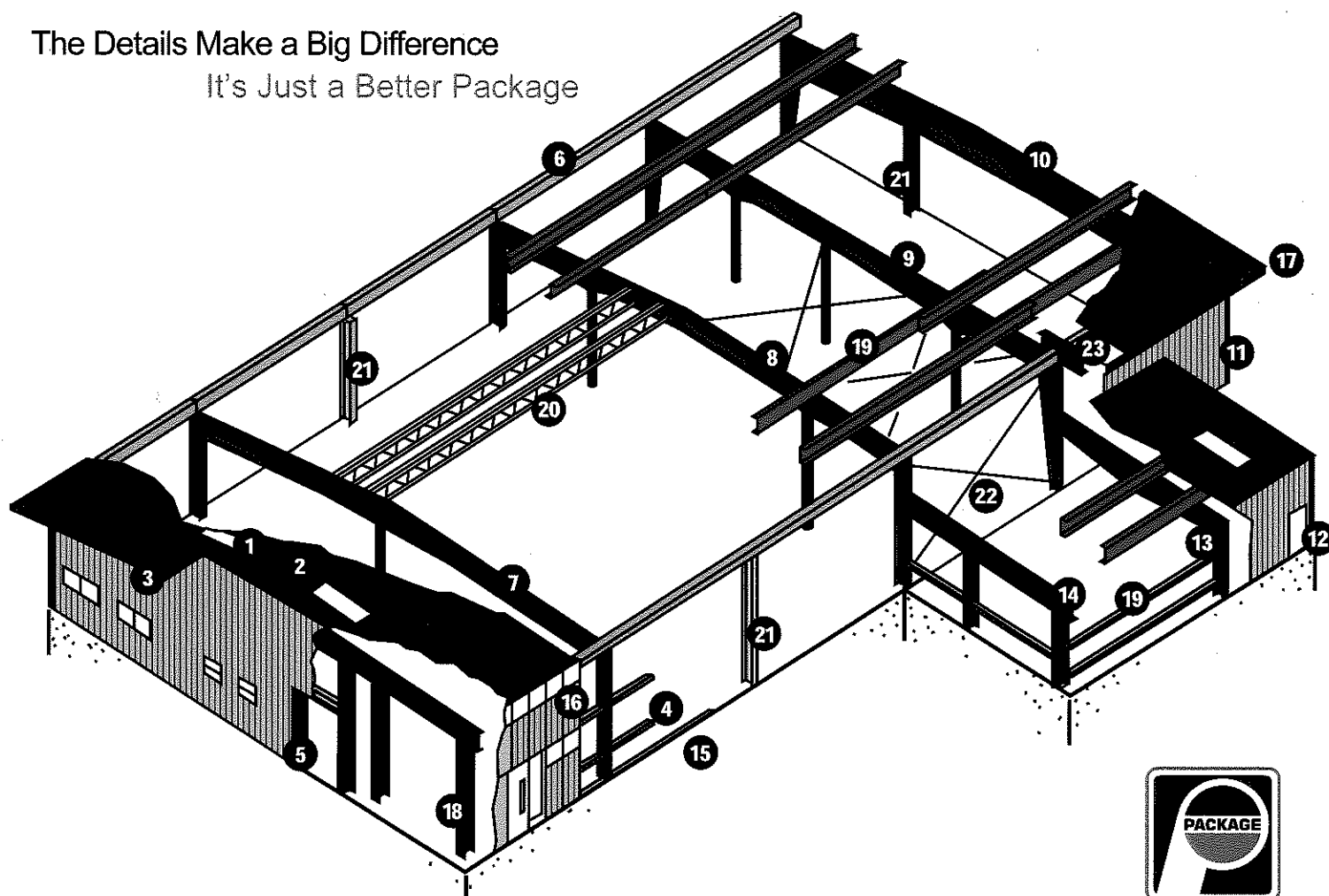
Do yourself a favor and discuss your project with an Authorized Package Builder.

In the end, you'll get more for your money and most importantly the building that meets your needs.



Package Steel Building Systems

The Details Make a Big Difference
It's Just a Better Package



- | | |
|---|--|
| 1. Roof Lite Panels | 14. Lean-to End Wall Frame |
| 2. Ridge Cap | 15. Base Angle |
| 3. 1' through 6' Overhangs at Eave and/or Gable | 16. Side Wall Lite Panels |
| 4. Snow Girt™ | 17. Deep Profile Rolled Fascia Trim at Eave and Gable (Standard) |
| 5. Standard Fully Covered Jamb Trim | 18. Hot Rolled Post & Beam End Wall |
| 6. Cold-formed Eave Strut | 19. Roll-formed Purlins & Girts for up to 30' Bays |
| 7. Rigid Beam C-1 Frame | 20. Bar Joist for greater than 30' Bays |
| 8. Rigid Beam C-2 Frame | 21. Wall Wind Columns |
| 9. Rigid Frame C-3 Frame | 22. Typical Wall and Roof Bracing |
| 10. Rigid Frame Clear Span | 23. Canopy Beam |
| 11. Deep Profile Outside Corner Trim | |
| 12. Pass Doors | |
| 13. Lean-to Frame | |

It's Just a Better Package

IAS

ACCREDITED
Metal Building Systems
AC 472

(Source www.iasonline.org)

What is IAS Certified?

IAS AC472 Accredited Inspection Program for
Manufacturers of Metal Building Systems.

1. Why require an accredited manufacturer?

IAS is a subsidiary of the International Code Council. Requiring an IAS manufacturer provides an extra level of assurance that the building supplier's engineering/order/design/ fabrication processes all conform to very high standards and are evaluated by a respected independent third party.

2. Did the IAS AC472 Accreditation Program replace the AISC-MB certification?

Yes, the IAS replaced the AISC-MB certification in 2009. The AISC and MBMA jointly decided to end AISC's sponsorship of the Metal Building Certification Program. MBMA and IAS collaborated to develop the metal building accreditation program. The IAS program was developed through open public hearing process under code officials that comprise the IAS Accreditation Committee. The effort culminated in unanimous approval of AC472 on April 8, 2008.

3. How often are the fabricators assessed under AC472?

We are evaluated annually by IAS in addition through two unannounced on-site inspections of the firm's design and manufacturing facilities to confirm that the appropriate standards are in place and being applied. This assures building officials that we are continually implementing comprehensive quality assurance processes in place that provide high-quality, reliable buildings that are built to code.



MEMBER

The Metal Building Manufacturers Association (MBMA) serves as the voice of the metal building systems industry, providing leadership, research, and education to increase the prominence and usage of metal building systems. MBMA plays a lead role in research and engineering, and influences codes and standards. (Source www.mbma.com)

Product Standards:

- 6", 8", 10", 12" Zee & Cees available
- Bar joists for long bay construction
- Primary structural gray oxide - Hot dip galvanized
- Secondary framing G-90 galvanized - Optional primed

Accessories Include:

- Gutters
- Skylights
- Pass doors
- Windows
- Roof curbs
- Snow guards
- Slide doors
- Louvers
- Insulation
- Roof Hatches

Options include:

- Canopies
- Facades
- Eave / Gable Overhangs
- Partitions
- Mezzanines
- Crane support

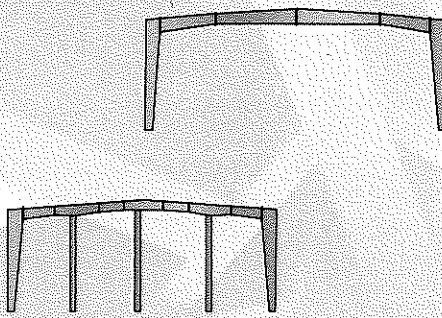
When you choose Package you'll work with an Authorized Builder; together we'll ensure you get more for your money, and most importantly, the building that meets your needs. Our commitment is to make every building - our #1 priority.

That's why we're #1 in New England.

Framing Systems

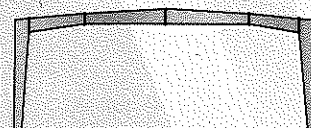
Rigid Frame Multi-Span (RFM) 50' and wider

Interior columns shorten the spans of the rafters, reducing the overall cost of the frame. Ideal for manufacturing and warehouse facilities.



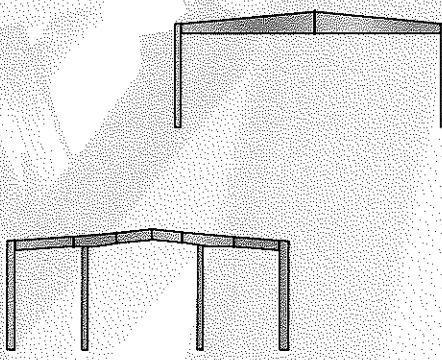
Rigid Frame Clear Span (RFC) 40' and wider

Provides column-free interior space. Ideal for auditoriums, gymnasiums, aircraft hangers, or any situation where larger open spaces are required.



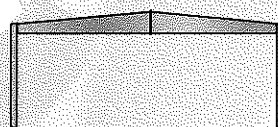
Tapered Beam Multi-Span (TBM) 50' and wider

Uniform depth exterior columns with interior columns that reduce span lengths, reducing cost. Ideal for uses where interior sidewalls are to be finished for office areas. Other uses include warehouses and distribution centers, where racking is utilized.



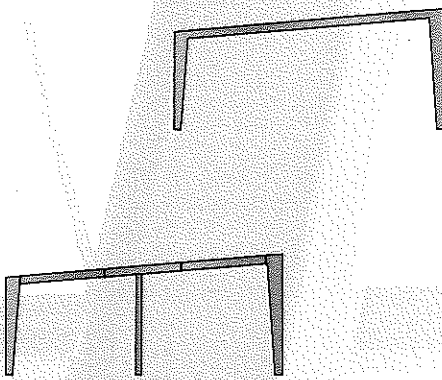
Tapered Beam Clear Span (TBC) 20' to 70'

Offers column-free interior, floor space and uniform minimum depth columns. End uses include retail stores, branch banks and office facilities.



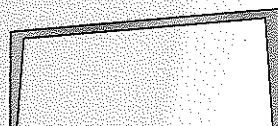
Single Slope Multi-Span (SSM) 50' and wider

Available with straight or tapered columns. Single slope design helps control rain water runoff. Used in facilities where interior columns do not impair building use. Ideal for manufacturing, warehousing, distribution centers, retail shopping centers and office complexes.



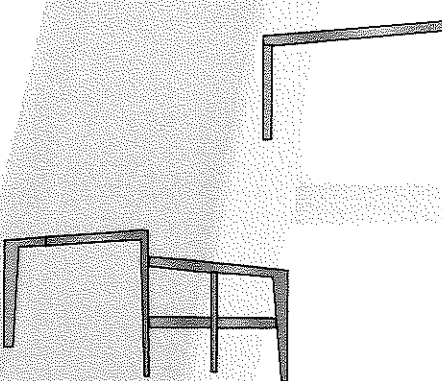
Single Slope Clear Span (SSC) 20' and wider

Available with straight or tapered columns. Provides single direction roof slope for rain water runoff control. Often used for shopping centers and office complexes.



Special Frame Design (SFD) 10' and wider

Your building requirements dictate frame design. Whatever the shape, use or span, there is an answer to your challenge.



Lean-To (LTC) 10' and wider

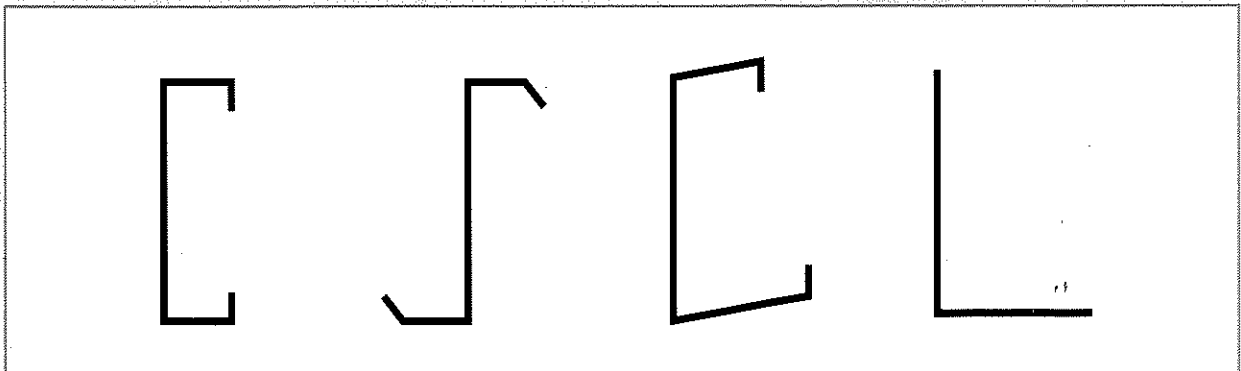
Used primarily for wing units and additions to existing facilities. Can be used with any of the above framing types.



Components

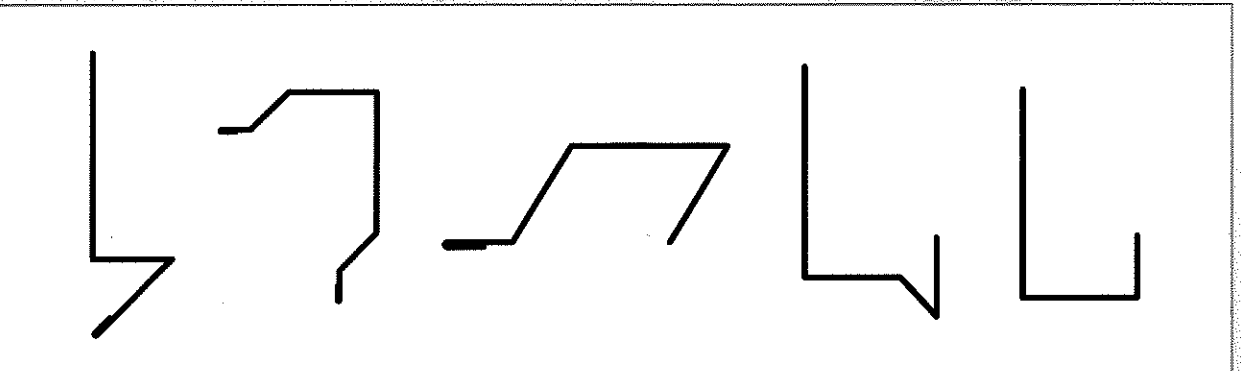
Package Steel roll forms all of our Cees and Zees at our facility. We provide a G90 galvanized finish as our standard product. We offer three gauges (12, 14, 16), standard depths (6", 8", 10", 12") and three options (2.5", 3", 3.5") for lengths of the flanges.

Secondary Framing

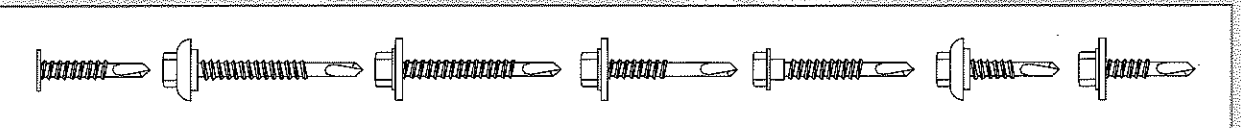


Additional sizes, gauges and configurations available upon request.

Standard and Custom, Trims 26 gauge



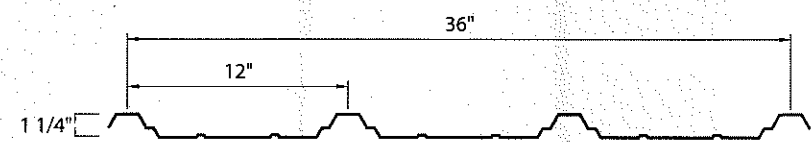
Fasteners



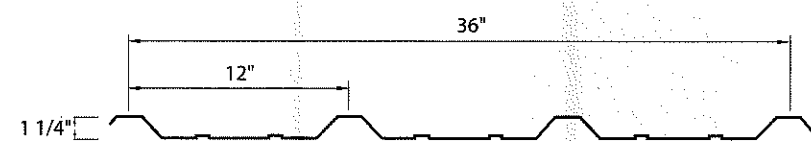
Please call your customer service rep for help with all your building components needs.

1-800-225-7242

Panels



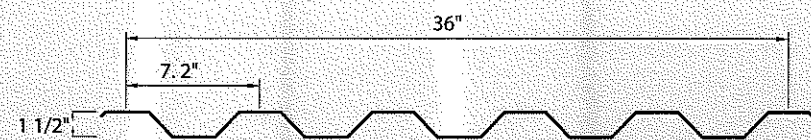
- Application: Roof and Wall
- Standard 26 gauge
- Available in Reverse Roll



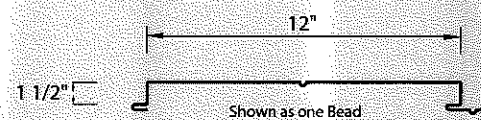
- Application: Roof and Wall
- Standard 24 and 26 gauge
- Available in Reverse Roll



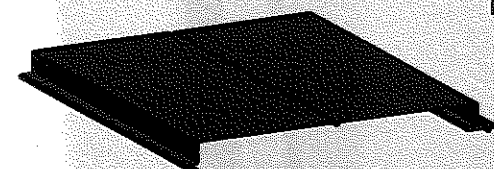
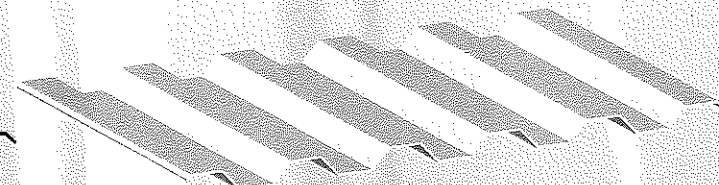
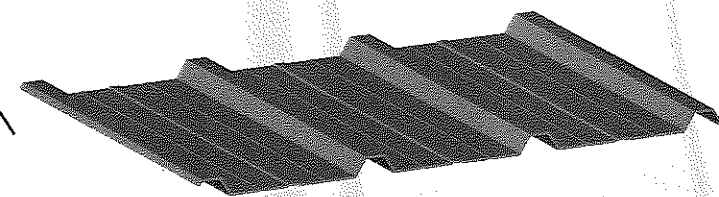
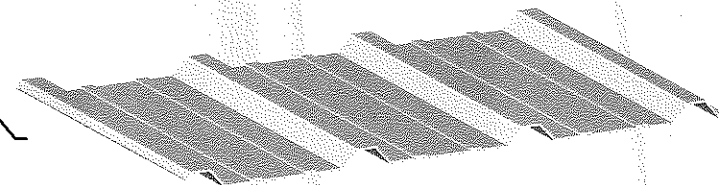
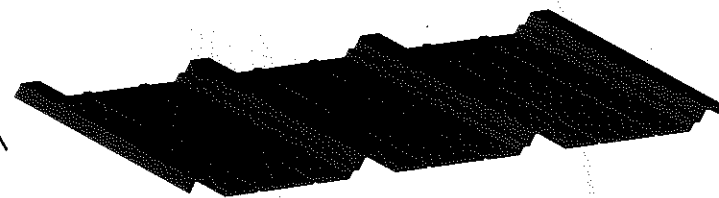
- Application: Roof and Wall
- Standard 24 and 26 gauge
- Available in Reverse Roll



- Application: Roof and Wall
- Standard 24 gauge



- Application: Wall
- Standard 24 gauge
- Concealed Fastener
- Available with 0, 1 or 2 beads



The actual colors may vary than what is shown here.

PSR

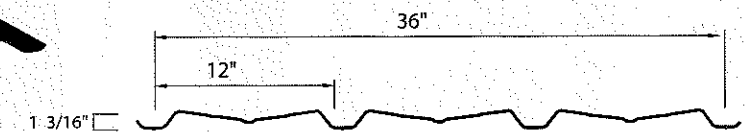
PBR

PMR

MR 7.2

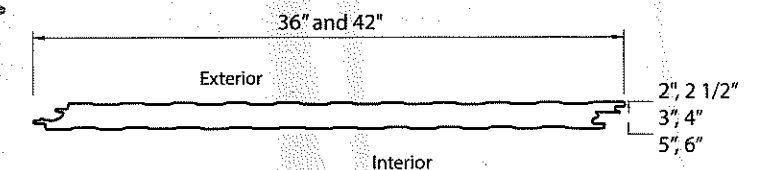
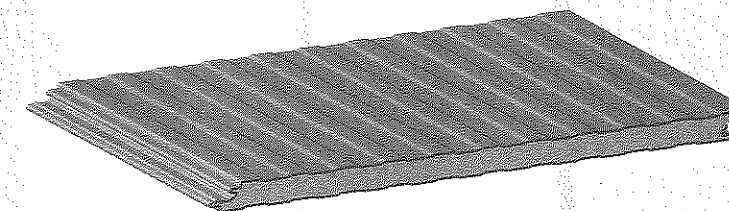
PCF

MVP



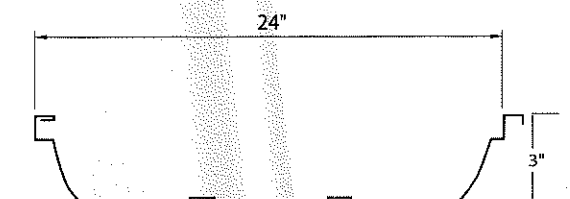
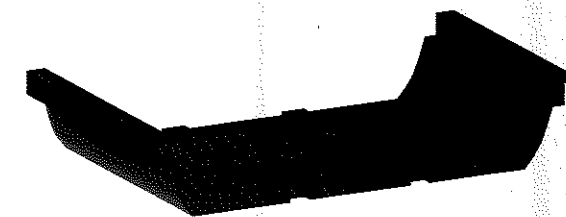
- Application: Wall
- Standard 24 and 26 gauge

Insulated Wall Panel



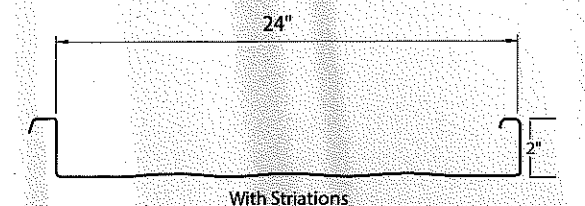
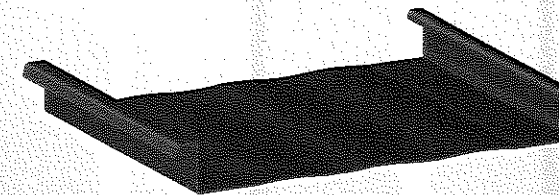
- Application: Wall
- Standard exterior gauge 26, 24, 22
- Standard interior gauge 26, 24, 22

SS24 Standing Seam



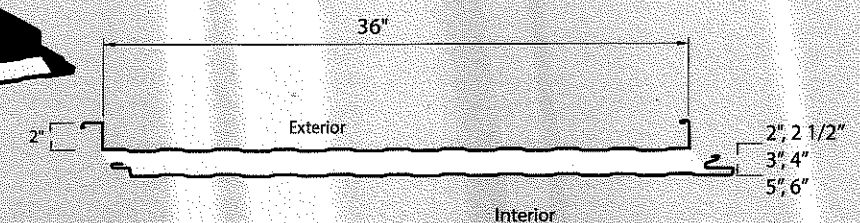
- Application: Roof
- Standard 24 gauge

Package Lok



- Application: Roof
- Standard 24 gauge

Insulated Roof Panel



- Application: Roof
- Standard exterior gauge 24, 22
- Standard interior gauge 26, 24, 22

From: [Buck, Michelle](#)
To: ["jdub862001@yahoo.com"](mailto:jdub862001@yahoo.com)
Subject: Blueberry Lane
Date: Wednesday, June 30, 2021 12:05:00 PM
Attachments: [Town Planner Comments.pdf](#)

I took a look at the revised plans and my earlier comments , except the 20' Greenery requirement (#2), still stand.

Any questions, let me know.

Best regards,

Michelle

Michelle R. Buck, AICP

Leicester Town Planner/Director of Inspectional Services

508-892-7007

buckm@leicesterma.org

Please note that Leicester Town Hall is closed on Fridays.



Town of Leicester PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

27

Memorandum

TO: Jason Dubois
DC Engineering & Survey, Inc.
jdbub862001@yahoo.com

FROM: Michelle R. Buck, AICP
Town Planner/Director of Inspectional Services

DATE: May 24, 2021

RE: Blueberry Lane Self-Storage Special Permit Application
PB File#: SP2021-06

I've reviewed the above referenced application and have the following comments and questions:

1. General
The cover sheet of the plans contains a table labeled "District Dimensional Requirement." This table should be corrected to list the correct dimensions for structures in the BR-1 district (20,000 s.f. minimum lot size/150' frontage). Ideally, the table should also list what is provided (i.e. 30,580 s.f, etc.)
2. Requirement for 20' "Greenery"
As we've discussed, the BR-1 Zoning District (Section 4.4 of the Zoning Bylaw), requires 20' of "greenery" around the perimeter of the lot. The plans must be revised to meet this requirement.
3. Elevation Plans
Section II.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.
4. Landscaping
The Landscape/Lighting Plan (Sheet L-1) shows 17 *arborvitae* in the Site Plant List, but doesn't indicate the location of these *arborvitae* on the plans.



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

DRAFT 6/30/2021

**SPECIAL PERMIT/SITE PLAN REVIEW
 & STORMWATER PERMIT
 DECISION**

Date: _____

File Number: SP2021-06

Applicant: Justin Zuffante
 140 Spencer Road
 Oakham, MA 01068

Owner: Same as Applicant

Location: Blueberry Lane (Map26A, Parcel B2)

Deed Ref.: Book 57636, Page 338

Zoning: Business Residential 1 (BR-1)

Water/Sewer: n/a

Subject: Application for Special Permit under §3.30.aa. of the Leicester Zoning Bylaw to allow a Rental Self-Storage Facility

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

Procedural History:

1. On April 13, 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, Project Narrative, and abutters list)
 - B. Driveway Permit dated March 17, 2021
 - C. Stormwater Drainage Analysis, Prepared by DC Engineering & Survey, Job#2021-122, dated April 13, 2021, revised June 24, 2021.
 - D. Elevation Plans?**
 - E. Set of Plans (5 sheets), prepared by DC Engineering & Survey, Inc., Project #21-122, dated April 12, 2021, **revised through June 23, 2021**, as follows:

Sheet #	Sheet Title
C	Cover Sheet
X-1	Existing Conditions Plan
S-1	Site Plan
L-1	Landscape/Lighting Plan
D-1	Detail

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 June 1, 2021. The hearing was continued to June 15, 2021 (no discussion), July 6, 2021 **and** _____. 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 June 14, 2021;
 - C. Written comments from the following Town Boards and Departments: Highway Department, Leicester Water Supply District, Police Department, and Town Planner

Findings:

1. The subject property is located in the Business-Residential 1 Zoning District, which allows "Enclosed storage facilities excepting hazardous materials or substances, hazardous waste, gas, oil or any substances or materials which poses a threat to human health or safety or a threat to the environment by Special Permit from the Planning Board (§3.30.aa)." *[Note: At the 5/11/2021 Town Meeting, this was changed to "27. Rental Self-Storage Facilities (with or without outdoor storage) by special permit from the Planning Board" (Attorney General's Office Approval pending). Revised reference is §3.30.27.]*
2. The proposed project consists of construction of a **6,600 square foot** Rental Self-Storage Facility and associated parking on a 30,580 square foot lot. The building contains seventeen (17) 10'x20' units and two (2) 20'x50' units ***[adjust if needed based on revised plans]***.
3. The project site has ____ parking spaces, including 1 van-accessible space. Enclosed self-storage units require 3 parking spaces, plus 1 per 100 storage units (3 spaces required for this site).
4. 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 that the proposed development will have adequate parking consistent with Leicester's Parking Regulations as conditioned herein.

- E. **The use can be adequately served by water, sewer, and other necessary utilities, or if these are unavailable, that they will be brought to the site at the owner's expense; or, the Planning Board is satisfied that the proposed alternatives will comply with all applicable regulations;**

No water or sewer service is required for this use. Other utilities will be provided by the owner at the owner's expense.

- F. **The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or ground water;**

Final Quinn comments pending. Usual statement: [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.

5. MGL, Chapter 40A, §9 requires that the Board find uses allowed by special permit to be "in harmony with the general purpose and intent of the ordinance or bylaw."

The Board finds that this project is in harmony with the purpose and intent of the Bylaw.

[Note: there are no specific site development standards in the BR-1 Zoning District]

Waivers:

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:

- *Parking Regulations (reduction in # of spaces)*
- *Site Plan Regulations (insert section #): Elevation Plans? (photos/other in lieu of elevation plans?)*

Decision:

In view of the foregoing, at the meeting of _____, the Planning Board voted to _____ 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 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.
5. *The Applicant shall provide two full-size and two 11" x 17" copies and a .pdf version of the complete set of the final approved plans with the latest revision date(s), within 14 days of this Decision.*

General

6. 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.
7. 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.
8. 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.
9. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.
10. 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.
11. 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.
12. 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.

13. The Applicant shall be responsible for maintenance of the stormwater management system. In the event that the Applicant, its successors, or agent fails to maintain the stormwater management system in accordance with the operation and maintenance plan, the Town may conduct such emergency maintenance or repairs, and the Applicant shall permit entry onto the Property to implement the measures set forth in such guidelines. In the event the Town conducts such maintenance or repairs, the Applicant shall promptly reimburse the Town for all reasonable expenses associated therewith; if the Applicant fails to so reimburse the Town, the Town may place a lien on the property to secure such payment.

Project-Specific Conditions:

14. *Hours of operation shall be _____. The Planning Board may modify hours of operation upon the written request of the Applicant.*
15. *No outdoor storage is authorized by this decision.*
16. *Existing wooded areas on the site shall remain undisturbed except to remove dead or diseased trees that would pose a safety hazard.*
17. *Other?*

Construction

18. 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.
19. 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.
20. 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.
21. The Applicant shall promptly pay the reasonable fee of the consulting engineers for review of plans or field inspections during the construction phase.
22. 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

23. The Applicant shall notify the Planning Board when work is complete and ready for inspection.
24. 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.

25. 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.
26. 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.

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

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)

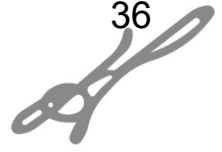
Site Plan Review & Special Permit Application



Proposed Non-Retail Marijuana Establishment
Cultivation, Manufacturing, and Transport
Faded LLC d/b/a Dris Production Center

488 Stafford Street
Map 34 Parcel A1.10 0
Leicester, Massachusetts

May 20, 2020



Site Plan Review & Special Permit
Faded LLC d/b/a Dris Production Center
 488 Stafford Street
 Leicester, Massachusetts
 May 20, 2021

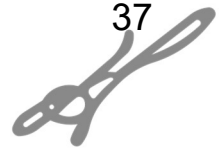
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H. Stormwater Management Report	4
I. Documentation of Availability of Water and/or Sewer	4
J. Traffic Study.....	4

List of Appendices

- A. Application Form
 - B. Certified Abutters List
 - C. Site Plans
-

Site Plan Review & Special Permit
 Faded LLC d/b/a Dris Production Center
 488 Stafford Street
 Leicester, Massachusetts
 May 20, 2021



A. Application Form

Accompanying this application as Appendix A please find the Town of Leicester Site Plan Review and Special Permit Application Form for the proposed non-retail marijuana establishment at 488 Stafford Street (Map 34 Parcel A1.10 0). The Applicant seeks to re-develop and re-use an existing industrial/manufacturing building within the Business Industrial 1 (BI1) zoning district.

B. Certified Abutters List

Accompanying this application as Appendix B please find a certified abutters list for the project.

C. Fees

Accompanying this application please find a check for the following application fees and their corresponding schedule number as they appear in the Town of Leicester Planning Board Fee Regulations:

§2.4(e)	Special Permit	\$525
§2.4(h)	Site Plan Review	\$525
<i>Total Fees</i>		<i>\$1,050</i>

D. Digital / Electronic Submittal

Attached to this application please find all files in .pdf format for your use.

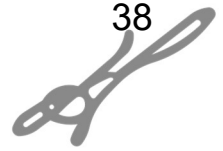
E. Project Narrative

General Description:

Faded LLC doing business as Dris Production Center (DPC) is seeking to convert the existing 7,250± square foot (sf.), one-story building at 488 Stafford Street (Map 34 Parcel A1.10 0) into a Marijuana Establishment, Non-Retail in accordance with section 5.15 of the Town of Leicester Zoning By-Laws.

The Facility will be used for marijuana cultivation, manufacture of marijuana products, and the transport of marijuana. The Facility will employ 20 persons in full and part-time roles between the hours of 6 am and 11 pm. It is anticipated that DPC will run 3 shifts during these hours.

There are no changes proposed to the external dimensions of the building. DPC proposes to overlay and re-stripe the existing parking area to provide 25 surface parking



Site Plan Review & Special Permit
Faded LLC d/b/a Dris Production Center
488 Stafford Street
Leicester, Massachusetts
May 20, 2021

spaces where only 8 spaces are required for the use. A single accessible van space will be provided in accordance with the requirements of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB). Proposed spaces are 10-feet wide by 20-feet in length with a 24-foot aisle allowing for two-way traffic circulation. The reconfiguration of the parking lot will allow for the removal of approximately 1,500-sf. of pavement, reducing the site impervious coverage to 38.6% of the lot area (buildings, walks, driveways, and parking).

The Facility is served by existing, on-site private water and sanitary septic service.

Compliance with Standards for Site Plan Approval:

The project has been designed in accordance the standards specified in section 5.2.05 of the Town of Leicester Zoning By-Laws, specifically:

§5.2.05.A The use complies with all the provisions of the Leicester Zoning By-Law

The use, Marijuana Establishment – Non-Retail, is allowed in the Business Residence 1 district. The existing building either conformed to the setback requirements of the local zoning by-laws at the time of construction or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7.

The Facility, as proposed, is in compliance with the requirements of section 5.15 of the Town of Leicester Zoning By-Law, as applicable.

§5.2.05.B The use will not materially endanger or constitute a hazard to the public health and safety.

The proposed cultivation, manufacture, and transportation of marijuana products is similar to existing industrial/manufacturing uses that previously existed at the location. The systems within the building shall meet or exceed all Cannabis Control Commission (CCC) requirements.

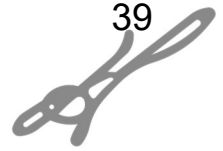
§5.2.05.C The use will not create undue traffic congestion or unduly impair pedestrian safety

Please refer to Section J – Traffic Study, of this application.

§5.2.05.D Sufficient off-street parking exists or will be provided to serve the use

Manufacturing uses require 1 space per 1,000 sf. of floor area. The 7,250 sf. facility requires 8 spaces under the Zoning By-Law. The existing parking areas are to be re-paved and re-stripped to provide 25 spaces, 17 more than required under the By-Law.

§5.2.05.E The use can be adequately served by water, sewer, and other necessary utilities, or if these are un-available, 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



Site Plan Review & Special Permit
Faded LLC d/b/a Dris Production Center
488 Stafford Street
Leicester, Massachusetts
May 20, 2021

The existing building is served by existing, on-site private water and sanitary septic and will not create an undue burden on the Town of Leicester public utilities.

§5.2.05.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 groundwater

The Project, as proposed, results in a net decrease in impervious ground cover. As such, it qualifies as a redevelopment project under the Massachusetts Stormwater Management Standards. There will be no increase in volume or rate of runoff when compared to the existing condition.

§5.2.05.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 Facility and all systems shall be designed in accordance with all applicable CCC regulations regarding noise, odor, and security. The Facility will not be open to the public and will not result in any undue disturbances.

Other Permits Required:

The Project is subject to architectural review by the CCC.

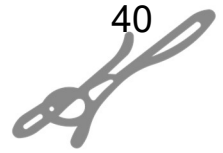
Proposed Development Schedule:

Upon approval by the Town of Leicester, CCC, and tolling of any appeal periods, DPS anticipates a build out to span approximately 6 months. DPS anticipates occupancy by January 2022.

Waiver Requests:

The Applicant respectfully requests waivers to the following requirements as the structure is existing and located on a thickly vegetated parcel setback from Stafford Street:

1. All landscaping requirements to allow for existing vegetation and screening to remain. All areas of pavement removal shall be revegetated with a minimum of 4-inches of loam and seeded with turf grass.
 2. Local lighting requirements as the lighting and security are subject to CCC approval. The Applicant is amenable to any and all conditions requiring high efficiency LED lighting that is dark-sky compliant and providing the CCC approved lighting plan to the Town.
 3. Stormwater Management Report as the project decreases impervious surfaces on-site and will result in a net reduction in stormwater rate and volume as a result. The Project is classified as a redevelopment project under the Massachusetts Stormwater Standards.
-



Site Plan Review & Special Permit
Faded LLC d/b/a Dris Production Center
488 Stafford Street
Leicester, Massachusetts
May 20, 2021

F. Site Plans

Site Plans accompany this application as Appendix C.

G. Locus Plan

A locus plan is provided on the site plans accompanying this application as Appendix C.

H. Stormwater Management Report

The Project, as proposed, results in a net decrease in impervious ground cover. As such, it qualifies as a redevelopment project under the Massachusetts Stormwater Management Standards. There will be no increase in volume or rate of runoff when compared to the existing condition.

I. Documentation of Availability of Water and/or Sewer

The existing building is served by existing, on-site private water and sanitary septic and will not create an undue burden on the Town of Leicester public utilities.

J. Traffic Study

Hayes Engineering, Inc. (HEI) has prepared this Traffic Impact Statement in support of the proposed Dris Production Center (DPC) at 488 Stafford Street in Leicester, MA. The purpose of this Impact Statement is to estimate the trip generation rates for customers and employees and the frequency and scale of deliveries to and from the site.

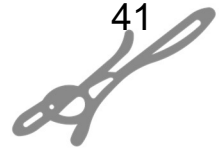
Site Context

The Property is located along the northerly side of Stafford Street and is accessed via a single curb cut and shared 30-foot-wide right-of-way and utility easement. The Property was formerly occupied by various industrial/commercial uses. DPS seeks to occupy the existing building, converting it to a marijuana cultivation, processing, and transport facility. The facility is equipped with unlined, paved parking to the north and west of the existing building. DPS seeks to restripe the parking area to provide a total of 25 parking spaces, inclusive of a van accessible ADA compliant space.

Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

The 7,250-sf. facility has been previously used as various industrial and commercial businesses. This facility is best classified as Institute of Transportation Engineers (ITE)



Site Plan Review & Special Permit
 Faded LLC d/b/a Dris Production Center
 488 Stafford Street
 Leicester, Massachusetts
 May 20, 2021

Land Use Code (LUC) 110, General Light Industrial, described in the ITE Trip Generation Manual, 10th Edition as follows:

...a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space..

The proposed DPC facility would also be classified as Land Use Code 110 – General Light Industry. There is no anticipated change in trip generation rates between the existing and proposed uses. Trip Generation rates for this land use condition are summarized in Table 1, below.

Table 1: Trip Generation LUC 110: General Light Industrial

<u>Time Period</u>	<u>LUC 110 Average Trip Ends per 1,000sf GFA</u>	<u>LUC 110 Estimated Vehicle Trip Ends⁽¹⁾</u>
Weekday Daily	4.96	36
Weekday AM Peak Hour	0.92	7
Weekday PM Peak Hour	0.83	6
Saturday Daily	1.99	14
Saturday Peak Hour	0.41	3

⁽¹⁾ – Based on 7,250± square feet of GFA

APPENDIX A:

Application Form



For Planning Office Use: File #: _____

Leicester Planning Board Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☐ Special Permit ☐ Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:		Company Name:	
Signature:	<i>Josh Biando</i>		
Address:			
Phone:		Email:	
Applicant Information			
Name:		Company Name:	
Signature:	<i>Christopher Fevry</i>		
Address:			
Phone:		Email:	
Primary Contact Person <small>(The person that will be contacted by Planning Board staff during the application process.)</small>			
Name:		Company Name:	
Address:			
Phone:		Email:	

PROJECT INFORMATION

Project Address:		Zoning District:	
Assessors Map & Parcel #		Deed Reference (Book & Page):	
Applicable Zoning Bylaw Section(s):			
Proposed Land Use:			
Existing Land Use:			

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		
Total Lot Area:		
Water Source: (Select One)	<input type="checkbox"/> Private Well	<input type="checkbox"/> Cherry Valley & Rochdale Water District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
Sewer Source: (Select One)	<input type="checkbox"/> Private Septic System	<input type="checkbox"/> Cherry Valley Sewer District
	<input type="checkbox"/> Hillcrest Water District	<input type="checkbox"/> Leicester Water Supply District
	<input type="checkbox"/> Oxford Rochdale Sewer District	
Brief Project Description: Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.]		

Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input checked="" type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input type="checkbox"/> Detailed Project Narrative including any waiver requests ¹	<input type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Documentation of Availability of Water & Sewer <input type="checkbox"/> n/a	<input type="checkbox"/> Certified Abutters List (1 copy) ² <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input type="checkbox"/> n/a
<input type="checkbox"/> Fees ³	<input type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

¹ See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).

² certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f or 2 acres or more of tree clearing)

³ Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

For Planning Board Use:			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

APPENDIX B:

Certified Abutters List



05/20/2021

Town of Leicester

RANKIN

Page 1 of 1

9:00:50AM

Abutters List

46

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
34 A1.2.0	464 STAFFORD ST	HOEKSTRA MARY E		464 STAFFORD STREET	CHERRY VALLEY	MA	01611
34 A1.3.0	466 STAFFORD ST	MARTIROS MICHAEL J		12 SHELTER RIDGE RD	LEICESTER	MA	01524
34 A1.9.0	490 STAFFORD ST	MASON-ALCORN LLC		490 STAFFORD ST	CHERRY VALLEY	MA	01611-3307
34 A2.0	462 STAFFORD ST	MARENGO JOHN	MARENGO JEAN A	462 STAFFORD ST	CHERRY VALLEY	MA	01611
34 B1.0	483 STAFFORD ST	MACHADO SILVA ANGELO	DUFFY MICHAEL P	483 STAFFORD ST	CHERRY VALLEY	MA	01611
34 B2.0	479 STAFFORD ST	CATALINA JR ANTHONY	ADAMS RACHEL	479 STAFFORD ST	CHERRY VALLEY	MA	01611
34 B3.0	STAFFORD ST	MELANSON HALEY	BREAU DEREK R	479 STAFFORD ST	CHERRY VALLEY	MA	01611
34 B4.0	STAFFORD ST	ELMAOLA HASSAN M	ELMAOLA NAWAL A	473 STAFFORD ST	CHERRY VALLEY	MA	01611
34 B5.0	473 STAFFORD ST	ELMAOLA HASSAN M	ELMAOLA NAWAL A	473 STAFFORD ST	CHERRY VALLEY	MA	01611
34 B6.0	469 STAFFORD ST	FERYJOO ELLIOT		469 STAFFORD ST	CHERRY VALLEY	MA	01611
34 B7.0	465 STAFFORD ST	BERTTEL STEVEN P	BERTTEL TRINA A	465 STAFFORD STREET	CHERRY VALLEY	MA	01611
34 B8.0	STAFFORD ST	BERTTEL STEVEN P	BERTTEL TRINA A	465 STAFFORD STREET	CHERRY VALLEY	MA	01611
34 B9.0	STAFFORD ST	STAFFORD STREET PROPERTIES		83 KEYSTONE DR	LEOMINSTER	MA	01453
35 C13.0	496 STAFFORD ST	MARTIROS MICHAEL J		12 SHELTER RIDGE RD	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject.

Subject property: 488 Stafford Street, Assessors Map 34-A1.10, Deed Ref. 56786/183

Subject owner(s): K&B Land Holdings LLC

Sandy Genna, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

APPENDIX C:

Site Plans

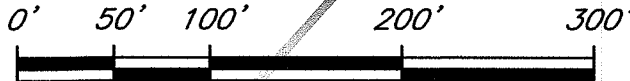


Site Plan in
LEICESTER, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 100'

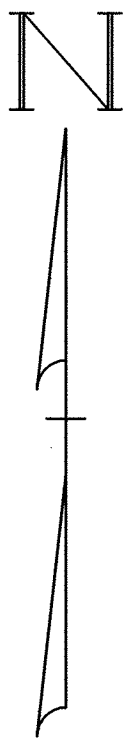


May 20, 2021

488 STAFFORD STREET
Sheet 1 of 2 - Locus



5-21-2021



OWNER:

K&B LAND HOLDINGS, LLC
4 SIGOURNEY STREET
OXFORD, MA 01540

APPLICANT:

FADED, LLC d/b/a
DRS PRODUCTION CENTER
30 HEMLOCK STREET
BROCKTON, MASSACHUSETTS 02302

ASSESSOR'S REFERENCE:

488 STAFFORD STREET
PARCEL ID: 34 A1.10 0

DEED REFERENCE:

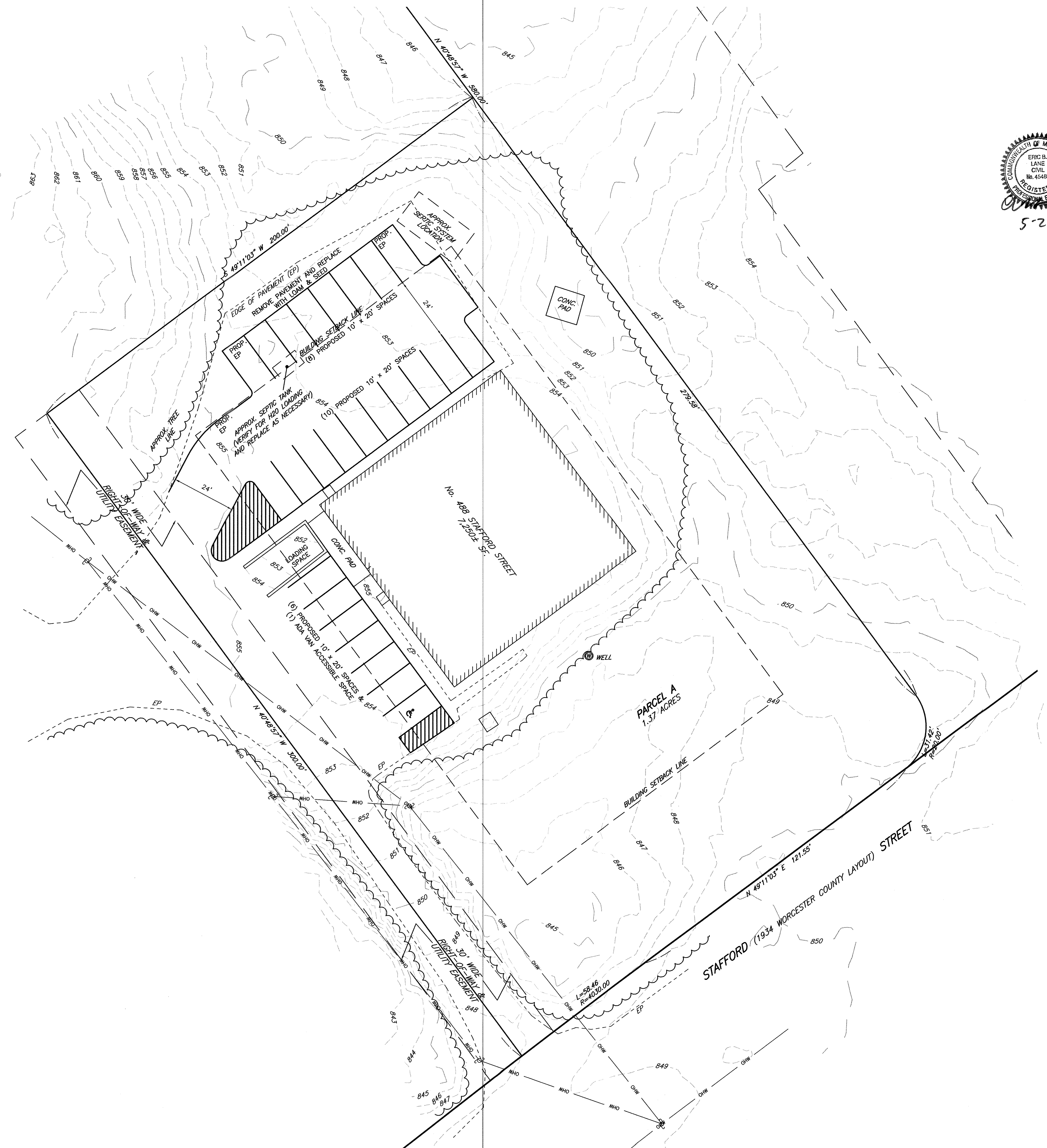
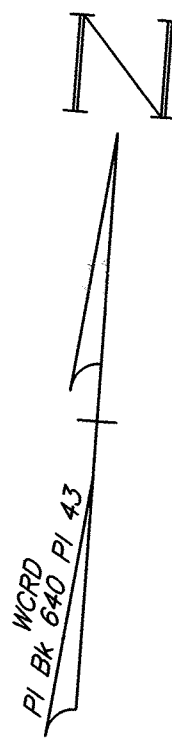
WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 56,786 PAGE 183

PLAN REFERENCE:

WORCESTER COUNTY REGISTRY OF DEEDS
PLAN BOOK 640 PLAN 43

GENERAL NOTES:

1. BOUNDARY INFORMATION AND BUILDING LOCATIONS DEPICTED HEREON ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. AND WERE COMPILED FROM VARIOUS RECORD AND NON-RECORD INFORMATION.
2. TOPOGRAPHIC INFORMATION DEPICTED HEREON TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) LIDAR TOPOGRAPHY AS PROVIDED BY MASSGIS. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.
6. THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.



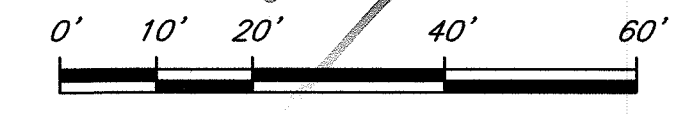
Site Plan in LEICESTER, MASS.

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Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Hayes

Scale: 1" = 20'



May 20, 2021

488 STAFFORD STREET Sheet 2 of 2 - Site Plan

OWNER:
K&B LAND HOLDINGS, LLC
4 SIGOURNEY STREET
OXFORD, MA 01540

ZONE: BUSINESS INDUSTRIAL 1 (B1)

MINIMUM SETBACKS:
FRONT = 50 feet
SIDE = 40 feet
REAR = 40 feet
MIN. FRONTAGE = 150 feet
MIN. LOT AREA = 20,000 sf.

APPLICANT:
FADED, LLC d/b/a
DRIS PRODUCTION CENTER
30 HEMLOCK STREET
BROCKTON, MASSACHUSETTS 02302

ASSESSOR'S REFERENCE:
488 STAFFORD STREET
PARCEL ID: 34 A1.10 0

DEED REFERENCE:
WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 56,786 PAGE 183

PLAN REFERENCE:
WORCESTER COUNTY REGISTRY OF DEEDS
PLAN BOOK 640 PLAN 43

PARKING CALCULATIONS:

MANUFACTURING REQUIRED:

1 SPACE / 1,000 sf x 7,250 sf MANUFACTURING = 8 SPACES

TOTAL REQUIRED = 8 SPACES
TOTAL PROVIDED = 25 SPACES

TOTAL ADA ACCESSIBLE REQUIRED 1-25 SPACES = 1 SPACE
TOTAL ADA ACCESSIBLE PROVIDED = 1 VAN ACCESSIBLE SPACE

June 14, 2021

Leicester Planning Board
Town of Leicester
3 Washburn Square
Leicester, MA 01524-1333

Re: #488 Stafford Street
Proposed Non-Retail Marijuana Establishment

To the Board:

This office has received the following information related to the site plan application for the proposed non-retail marijuana establishment at #488 Stafford Street:

- A bound packet titled “Site Plan Review & Special Permit Application” dated May 20, 2020 for property located at 488 Stafford Street, Map 34 Parcel A1.10 0.
- An unbound plan set (2 sheets total) titled “Site Plan in Leicester, Mass” dated May 20, 2021, prepared by Hayes Engineering, Inc.

These documents have been reviewed with respect to the Zoning Bylaw, Site Plan Rules and Regulations (SPRR), Parking Regulations, Stormwater Regulations and Landscaping Regulations and for general engineering practice. The submission has not been reviewed for completeness. Our comments regarding the submission can be seen below with reference to the applicable regulations.

Comments

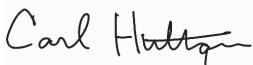
1. A wavier is requested to not require a stormwater management report. On the proposed site plan, the existing area to the north of the building is mistakenly identified as paved. This area actually has a gravel finish and is not paved. The Applicant must clarify if this area is proposed to be paved as part of the parking improvements because that may affect runoff from the site and may require a Stormwater Permit. It is recommended that a stormwater report be submitted if an increase in impervious area is proposed. (SPRR II. H, Zoning Bylaw 5.2.05.F, Stormwater Regulations)
2. Sheet 1 of the proposed site plan identifies that the boundary information and building location are not the result of an actual field survey. There are no exterior changes proposed to the existing building. The Board should note that these existing conditions are not based on field survey. (SPRR II.F.1)
3. Review by the Board of Health must be conducted in order to confirm the adequacy of the existing leaching area components, public water supply thresholds, etc. (SPRR II.I.2, Zoning Bylaw 5.2.05.E)
4. Common access/egress driveways must be 25 feet wide per IV.C of the Parking Regulations. The existing driveway from Stafford Street is a common driveway serving the property at #488 and the property at #490. The proposed site plan identifies that the driveway is approximately 16 feet wide at the narrowest point. The Board should note that the existing driveway does not meet the width requirement in the regulations. (Parking Regulations IV.C)

5. The proposed accessible parking space and aisle must meet the MAAB and ADA requirements for slope, signage, etc. (Parking Regulations IV.D)
6. There appears to be little to no existing lighting on site. The application identifies that the facility is expected to operate between the hours of 6 AM and 11 PM. It is recommended that the Applicant clarify what type of lighting will be installed. The Board may wish that the Applicant prepare a photometric plan to demonstrate the lighting requirements are met. (Parking Regulations IV.G, Zoning Bylaw 5.2.05.G & 5.15.02.J)
7. The Applicant must clarify if signage will be proposed. (Zoning Bylaw 5.15.02.C)
8. The Applicant must clarify if ventilation/odor control will be proposed. (Zoning Bylaw 5.15.02D)
9. The Applicant must clarify what type of security will be proposed. (Zoning Bylaw 5.15.02.E)

Requested Waivers

- a. Site Plan Review Regulations II.F.6 – Landscaping requirements.
This office defers to the Board regarding the waiver request. The existing building is located in the Business Industrial district. The building is approximately 120 feet from Stafford Street and is separated from Stafford Street by a wooded area.
- b. Site Plan Review Regulations II.F.5 –Lighting requirements.
Please see comment 6.
- c. Site Plan Review Regulations – II.H – Stormwater Report.
Please see comment 1.

Sincerely,
QUINN ENGINEERING, INC.



Carl Hultgren, PE
Senior Engineer

CC: File

Brooke Hammond

From: Ken Antanavica <antanavicak@leicesterpd.org>
Sent: Tuesday, May 25, 2021 1:47 PM
To: Brooke Hammond
Subject: RE: Site Plan Review 488 Stafford St - Request for Comment

Hello Brooke:

I have no objection to the plans a presented for 488 Stafford St as long as there are no changes and as long as all of the CCC guidelines are strictly complied with.

Thank You

*Chief Kenneth M Antanavica
 Leicester Police Department
 90 S. Main St.
 Leicester, Ma 01524
 (508) 892-7010 ext 2010
 Fax (508) 892-7012*

From: Brooke Hammond <hammondb@leicesterma.org>
Sent: Monday, May 24, 2021 4:54 PM
To: jlennerton@aol.com; Francis Dagle <DagleF@leicesterma.org>; Dennis Griffin <griffind@leicesterma.org>; Mike Dupuis <mdupuis@leicesterfireems.org>; mwilson@leicesterfireems.org; Ken Antanavica <antanavicak@leicesterpd.org>; Michael Silva <SilvaM@leicesterma.org>
Subject: Site Plan Review 488 Stafford St - Request for Comment

The Planning Board has received a new application, as summarized below. Comments, if any, should be submitted by email to hammondb@leicesterma.org or planning@leicesterma.org.

Type of Application: Site Plan Review
Project Name: Dris Production Center
Location/Description: 488 Stafford St/non-retail marijuana establishment
Water/Sewer: Private Well and Septic System
Planning Board Meeting Date: July 6, 2021
Deadline for Comments: **June 28, 2021**

The application & plans are available at the link below:
<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

Brooke Hammond

Planning, Conservation, and ZBA Assistant
 Town of Leicester
 (508) 892-7007
Please note that Leicester Town Hall is closed on Fridays.

Brooke Hammond

From: Dennis Griffin
Sent: Tuesday, May 25, 2021 7:03 AM
To: Brooke Hammond
Subject: RE: Site Plan Review 488 Stafford St - Request for Comment

After reviewing the plans on the link the only concern would be to assure proper line of site entering onto Stafford St. .

From: Brooke Hammond <hammondb@leicesterma.org>
Sent: Monday, May 24, 2021 4:54 PM
To: jlenner@norton@aol.com; Francis Dagle <DagleF@leicesterma.org>; Dennis Griffin <griffind@leicesterma.org>; Mike Dupuis <mdupuis@leicesterfireems.org>; mwilson@leicesterfireems.org; Ken Antanavica <antanavicak@leicesterpd.org>; Michael Silva <SilvaM@leicesterma.org>
Subject: Site Plan Review 488 Stafford St - Request for Comment

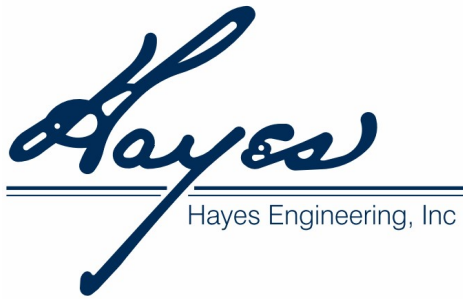
The Planning Board has received a new application, as summarized below. Comments, if any, should be submitted by email to hammondb@leicesterma.org or planning@leicesterma.org.

Type of Application: Site Plan Review
Project Name: Dris Production Center
Location/Description: 488 Stafford St/non-retail marijuana establishment
Water/Sewer: Private Well and Septic System
Planning Board Meeting Date: July 6, 2021
Deadline for Comments: June 28, 2021

The application & plans are available at the link below:
<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

Brooke Hammond

Planning, Conservation, and ZBA Assistant
 Town of Leicester
 (508) 892-7007
Please note that Leicester Town Hall is closed on Fridays.



603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. LEI-0001

July 1, 2021

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

RE: #488 Stafford Street
Proposed Non-Retail Marijuana Establishment

Dear Members of the Planning Board:

Hayes Engineering, Inc. (HEI) is in receipt of the review prepared by Carl Hultgren, PE of Quinn Engineering, Inc. for the abover referenced project dated June 14, 2021. Quinn Engineering, Inc.'s comments appear in italic font below followed by the HEI response in plain type, below:

1. *A wavier is requested to not require a stormwater management report. On the proposed site plan, the existing area to the north of the building is mistakenly identified as paved. This area actually has a gravel finish and is not paved. The Applicant must clarify if this area is proposed to be paved as part of the parking improvements because that may affect runoff from the site and may require a Stormwater Permit. It is recommended that a stormwater report be submitted if an increase in impervious area is proposed. (SPRR II. H, Zoning Bylaw 5.2.05.F, Stormwater Regulations).*

The applicant will retain the existing surface which is gravel and reclaimed asphalt product (RAP). The applicant will retain a similar surface as this area will be solely for employee parking. A waiver is requested to the Stormwater Report and any condition(s) the Board may wish to impose that require that a Stormwater Report be submitted in the future should the surface be paved is amenable to the Applicant.

2. *Sheet 1 of the proposed site plan identifies that the boundary information and building location are not the result of an actual field survey. There are no exterior changes proposed to the existing building. The Board should note that these existing conditions are not based on field survey. (SPRR II.F.1)*

The Applicant is not seeking to modify the existing site conditions excepting the following:

- Removal of gravel and installation of loam and seed to better define the northerly parking area; and
- Delineation of an ADA / Massachusetts AAB compliant accessible space.



3. *Review by the Board of Health must be conducted in order to confirm the adequacy of the existing leaching area components, public water supply thresholds, etc. (SPRR II.1.2, Zoning Bylaw 5.2.05.E)*

The Applicant will comply with all Board of Health requirements and 310 CMR 15.00, State Environmental Code, Title V.

4. *Common access/egress driveways must be 25 feet wide per IV.C of the Parking Regulations. The existing driveway from Stafford Street is a common driveway serving the property at #488 and the property at #490. The proposed site plan identifies that the driveway is approximately 16 feet wide at the narrowest point. The Board should note that the existing driveway does not meet the width requirement in the regulations. (Parking Regulations IV.C)*

The Applicant contends this is an existing non-conforming condition that has not created issues with the existing uses. The access drive is bordered by steep slopes and increasing the width may require the construction of walls or other stabilized grading.

5. *The proposed accessible parking space and aisle must meet the MAAB and ADA requirements for slope, signage, etc. (Parking Regulations IV.D)*

The Applicant intends to comply with MAAB and ADA requirements and is amenable to any such condition.

6. *There appears to be little to no existing lighting on site. The application identifies that the facility is expected to operate between the hours of 6 AM and 11 PM. It is recommended that the Applicant clarify what type of lighting will be installed. The Board may wish that the Applicant prepare a photometric plan to demonstrate the lighting requirements are met. (Parking Regulations IV.G, Zoning Bylaw 5.2.05.G & 5.15.02.J)*

The Applicant will provide building mounted, dark-sky compliant, LED light fixtures at the Board's request. Late shifts will use the southerly parking area. The Applicant is amenable to providing photometric plan indicating a minimum of 0.5-fc coverage of the lot.

7. *The Applicant must clarify if signage will be proposed. (Zoning Bylaw 5.15.02.C)*

The Applicant is proposing wayfinding signage only utilizing the existing signage at Stafford Street.

8. *The Applicant must clarify if ventilation/odor control will be proposed. (Zoning Bylaw 5.15.02D)*

The Applicant is proposing ventilation and odor control that will meet or exceed the requirements of the Cannabis Control Commission (CCC) and will be subject to CCC architectural review. The Applicant is amenable to any such conditions requiring documentation of said review and approval.



Leicester Planning Board
RE: 488 Stafford Street
July 1, 2021

9. *The Applicant must clarify what type of security will be proposed. (Zoning Bylaw 5.15.02.E)*

The Applicant will meet or exceed all security requirements established by the CCC. A comprehensive security plan is required for CCC approval; typically, the contents of the security plan are not provided as part of the public record as an additional security precaution. The Applicant is amenable to any such conditions requiring documentation of said review and approval.

We trust this information to be sufficient to allow the Board to discuss the project at its next hearing. Thank you for your time and attention to this matter.

Sincerely,

HAYES ENGINEERING, INC.

Anthony M. Capachietti
Project Manager

Proposed Amendments to Leicester Subdivision Regulations:
5/26/2021

1. Amend Section V. (Design Standards, subsection A. (Streets), by inserting a new subparagraphs 7., as follows:

7. ACCESS:

Where the physical condition or with of public ways from which a subdivision has its access is considered by the Board to be inadequate to carry the traffic expected to be generated by such subdivision, the Board may require the subdivider to dedicate a strip of land for the purpose of widening the abutting public way to a width at least commensurate with that required in the subdivision and to make physical improvements to and within such public ways to the same standards required within the subdivision. Any dedication of land for the purposes of such way and any such work performed within such public way shall be made only with permission of the Board of Selectmen, and all costs of such widening or construction shall be borne by the subdivider.

2. Amend Section II.B. by deleting the words “(as a reference a copy of each is attached to these subdivision regulations)” as shown below:

B. COMPLIANCE WITH ZONING:

No subdivision plan shall be approved by the Planning Board unless the size, shape, width and frontage of all lots within the subdivision comply with the applicable provisions of the Zoning Bylaws.

Developers shall be in compliance with (but not limited to) the Forest Cutting, and Wetland Protection Bylaws and the Clean Fill Zoning By-law of the Town of Leicester ~~(as a reference a copy of each is attached to these subdivision regulations).~~

3. Amend the 3rd paragraph and delete the 4th paragraph of Section III.A.1 (related to submittal of Preliminary Subdivision Plans), as shown below:

Application and plans shall be submitted to the Planning Board ~~at a regular scheduled meeting~~ followed by the filing of a written notice of such submission with the Town Clerk either by hand delivery or registered mail, accompanied by a copy of the completed application.

~~It is advisable for the applicant to request to be placed on the agenda of the Planning Board prior to said meeting for submittal of preliminary plans in an attempt to lessen the amount of time an applicant may have to wait at a Planning Board meeting in order to be admitted.~~

4. Amend Section III.A.2.a., as shown below:

- a.) The Preliminary Plan shall be drawn at a suitable scale and the ~~original~~, **four (4) paper copies, and a .pdf copy of all submittals (plans, application, etc.)** ~~and thirteen (13) copies~~ shall be filed ~~at a regularly scheduled meeting of with~~ the Planning Board. Said Preliminary Plan should show all the information set forth in paragraph “b” below, so as to form a clear basis for discussion of its problems and for the preparation of the

Definitive Plan. The ~~thirteen (13) prints~~ application will be distributed by the Planning Board to the following:

5. Amend Section III.B.1., as follows:

Applications and plans shall be submitted to the Planning Board ~~at a regular scheduled meeting of the Board.~~ The applicant shall submit all application materials electronically in .pdf format by email prior to submission or simultaneously with paper copies on a USB drive. Any person who submits a Definitive Plan of a subdivision to the Planning Board for approval shall file with the Planning Board the following:

- a.) Four ~~Thirteen~~ copies of the plan (2 full-size, 2 11" x 17" or 12" x 18") and other application materials, to be distributed to the following (most Boards/Departments will receive electronic copies):

6. Amend Section III.B.7.a) by deleting the words "(See Appendix H)" as shown below:

7. ENDORSEMENT AND RECORDING

- a) Before endorsement of its approval of a Definitive Subdivision plan, the Planning Board shall require that the construction of ways and the installation of municipal services be secured by one, or in part by one and in part by another, of the four methods of performance guarantee described under MGL, Chapter 41, Section 81U (See Appendix H):
 - 1) by a proper bond, 2) by a deposit of money or negotiable securities, 3) By a Covenant, and 4) by an agreement whereby a lender retains funds, and as further regulated under Section IV. of these rules and regulations.

7. Delete all Appendices except Sample Covenant and Typical Street Cross Section & Turning Radius Template.



Town of Leicester PLANNING BOARD

LEICESTER, MASSACHUSETTS, 01524-1333

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

www.leicesterma.org

June 29, 2021

Matthew Bassick
Briarcliff Estates SV LLC
Hopkinton, MA 01748
delivered via email to: BESVLLC@verizon.net

RE: Briarcliff Estates
Surety Amount

Dear Mr. Bassick:

Please see attached surety estimate from Quinn Engineering. **The total recommended surety including the customary 4% legal contingency is \$263,111**, as shown below:

Subtotal	\$203,962.30
10% Contingency	\$20,396.23
15% Construction Admin	\$30,594.35
4% Legal	\$8,158.49
TOTAL	\$263,111.37

The Planning Board will officially vote to set the required amount at their meeting of July 6, 2021. If you have any questions, please let me know.

Best Regards,

Michelle R. Buck, AICP
Leicester Town Planner

**SITE DEVELOPMENT/SUBDIVISION
SURETY BUDGET**

DATE: November 29, 2012

December 29, 2016

June 29, 2021

PROJECT: Briarcliff Estates**LOCATION:** Stafford Street

ITEM	UNITS	UNIT COST	QUANTITY	EXTENDED VALUE
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SITE WORK				
Clear and Grub	Acres	\$2,000.00		\$0.00
Earth Excavation	Cu. Yds.	\$4.00		\$0.00
Borrow (common fill)	Cu. Yds.	\$6.00		\$0.00
Loam & Seed	Sq. Yds.	\$5.50	1750	\$9,625.00
Ledge (mass)	Cu. Yds.	\$30.00		\$0.00
Ledge (trench)	Cu. Yds.	\$60.00		\$0.00
Trees	Each	\$300.00	64	\$19,200.00
Retaining Walls	Sq. Ft.	\$14.00		\$0.00
Finish Grading	Sq. Yds.	\$1.50		\$0.00
Silt Fence/Haybales, Maintain	LF	\$3.50		\$5,000.00
COMMENT:				
SUBTOTAL:				\$33,825.00
ROADWAY				
Prep Subgrade	Sq. Yds.	\$1.20		\$0.00
Gravel Base (12")	Cu. Yds.	\$10.00		\$0.00
Fine Grade and Roll	Sq. Yds.	\$1.50		\$0.00
Binder Course Pavement	Tons	\$130.00	260	\$33,800.00
Finish Course Pavement	Tons	\$130.00	360	\$46,800.00
Bituminous Curb	Lin. Ft.	\$7.00		\$0.00
Cape Cod Berm	Lin. Ft.	\$10.00	2422	\$24,220.00
Granite Curb (VA4)	Lin. Ft.	\$22.00		\$0.00
Sloped Granite Edging	Lin. Ft.	\$15.00		\$0.00
Granite Curb Inlets	Each	\$300.00		\$0.00
Timber Guardrail	Lin. Ft.	\$28.00		\$0.00
Thrie Beam Guardrail	Lin. Ft.	\$35.00		\$0.00
Traffic Signage	Allow	\$200.00		\$0.00
Paint Lines	Lin. Ft.			\$0.00
Streetlights	Each	\$2,000.00		\$0.00
Adjust CB/DMH/SMH Rims	Each	\$300.00	34	\$10,200.00
COMMENT:				
Allow to grind & remove failed existing binder				\$10,000.00
SUBTOTAL:				\$125,020.00

Briarcliff Estates

Page 1 of 3

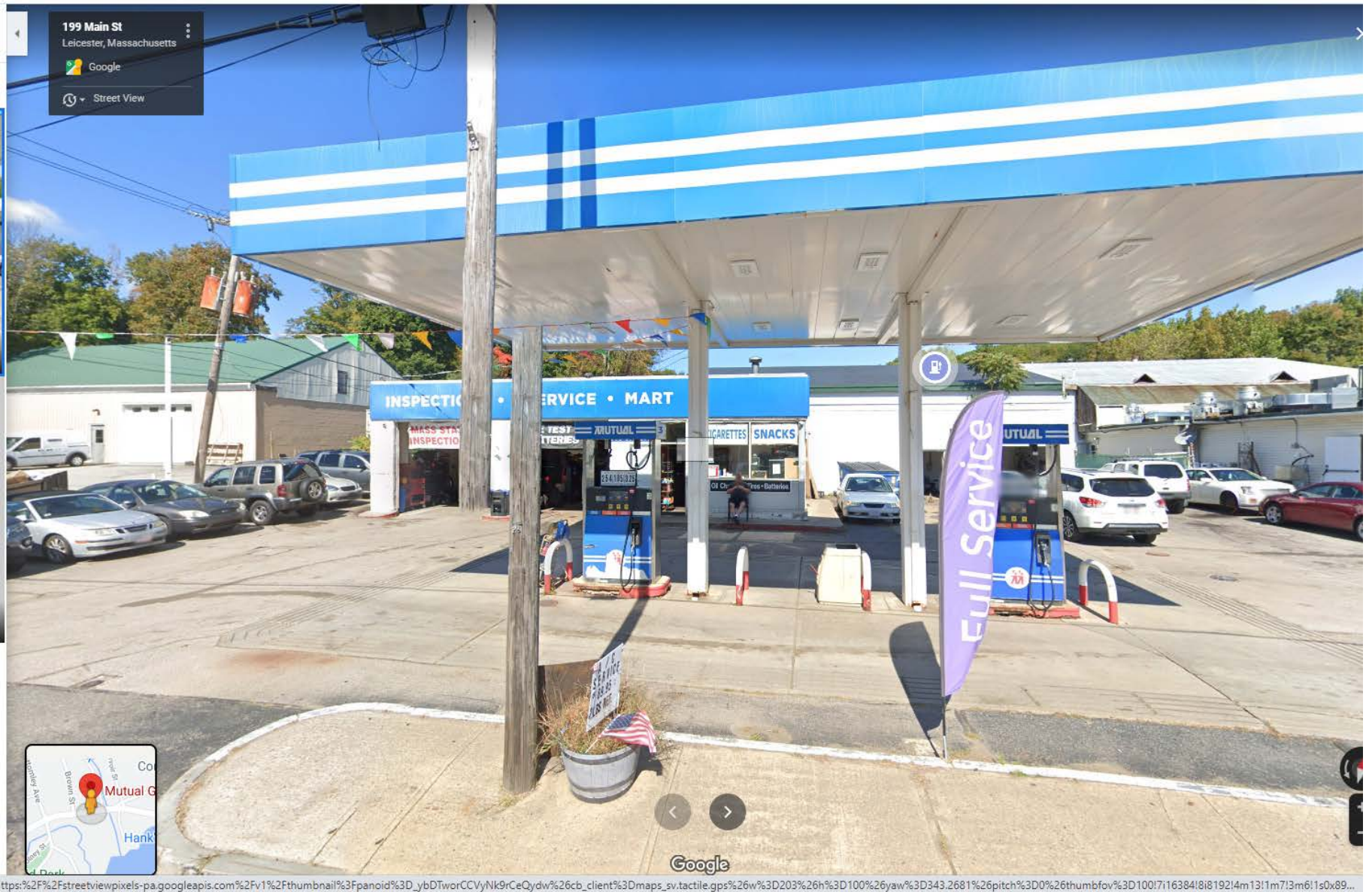
SIDEWALK				
Prep Subgrade	Sq. Yds.	\$1.90	757	\$1,438.30
Gravel Base	Cu. Yds.	\$20.00	107	\$2,140.00
Fine Grade and Roll	Sq. Yds.	\$2.00	757	\$1,514.00
Paving	Tons	\$165.00	85	\$14,025.00
Concrete	Cu. Yds.	\$30.00		\$0.00
COMMENT:				
SUBTOTAL:				\$19,117.30
STORM DRAINS				
12" RCP	Lin. Ft.	\$25.00		\$0.00
15" RCP	Lin. Ft.	\$28.00		\$0.00
21" RCP	Lin. Ft.	\$35.00		\$0.00
24" RCP	Lin. Ft.	\$40.00		\$0.00
30" RCP	Lin. Ft.	\$55.00		\$0.00
36" RCP	Lin. Ft.	\$65.00		\$0.00
Subdrains	Lin. Ft.	\$20.00		\$0.00
Headwalls	Each	\$300.00		\$0.00
Drain Manholes	Each	\$1,500.00		\$0.00
Catch Basins	Each	\$1,600.00		\$0.00
Detention Pond	Allow			\$0.00
Rip-Rap	Sq. Yds.	\$100.00		\$0.00
Fencing (Detention Pond)	Lin. Ft.	\$20.00	450	\$9,000.00
Fire Cistern	gallon	\$2.50		\$0.00
Drainage Layer	Lin. Ft.			\$0.00
COMMENT:				
SUBTOTAL:				\$9,000.00
WATER				
8" IN PLEASANT ST	Lin. Ft.	\$80.00		\$0.00
8" DIP	Lin. Ft.	\$30.00		\$0.00
WATER SERVICE	Lin. Ft.	\$25.00		\$0.00
12" DIP	Lin. Ft.	\$38.00		\$0.00
6" GV	Each	\$700.00		\$0.00
8" GV	Each	\$800.00		\$0.00
12" GV	Each			\$0.00
Hydrants	Each	\$2,000.00		\$0.00
COMMENT:				
SUBTOTAL:				\$0.00

SEWER				
8" SDR 35 PVC Sewer	Lin. Ft.	\$40.00		\$0.00
12" SDR 35 PVC Sewer	Lin. Ft.	\$45.00		\$0.00
Manholes	Each	\$2,000.00		\$0.00
2" SDR 21 PVC Force Main	Lin. Ft.			\$0.00
1-1/4" SDR 21 PVC F.M. Service	Lin. Ft.			\$0.00
Grinder Pump Stations	Each	\$7,500.00		\$0.00
6" SDR 35 PVC Laterals	Lin. Ft.	\$25.00		\$0.00
COMMENT:				
SUBTOTAL:				\$0.00
ELEC/CATV/COMM.				
Elec/CATV/Tel Conduit	Lin. Ft.	\$20.00		\$0.00
COMMENT:				
SUBTOTAL:				\$0.00
COMPLETION				
Granite Bounds	Each	\$300.00	21	\$6,300.00
Record & Acceptance Plans	Allow			\$8,000.00
Sweep Streets	Allow			\$1,700.00
Clean Catch Basins	Each	\$65.00	10	\$1,000.00
SUBTOTAL:				\$17,000.00

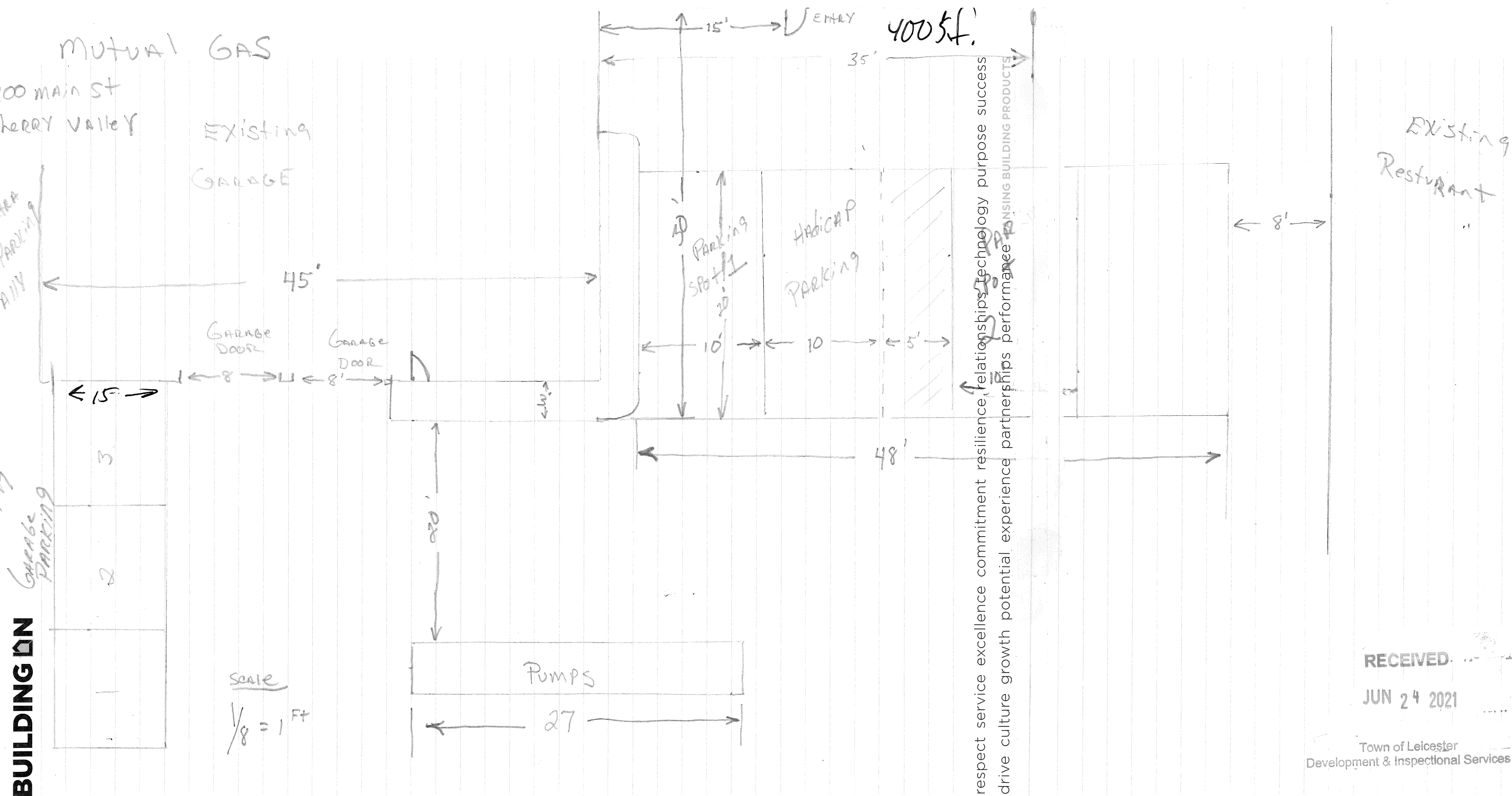
SUMMARY	
	SUBTOTAL
SITE WORK	\$33,825.00
ROADWAY	\$125,020.00
SIDEWALK	\$19,117.30
STORM DRAINS	\$9,000.00
WATER	\$0.00
SEWER	\$0.00
ELEC/CATV/COMM	\$0.00
COMPLETION	\$17,000.00

SUB-SUBTOTAL:	\$203,962.30
10 % CONTINGENCY/INFLATION:	\$20,396.23
15% CONSTRUCTION ADMIN.:	\$30,594.35
LEGAL:	

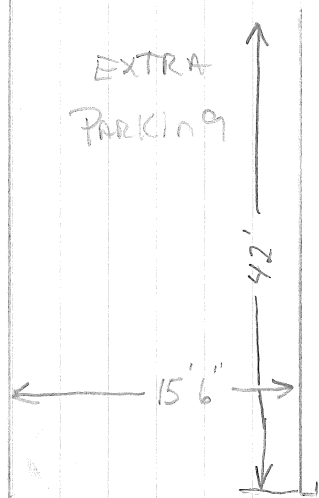
TOTAL: **\$254,952.88**



https://www.google.com/maps/@42.29811,71.45811,35t/data=!3m1!1e3!1s0x89...



Town of Leicester
Development & Inspectional Services



EXISTING
PARKING

3 - SPACES

EXISTING
GARAGE
2 - BAYS

LI

