



Town of Leicester PLANNING BOARD

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

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PLANNING BOARD AGENDA Tuesday August 31, 2021 @ 7:00PM

<i>In-Person</i>	<i>Virtual</i>
Meeting Room 3 Leicester Town Hall, Lower Level	https://global.gotomeeting.com/join/214623261 United States (Toll Free): 1 866 899 4679 Access Code: 214-623-261

ORDER OF BUSINESS*

1. 7:00PM **Discussion, Site Plan Review Application, Continued**
SPR2021-01, 488 Stafford Street, marijuana cultivation, manufacturing & transportation, Applicant: Faded LLC dba Dris Production Center
2. 7:15PM **Public Hearing, Definitive Subdivision Plan, Continued**
DSUB2021-01, Parker Street North, 3 lot subdivision, Applicant: Schold Development, LLC.
3. 8:00PM **General Discussion:**
Oak Bluff Lane Subdivision
4. 8:15PM **Approval of Minutes**
 - 6/15/2021
 - 7/6/2021
 - 8/3/2021
5. 8:30PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
 - C. Upcoming Meeting Dates
6. **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

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3 Washburn Square
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Phone: 508-892-7007 Fax: 508-892-7070
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PLANNING BOARD AGENDA Tuesday August 31, 2021 @ 6:45PM

In-Person Meeting

Meeting Room 3
Leicester Town Hall, Lower Level

EXECUTIVE SESSION

ORDER OF BUSINESS*

1. 6:45PM **Executive Session, MGL Chapter 30A, Section 21A, Exception 3**
To discuss privileged Attorney Client Communication pertaining to
potential litigation (Smuggler's Cove Special Permit Amendment SP2019-
02)
2. **Adjourn**



Town of Leicester PLANNING BOARD

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3 Washburn Square
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Memorandum

TO: Planning Board Members
FROM: Michelle R. Buck, AICP
Town Planner/Director of Inspectional Services
DATE: August 26, 2021
RE: **August 31, 2021 Planning Board Meeting**

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

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.

*Please note the separate agenda for an **Executive Session discussion on Smuggler's Cove at 6:45PM.***

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

There is no change since the last discussion on this project at the meeting of 7/6/2021. At that time, the applicant indicated revised plans would be submitted to address comments received. *I still have not received any revised plans for this project.*

2. Public Hearing, Definitive Subdivision Plan, DSUB2021-01, Parker Street North

The initial hearing on this project was 7/20/2021, and was continued to 8/17/2021 (no discussion). All the comments received on the initial submittal are enclosed. Revised plans and responses to comments were submitted yesterday and are still under review. I don't know if we'll have Quinn Engineering comments before the meeting.

I've enclosed a draft decision to summarize the project; it's not a recommendation one way or the other on this project, and I don't yet know if the project will be ready for a vote on 8/31/2021.

3. General Discussion, Oak Bluff Lane (SUB2018-01)

Correspondence from Kevin Quinn and the abutter Applicant to provide an update at the meeting.

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.

From: [Buck, Michelle](#)
To: ["Christopher Fevry"](#)
Cc: [Brooke Hultgren](#)
Subject: 488 Stafford
Date: Thursday, July 22, 2021 9:38:00 AM

To avoid another continuance, please submit revised information as soon as possible. Quinn Engineering needs a minimum of a week to review revised plans. For plans: 2 large copies/2 small copies. Other information: 3 paper copies. Electronic versions (.pdf) of everything submitted must be emailed to planning@leicesterma.org prior to dropping off paper copies or included with paper copies on a USB drive. Thanks you.

Best regards,

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.

From: [Buck, Michelle](#)
To: ["Brian MacEwen"](#)
Subject: Parker Street
Date: Monday, August 16, 2021 4:23:00 PM

I reviewing this project in more detail, I noticed that some items required by the Preliminary Plan decision were not included, specifically conditions #2-5 of the Decision:

2. The Applicant shall provide a fire cistern on the Definitive Plan if required by the Fire Department (it is understood that the Applicant will be seeking a waiver because of the limited number of lots and proximity to Stiles Reservoir).

Did you receive a waiver from the Fire Department?

3. The Applicant shall coordinate with the Leicester Post Office and incorporate their preferences with mailbox locations into the Definitive Plan.

What is your plan for mail delivery, and have you coordinated with the Post Office?

4. The Definitive Plan application shall include an analysis of the full development potential along Parker Street from Pine Street to the end of the new roadway cul-de-sac.

This isn't included in your application.

5. The Definitive Plan application shall include proposed deed restrictions or other options to limit development in perpetuity so that the total number of lots served by the new roadway shall not exceed five (5), and to prohibit any further extension of (or new roadways off of) the Parker Street extension proposed by this application.

What is proposed to limit development?

If you have any questions, let me know.

Best regards,

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.

July 6, 2021

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

Re: Definitive Subdivision Plan
Parker Street (North)

To the Board:

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

- Plan entitled “Parker Street (North), Definitive Subdivision Plan, Leicester, Massachusetts”, sheets 1 - 8, dated June 8, 2021 without revision date, prepared by GRAZ Engineering, LLC, of Fitzwilliam, NH.
- Letter to Leicester Planning Board dated June 8, 2021, providing Project Narrative, submitted by GRAZ Engineering, LLC, of Fitzwilliam, NH.
- Letter to Leicester Planning Board dated June 8, 2021 with list of Waiver Requests, submitted by GRAZ Engineering, LLC, of Fitzwilliam, NH.
- “Hydrology & Stormwater Report, Proposed Parker Street Definitive Subdivision”, dated June 8, 2021, prepared by GRAZ Engineering, LLC, of Fitzwilliam, NH
- Form C, Application for Approval of Definitive Subdivision Plan, dated June 8, 2021, Schold Development, LLC., applicant.
- Form D, Designers Certificate, dated June 8, 2021 submitted by Brian C MacEwen, RLS and Paul F. Grasewicz, PE.

We have performed a review of the submitted plans for conformance with the current Town of Leicester Subdivision Rules & Regulations, and appropriate sections of the Leicester Zoning Bylaw.

The following waivers are requested from Subdivision Rules and Regulations; our comment on the waiver requests follow in *italics*.

1. Waive §V, A, 2, a of the Subdivision Rules and Regulations, requiring roads 28 feet wide, to permit a roadway with 20 feet traveled way.

Leicester Planning Board should seek input from public safety officials as to proposed width of road. 527 CMR (Commonwealth of Massachusetts Regulation) specifies a minimum fire lane width of 20 feet. It is the opinion of this office that a remote, rural roadway with two-way traffic flow should be at least 20 - 22 feet wide, to permit apparatus to pass parked vehicles or other apparatus.

2. Waive §V, A, 4, a of the Subdivision Rules and Regulations, limiting dead-end streets to 500 feet, to allow a dead-end street length of 2,205 feet +/-.

Concerns for dead-end length center on blockage of the proposed road, isolating homes from public safety access, or other services. Longer dead-end roads have a greater chance of becoming blocked by a fallen tree, stormwater washout, vehicle accident or other unforeseeable event. If a waiver of dead-end length is to be considered, some means of mitigating risks should be proposed.

3. Waive §V, A, 4, and §VI, G, 4 (1 through 3) of the Subdivision Rules and Regulations, which requires sidewalks on both sides of the road, to waive all sidewalks.

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

4. Waive §V, C, 1 – 7, which requires a catch basin-to-manhole drainage system, to permit “country drainage”: a swale along the side of the roadway.

Although roadside swales can be a cost-effective means of collecting street runoff, typically a greater level of maintenance is required. Leicester Planning Board may wish to request input from Leicester Highway Department. Country drainage is suitable for rural areas, and can be incompatible with sidewalks, if required.

5. Waive VI, E, which requires underground CATV, electric, telephone/communications wiring, to permit overhead utilities.

Overhead utilities are more susceptible to weather-related problems, with tree branches falling and pulling down wires. Overhead utilities are more easily

accessed by the utility, for maintenance. Engineer notes that overhead utilities exist on other parts of Pine and Parker Streets.

6. Waive §VI, I, which requires shade trees every 40 feet of roadway, to permit no street trees be installed.

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

The subdivision plans identify the two following waiver requests, not listed in the written requests for waivers:

7. Waive §V, C, 4, which limits the design velocity of flow in storm systems to between 2 and 10 feet per second, to permit drainage velocity of 15 feet per second.

No information is found as to where a velocity of 15 feet per second occurs, however, this velocity far exceeds the limits for grassed swales or other system components. Grassed swales can withstand a flow velocity of 4 feet per second or less.

Until this design either clarifies or resolves the velocities of flows in the storm system, we are unable to recommend approval of the plan.

The Hydrology and Stormwater Report provides detailed information for only the 25-year storm; the report must provide full information for all storms.

8. Waive VI, E, 3 which requires street lighting, to waive the requirement for street lights.

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

Our comments pertaining to the submitted package are found below:

1. The proposed cul-de-sac cuts into a hillside grade, in an area where groundwater appears to be active. A sub-drain must be called out around the cul-de-sac in all cut areas, to control and remove groundwater from the base gravel.
2. Leicester Planning Board may wish to request an area be set aside for Open Space for passive or active recreation. (REF: §V, E)
3. From STA 16+50 to STA 21+50 +/-, a substantial fill slope is proposed on the west side of the roadway. In this area, the engineer should review the Massachusetts

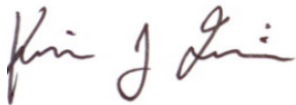
Department of Transportation warrant for guardrail, to evaluate whether guardrail should be installed.

Hydrology and Stormwater

4. The Hydrology and Stormwater Report should provide a topographic plan which outlines subcatchment areas, design points, and runoff flow routes for both the pre-development model and post-development model. We cannot evaluate the stormwater analysis in the absence of this information.
5. The Hydrology and Stormwater Report documents that at Design Points 2 and 3, the post-development rates of runoff are increased over the pre-development rates for all storms. The Applicant states that the stormwater system was designed to conform to standards to the “maximum extent practicable”. Although the Massachusetts Stormwater Management Policy states that projects which propose between five and nine homes may be designed to the greatest extent practicable, historically, the Massachusetts Department of Environmental Protection, Wetland Division, has held that no increase in post-development runoff is permitted, except for the 100 year storm. For that storm, it must be shown that no negative impact results downstream from an increase in the out flow.
6. In Infiltration Basin #2P, no evidence of soils testing is found. Per Massachusetts Stormwater Management Policy, soils testing must be performed within the perimeter of infiltration basins.
7. The Stormwater Basin Cross Section, Sheet 8 of 8, calls for planting a row of thorny rose bushes (“Rosa Rugosa”) along the outside crest of the stormwater basin berm (Infiltration Basin #2P), as a deterrent to entry. The roses cannot be planted on either the gravel access road, nor the Emergency Spillway. Some other means of restricting access over those areas must be developed.

Please contact this office should you have questions.

Sincerely,
QUINN ENGINEERING, Inc.



Kevin J. Quinn, P.E.
President

Brooke Hultgren

From: Dennis Griffin
Sent: Friday, June 11, 2021 7:50 AM
To: Brooke Hultgren
Subject: RE: Request for Comment - Parker St Definitive Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

After review of the application for the Parker St. subdivision the Highway Depts. Views on the requested waivers on the sidewalks is an acceptable thought process with the consideration currently no side walks in place nor the available space to the bridge or at the bridge. The placement of sidewalks to this point would then only offer the entering into the vehicle travel lane from the bridge to Pine St. The storm water plans also meet the state and local regulations. Consideration of the road width should be consistent with what is in place at 20'.

From: Brooke Hultgren <hultgrenb@leicesterma.org>
Sent: Thursday, June 10, 2021 10:53 AM
To: Francis Dagle <DagleF@leicesterma.org>; Michael Silva <SilvaM@leicesterma.org>; jlennerton@aol.com; Ken Antanavica <antanavicak@leicesterpd.org>; Mike Dupuis <mdupuis@leicesterfireems.org>; mwilson@leicesterfireems.org; Dennis Griffin <griffind@leicesterma.org>
Subject: Request for Comment - Parker St Definitive Subdivision

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

Type of Application: Definitive Subdivision Plan

Project Name: Parker Street

Location/Description: Off Pine St

Water/Sewer: Private septic/well

Planning Board Meeting Date: 7/20/2021

Deadline for Comments: 7/15/2021

The application & plans are available at the link below:

<https://www.leicesterma.org/planning-board/pages/current-applications-plans>

Brooke Hultgren

Planning, Conservation, and ZBA Assistant
 Town of Leicester
 (508) 892-7007

Please note that Leicester Town Hall is closed on Fridays.



Leicester Police Department
90 South Main Street
Leicester, MA 01524



Chief
Kenneth Antanavica
antanavicak@leicesterpd.org

www.leicesterpd.org

Emergency: 911
Non Emergency: 508-892-7009
Non Emergency: 508-892-7010
Fax: 508-892-7012

Chief Antanavica,

I, Officer Derrick Ruth have been a full-time Police Officer in the Town of Leicester, Massachusetts for approximately 19 years. I have attended 80 hours of basic crash investigation, 80 hours of advanced crash investigation and 80 hours of crash reconstruction. I have also attended a 40-hour commercial vehicle crash investigation class.

During my time as a Police Officer and a CEMLEC crash investigation team member, I have investigated numerous motor vehicle crashes, many of which include serious injury and/or death. The investigations of these crashes include investigating the safety of the roadways as well.

On Thursday, August 6, 2020 I responded to numerous streets within this jurisdiction having a cul-de-sac located at the end. The reason for this is to find a safe and reasonable conclusion as to what the width of a street leading up to a cul-de-sac should be.

First, I responded to Parker Street approximately a quarter of a mile east of where Pine Street intersects. In this area, there is a bridge leading to a dirt road that will eventually be constructed into a cul-de-sac neighborhood.

While taking measurements and photographs of this area I immediately noticed how narrow the roadway was. The width of the bridge from guardrail to guardrail was 22 feet, however, the width of the roadway pavement was only 18 feet (refer to attached photographs).

During my safety investigation of other roadways with cul-de-sacs, these were my findings as listed:

- Oak Bluffs Lane 26 feet wide roadway surface pavement. No sidewalks.
- Flagg Drive 27 feet wide roadway surface pavement. Sidewalk on 1 side.
- LaFlash Lane 28 feet wide roadway surface pavement. Sidewalk on 1 side.
- Homestead Lane 28 feet wide roadway surface pavement. Sidewalk on 1 side.

After the completion of my investigation, it is my opinion that no newly constructed streets or cul-de-sac neighborhoods should be constructed unless the streets leading up to the cul-de-sacs and around the neighborhood were minimally 26 feet wide, preferably 28 feet wide, having one sidewalk located on one side of the roadway.

In my opinion, the Parker Street bridge and attached roadway is much too narrow to safely have two lanes of traffic travelling east and west at the same time.

Respectfully submitted,

Officer Derrick Ruth
Leicester Police Department

GRAZ Engineering, L.L.C.

323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

Transmittal

To: Planning Board
Company: Town of Leicester
Address: 3 Washburn Square
City/State: Leicester, MA 01524

Subject: Revised Parker Street (North)
 Definitive Plans
Date: August 24, 2021
Transmitted: ☐ Mail ☒ Email ☒ Hand

- | | |
|--|---|
| <input checked="" type="checkbox"/> For Your Approval | <input checked="" type="checkbox"/> Which You requested |
| <input checked="" type="checkbox"/> For Your Review | <input type="checkbox"/> Approved |
| <input type="checkbox"/> For Your Signature | <input type="checkbox"/> Approved As Noted |
| <input checked="" type="checkbox"/> For Your Information | <input type="checkbox"/> Revise And Resubmit |
| <input type="checkbox"/> For Your Files | <input type="checkbox"/> Not Approved |

3	copies	Parker Street (North) - Definitive Subdivision Revision Letter dated 8/24/21
2	copies	Parker Street (North) - Revised Definitive Subdivision Plans, 8/24/21 (Full Size Plans)
2	copies	Parker Street (North) - Revised Definitive Subdivision Plans, 8/24/21 (11 x 17 Plans)
3	copies	Parker Street (North) - Revised Stormwater & Hydrology Documents, 8/24/21
3	copies	AASHTO Document Excerpt
1	email	Revised PDF Digital Copy of Submittal Materials, 8/24/21
	copies	
	copies	

Comments: Enclosed are the revised plans and associated documentation for the Parker Street (North) Definitive Subdivision located off from Pine Street.

Should you have any questions or require any additional information, please call my cell at 508-769-9084.

Respectfully yours,
 GRAZ Engineering, L.L.C.

Brian MacEwen, PLS, BSCE
 Project Manager

cc: Matt Schold, Applicant/Owner

GRAZ Engineering, L.L.C.



323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

August 24, 2021

Michelle Buck, Planner
Leicester Planning Board
3 Washburn Square
Leicester, MA 01524

**Subject: Parker Street (North)
Definitive Subdivision Revision 1**

Dear Ms. Buck:

GRAZ Engineering, L.L.C. (GRAZ) has received and reviewed the following letters regarding technical review and comments of the proposed Parker Street (North) Definitive Subdivision to be located off Pine Street.

- Leicester Police Department, not dated, received via email June 9, 2021 by Officer Derrick Ruth
- Leicester Highway Department, received via email on June 11, 2021, by Dennis Griffin
- Quinn Engineering, Inc. (QEI), dated July 6, 2021, received via email by Mr. Kevin Quinn, P.E.
- State Forester, received via email on June 29, 2021 by Chris Capone
- Leicester Planning Department, received via email on August 16, 2021 by Michelle Buck, AICP

On behalf of Schold Development, LLC (Matt Schold) and in response to the above noted letters and subsequent comments received during the Leicester Planning Board (LPB) public hearing to date, GRAZ submits the following item-by-item responses and the revised subdivision plans for final review and approval of the LPB. For simplicity, GRAZ will provide comment on only the items for which revisions have been made for this submittal.

Quinn Engineering, Inc. Letter

Waiver Requests:

5. *Waive VI, E, which requires underground CATV, electric, telephone/communications wiring, to permit overhead utilities.*

As noted in the initial public hearing, the Applicant proposes to install underground utilities from the last existing utility pole located on the east of Parker Street near the Y.W.C.A. The plans have been revised to note that accordingly.

6. *Waive §VI,L: To waive the installation of street trees.*

As noted in the initial public hearing, the Applicant proposes to install street trees as required to supplement the existing vegetation along the proposed roadway that is to remain. The plans will be revised to depict the estimated locations, quantity, and types of proposed street trees to be installed.

7. *Waive §V, C, 4, which limits the design velocity of flow in storm systems to between 2 and 10 feet per second, to permit drainage velocity of 15 feet per second.*

This waiver request has been removed.

8. *Waive §VI,E,(3): To waive the installation of required street lights.*

As noted at the initial public hearing, the Applicant proposes to install lot/street lights on the individual lots near the intersection of the proposed driveways with the proposed roadway. A note has been added to the plans (Sheet 6) to indicate this accordingly.

GRAZ Engineering, LLC
Parker Street (North) Definitive Subdivision

August 24, 2021
Page 2 of 4

Comments:

1. *The proposed cul-de-sac cuts into a hillside grade, in an area where groundwater appears to be active. A sub-drain must be called out around the cul-de-sac in all cut areas, to control and remove groundwater from the base gravel.*

The plans have been revised to depict the locations, elevations, and details of the proposed sub-drain accordingly.

2. *Leicester Planning Board may wish to request an area be set aside for Open Space for passive or active recreation. (REF: §V, E).*

Due to the scale of the development, the Applicant does not propose any dedicated Open Space.

3. *From STA 16+50 to STA 21+50 +/-, a substantial fill slope is proposed on the west side of the roadway. In this area, the engineer should review the Massachusetts Department of Transportation warrant for guardrail, to evaluate whether guardrail should be installed.*

Our assessment of the embankment on the westerly side of the proposed roadway between STA 16+50 to STA 21+50 based on a review of the MassDOT guidelines indicates that guardrails are not required. See attached AASHTO documentation.

Hydrology & Stormwater:

4. *The Hydrology and Stormwater Report should provide a topographic plan which outlines subcatchment areas, design points, and runoff flow routes for both the pre-development model and post-development model. We cannot evaluate the stormwater analysis in the absence of this information.*

The Hydrology Report has been revised to include the pre & post development watershed plans complete with existing and proposed topography accordingly.

5. *The Hydrology and Stormwater Report documents that at Design Points 2 and 3, the post-development rates of runoff are increased over the pre-development rates for all storms. The Applicant states that the stormwater system was designed to conform to standards to the "maximum extent practicable". Although the Massachusetts Stormwater Management Policy states that projects which propose between five and nine homes may be designed to the greatest extent practicable, historically, the Massachusetts Department of Environmental Protection, Wetland Division, has held that no increase in post-development runoff is permitted, except for the 100 year storm. For that storm, it must be shown that no negative impact results downstream from an increase in the out flow.*

The Hydrology Report has been revised such that there are just two (2) Analysis Points for the proposed stormwater discharge, namely the wetlands to the northeast of the site and Stiles Lake to the west. Subsequently, the proposed peak rates of run-off for these two analysis points have been attenuated to less than or equal to the pre-development run-off rates.

6. *In Infiltration Basin #2P, no evidence of soils testing is found. Per Massachusetts Stormwater Management Policy, soils testing must be performed within the perimeter of infiltration basins.*

The Hydrology Report has been revised to include the deep hole soil testing data that was performed on August 12, 2021 in the sedimentation forebay (SF1) and the Infiltration Basin (B1) accordingly.

7. *The Stormwater Basin Cross Section, Sheet 8 of 8, calls for planting a row of thorny rose bushes ("Rosa Rugosa") along the outside crest of the stormwater basin berm (Infiltration Basin #2P), as a deterrent to entry. The roses cannot be planted on either the gravel access road, nor the Emergency Spillway. Some other means of restricting access over those areas must be developed.*

The plans have been revised to depicted two (2) means of entry deterrent to the stormwater basin (B1). Chain link fencing will be used at the entry point with the proposed roadway as well as across the top of the basin spillway weir. The remainder of the perimeter shall have the "Rosa Rugosa" plantings installed as depicted on the plans accordingly.

Town Planner Comments Relative to Preliminary Plan Approval Conditions:

2. *The Applicant shall provide a fire cistern on the Definitive Plan if required by the Fire Department (it is understood that the Applicant will be seeking a waiver because of the limited number of lots and proximity to Stiles Reservoir). Did you receive a waiver from the Fire Department?*

The Applicant has discussed the installation of a dry hydrant near the Parker Street bridge over Bartons Brook should the development exceed 4 or more houses. The Fire Department appears to be agreeable to this solution in lieu of installing a underground cistern for fire protection. The Applicant will obtain a letter from the Fire Departments stating the same.

3. *The Applicant shall coordinate with the Leicester Post Office and incorporate their preferences with mailbox locations into the Definitive Plan. What is your plan for mail delivery, and have you coordinated with the Post Office?*

The Applicant is coordinating with the Post Office to determine the method of mail delivery. It is anticipated that the delivery will be to the individual houses. The Applicant will obtain a letter from the Post Office to state the final method of mail delivery.

4. *The Definitive Plan application shall include an analysis of the full development potential along Parker Street from Pine Street to the end of the new roadway cul-de-sac. This isn't included in your application.*

Our analysis of the full development potential is as follows:

- **For the existing improved portion of Parker Street which extends just to the south of the bridge at Bartons Brook, the Y.W.C.A. lands appear to have sufficient frontage and area to support four (4) building lots.**
- **For the portion of Parker Street to be improved under this project which extends from just to the south of bridge at Bartons Brook, the Y.W.C.A. lands appear to have sufficient frontage and area to support three (3) additional building lots.**
- **And finally, for that of Parker Street that shall be improved under this project which extends from the southerly property lines of the Y.W.C.A. lands to the terminus of the proposed cul-de-sac, the Applicant's lands have sufficient frontage and area to allow a maximum of five (5) building lots.**

Thus, the full conceptual potential for buildable lots, without accounting for enviromental or constructability issues, once this project has been completed and the Town accepts the roadway would be twelve (12) lots.

5. *The Definitive Plan application shall include proposed deed restrictions or other options to limit development in perpetuity so that the total number of lots served by the new roadway shall not exceed five (5), and to prohibit any further extension of (or new roadways off of) the Parker Street extension proposed by this application. What is proposed to limit development?*

Sheet 3 of the plans has been revised to include notations as to what the Applicant understands to be the minimum restrictions for the build-out of the lands that is being developed under this project. These notes are as follows:

- **In perpetuity, the subdivision of the lands of the applicant and currently depicted on Assessor's Map 42 as lots A1.0 & B1.0 adjacent to the proposed roadway and associated right-of-way as depicted hereon shall be limited to a maximum of five (5) building lots.**
- **In perpetuity, the proposed roadway and associated right-of-way cannot be extended beyond the limits as depicted hereon and there can be no additional new roadways developed off from said proposed roadway.**
- **any further subdivision of the remaining lands of the applicant shall require further approval of the Leicester planning board pursuant to the subdivision control regulations.**

*GRAZ Engineering, LLC
Parker Street (North) Definitive Subdivision*

*August 24, 2021
Page 4 of 4*

I trust that this information will assist the Planning Board in their finalization of the "Decision" and "Conditions of Approval" of the Applicant's application for "Definitive Subdivision Approval". Should you have any other questions or require additional information prior to the next meeting please call me as soon as possible.

Respectfully yours,
GRAZ Engineering, L.L.C.


Brian MacEwen, PLS, BSCE
Project Manager

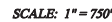

Paul Grasewicz, PE, PLS

BCM/PFG/bcm

cc: Matt Schold, Schold Development, LLC
Paul Grasewicz, GRAZ Engineering, LLC

attachment: AASHTO Document Excerpt

EBT ENVIRONMENTAL CONSULTING, 2 WELLINGTON ROAD, OXFORD, MA 01540



PLAN REFERENCE: PLAN BOOK 800, PLAN 29 - PARCELS A & C

- TOTAL LAND AREA: ± 3,195,623 SQ. FT. (± 73.36141 ACRES)
- TOTAL LOT AREA: ± 243,802 SQ. FT. (± 5.59693 ACRES)
- REMAINING LAND: ± 2,912,178 SQ. FT. (± 66.85441 ACRES)
- RIGHT-OF-WAY AREA: ± 50,322 SQ. FT. (± 1.15523 ACRES)
- EASEMENT AREA: ± 72,776 SQ. FT. (± 1.67071 ACRES)


FOR REGISTRY USE ONLY

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

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

CONDITIONS OF APPROVAL ARE CONTAINED IN THE WRITTEN DESIGN OF THE PLANNING BOARD ENTITLED, "CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN", DATED _____, PAGE _____, 2019 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____.
THE CONSTRUCTION OF WAYS AND INSTALLATION OF SERVICES SHOWN ON THIS PLAN ARE SECURED BY WAY OF A COVENANT, DATED _____ TO BE RECORDED HEREWITH.

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



CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEICESTER PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON _____ AT _____ AND NO APPEAL WAS RECEIVED DURING THE 30 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.


TOWN CLERK - LEICESTER

DATE: _____

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

DATE: _____

SCALE:	DRAWN:	CHECKED:	PLAN DATE:
AS NOTED	BCM	PPG & BCM	JUNE 5, 2021
REV.	DATE	DISCUSSION	BY
1	8/24/21	REVS PER QUINN ENG. TECH. REVIEW & LTR	BCM

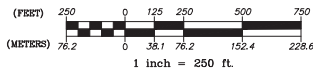


SHEET 1 OF 8
REGISTRY SHEET 1 OF 3

GENERAL NOTES

- 1) THE EXISTING TOPOGRAPHY, SITE FEATURES, AND UTILITIES DEPICTED HEREON ARE BASED ON AERIAL PHOTOGRAMMETRY PREPARED BY COL-EAST, INC. FROM AERIAL PHOTOGRAPHS TAKEN IN 2004.
- 2) THE EXISTING BOUNDARY LINES AND THE AERIAL PHOTOGRAMMETRY INFORMATION DEPICTED HEREON ARE THE RESULT OF THE RESULT OF AN ACTUAL, ON THE GROUND FIELD SURVEY PERFORMED BY THE BSC GROUP, INC. IN JUNE THROUGH JULY 2005 AND MARCH 2005 AND COMPLETION OF THE DEEDS AND PLANS OF RECORD CITED HEREON.
- 3) THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED BY NETWORK-RTK GNSS GPS PERFORMED AT THE SITE.
HORIZONTAL DATUM & BEARING BASIS = MASSACHUSETTS
MAINLAND GRID (NAD83)
VERTICAL DATUM = NAVD88 (REFER TO PLAN FOR LOCATION OF
BENCHMARKS SET DURING SURVEY)
NOTE: THE NGVD 1929 DATUM IS 0.68 FEET HIGHER THAN THE NAVD 1988 DATUM.
1929 NGVD DATUM ELEV = 378.49'
- 4) THE TOWN LINE DEPICTED HEREON WAS DETERMINED BY NETWORK RTK-GNSS LOCATION OF THE TOWN BOUNDS (MASSACHUSETTS MAINLAND GRID, NAD 83).
- 5) THE WETLANDS WERE FIELD DELINEATED BY EBT ENVIRONMENTAL CONSULTING, INC. IN OCTOBER 2005 AND WERE LOCATED BY THE FIELD SURVEY CITED ABOVE.
- 6) THE PORTION OF THE SITE ADJOINING THE EASTERLY SIDE OF STILES LAKE LIES WITHIN ZONE A, SPECIAL FLOOD HAZARD AREA WITH NO ELEVATIONS DETERMINED AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 25027C0708E WITH THE REMAINDER OF THE SITE BEING IN ZONE X, MINIMAL FLOOD HAZARD AS SET FORTH ON THE FIRM 25027C0708E, BOTH MAPS BEARING EFFECTIVE DATES OF JULY 4, 2011.
- 7) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPIATION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, AND GOVERNMENT AGENCIES. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE ACTUAL CONDITIONS.
- 8) IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233 72 HOURS BEFORE ANY EXCAVATION.
- 9) A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE EXTRE PROPOSED RIGHT-OF-WAY ACROSS THE FRONTAGE OF EACH LOT. THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.
- 10) THE DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON ARE REQUIRED BY THE TOWN OF LEICESTER DEPARTMENT OF PUBLIC WORKS IN ORDER TO MAINTAIN THE DRAINAGE INFRASTRUCTURE (SWALES, PONDS, ETC.) AND SHALL BE GRANTED TO THE TOWN OF LEICESTER.

GRAPHIC SCALE



MERIDIAN OF MASSACHUSETTS (NAD83)

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT THE NOTICE
OF APPROVAL OF THIS PLAN BY THE
LEICESTER PLANNING BOARD WAS
RECEIVED AND RECORDED AT THIS
OFFICE ON _____ AT
_____ AND NO APPEAL WAS RECEIVED
DURING THE 20 DAYS NEXT AFTER SUCH
RECEIPT AND RECORDING OF SAID
NOTICE.

TOWN CLERK - LEICESTER

DATE: _____

FOR REGISTRY USE ONLY

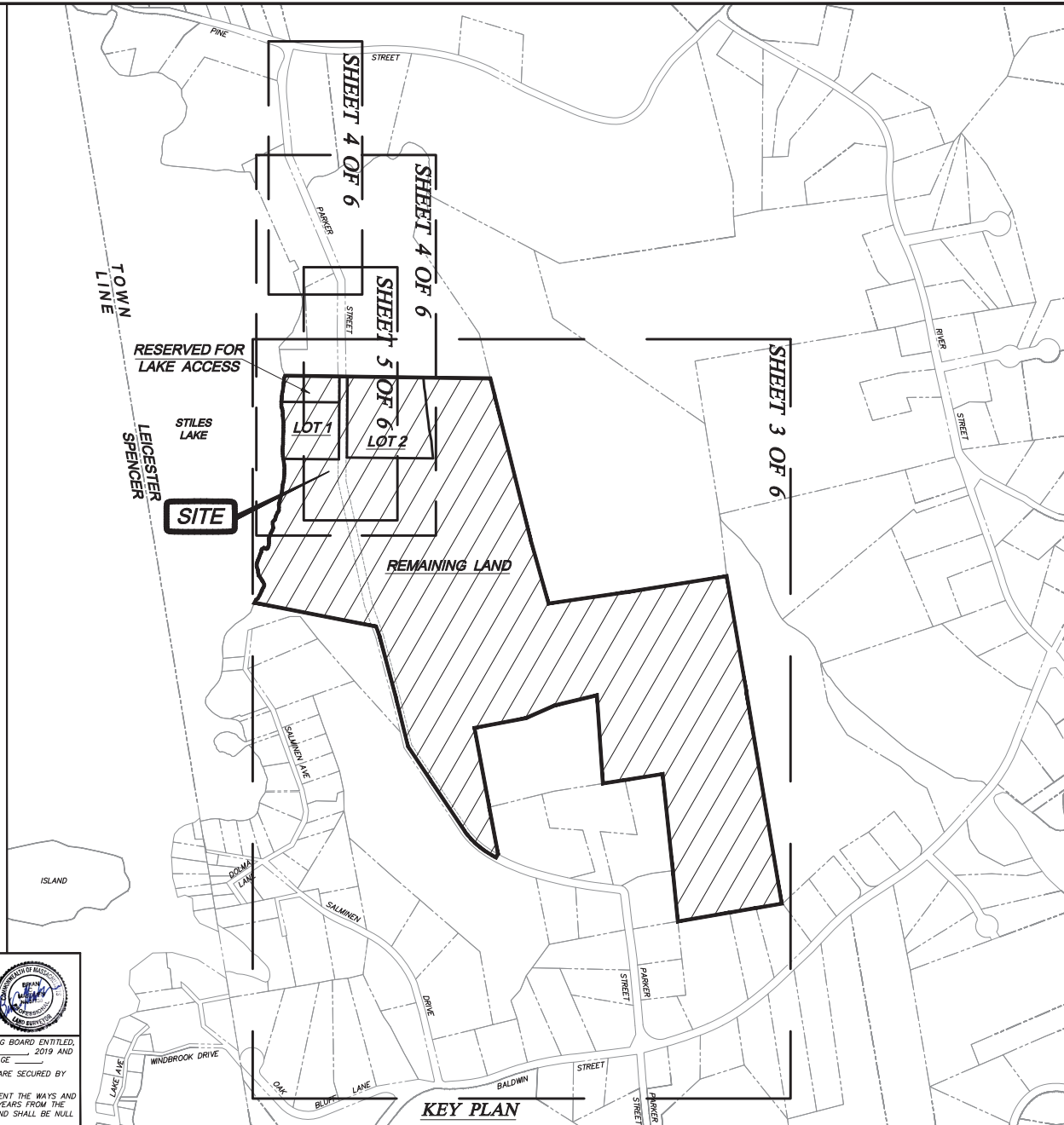
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWNS OF LEICESTER & SPENCER ASSESSOR'S RECORDS.

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

CONDITIONS OF APPROVAL ARE CONTAINED IN THE WRITTEN DECISION OF THE PLANNING BOARD ENTITLED, "CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN", DATED _____, 2019 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK _____, PAGE _____.

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

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



KEY PLAN

GRAZ Engineering, L.L.C.

533 West Lake Road, Westborough, MA 01581
Phone: (860) 585-6899 Fax: (860) 585-6898

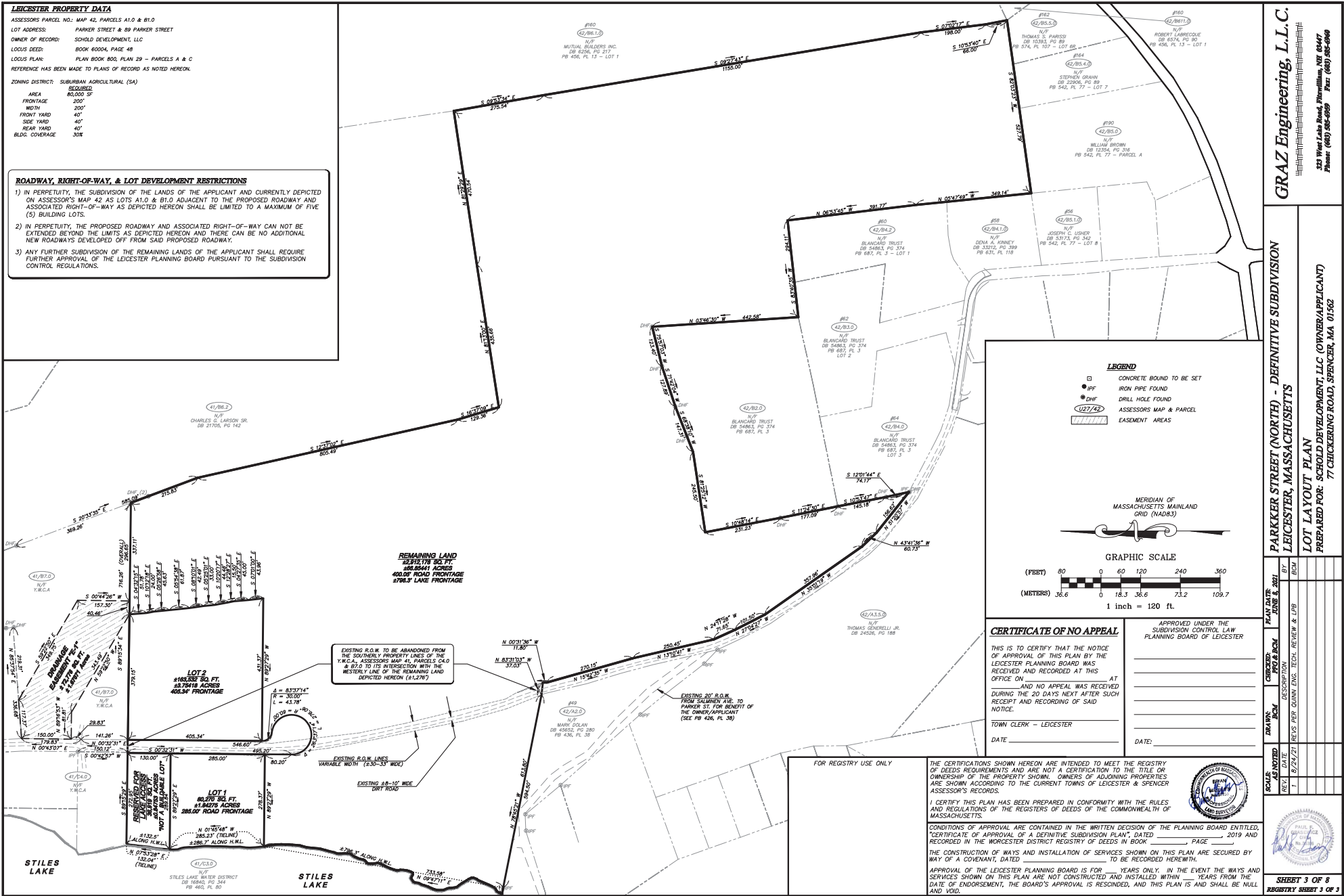
PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

KEY PLAN & NOTES
PREPARED FOR: SCHOOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

PLAN DATE	2019 & 2021	BY	RCM
CHECKED	DESCRIPTION	DATE	BY
1	REVISED PER QUINN ENG. TECH. REVIEW & LTR	8/24/21	



SHEET 2 OF 8
REGISTRY SHEET 2 OF 3

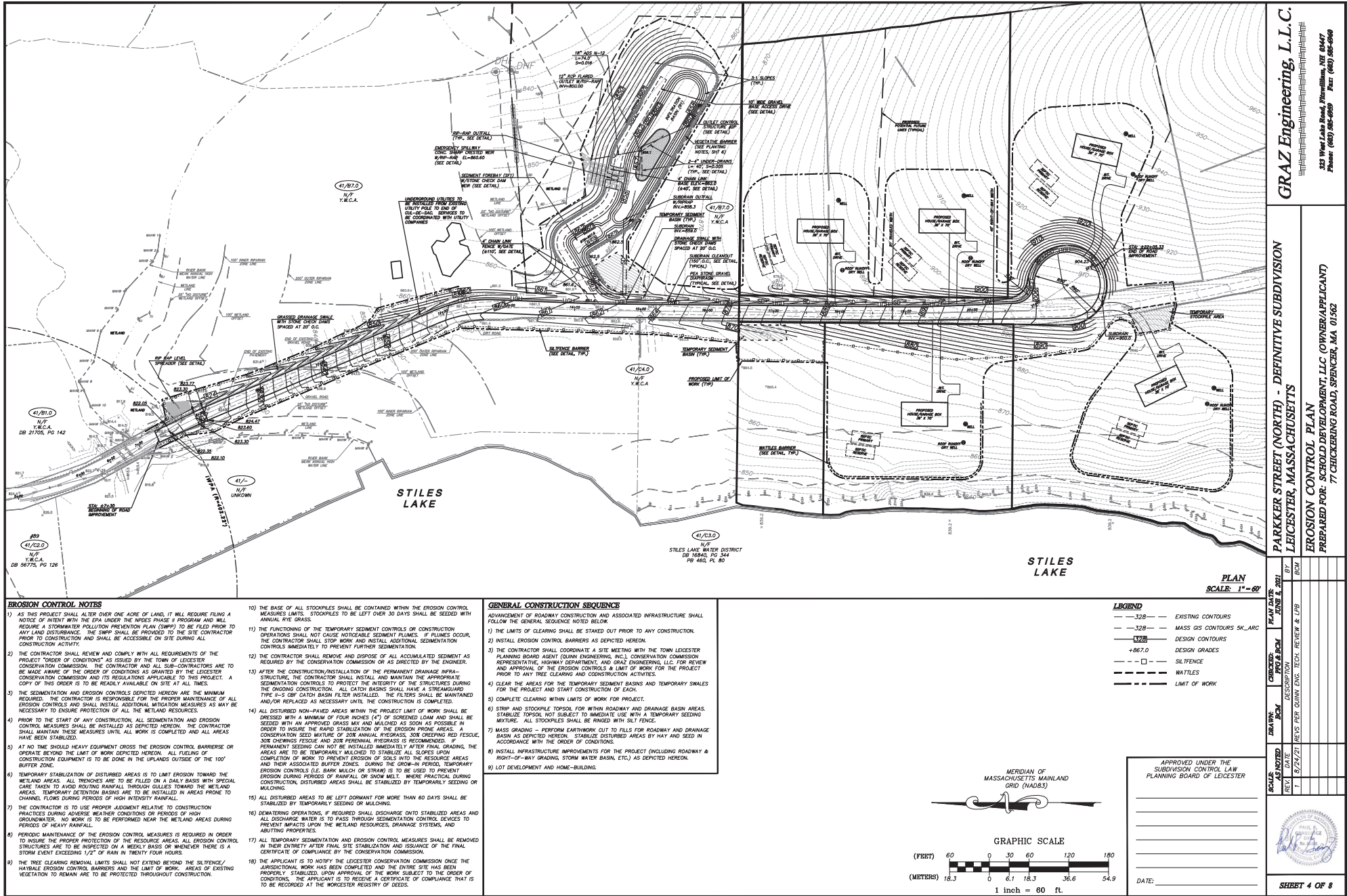


GRAZ Engineering, L.L.C.
 533 West Lake Road, Westborough, MA 01581
 Phone: (860) 585-6999 Fax: (860) 585-6999

**PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
 LEICESTER, MASSACHUSETTS
 LOT LAYOUT PLAN**
 PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
 77 CHICKERING ROAD, SPENCER, MA 01562

PLAN DATE	REVISION	BY	DATE
2/28/21	1	BY	DATE





GRAZ Engineering, L.L.C.

583 West Lake Road, Westfield, MA 01087
Phone: (413) 565-0897 Fax: (413) 565-0898

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION

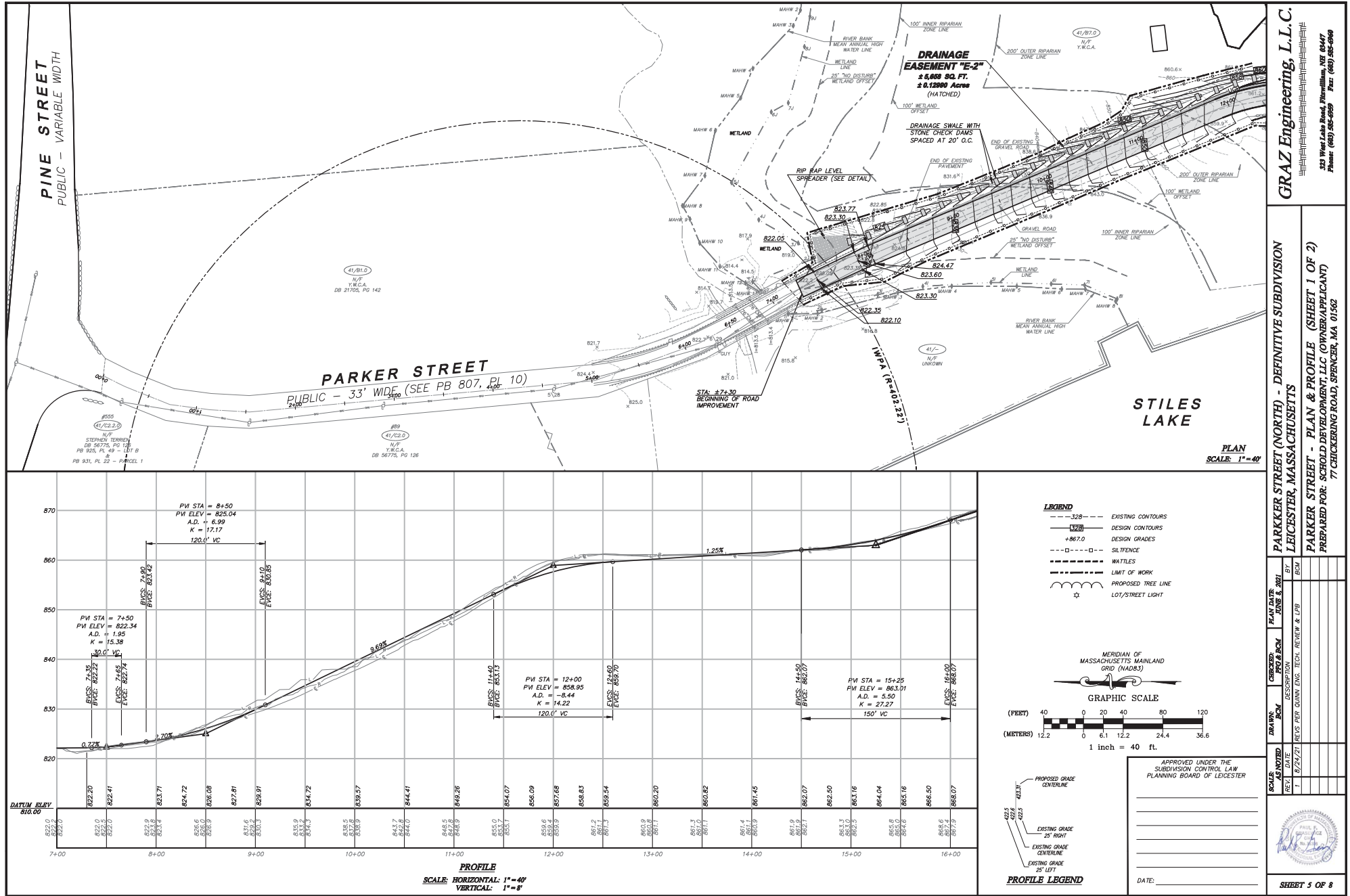
LEICESTER, MASSACHUSETTS

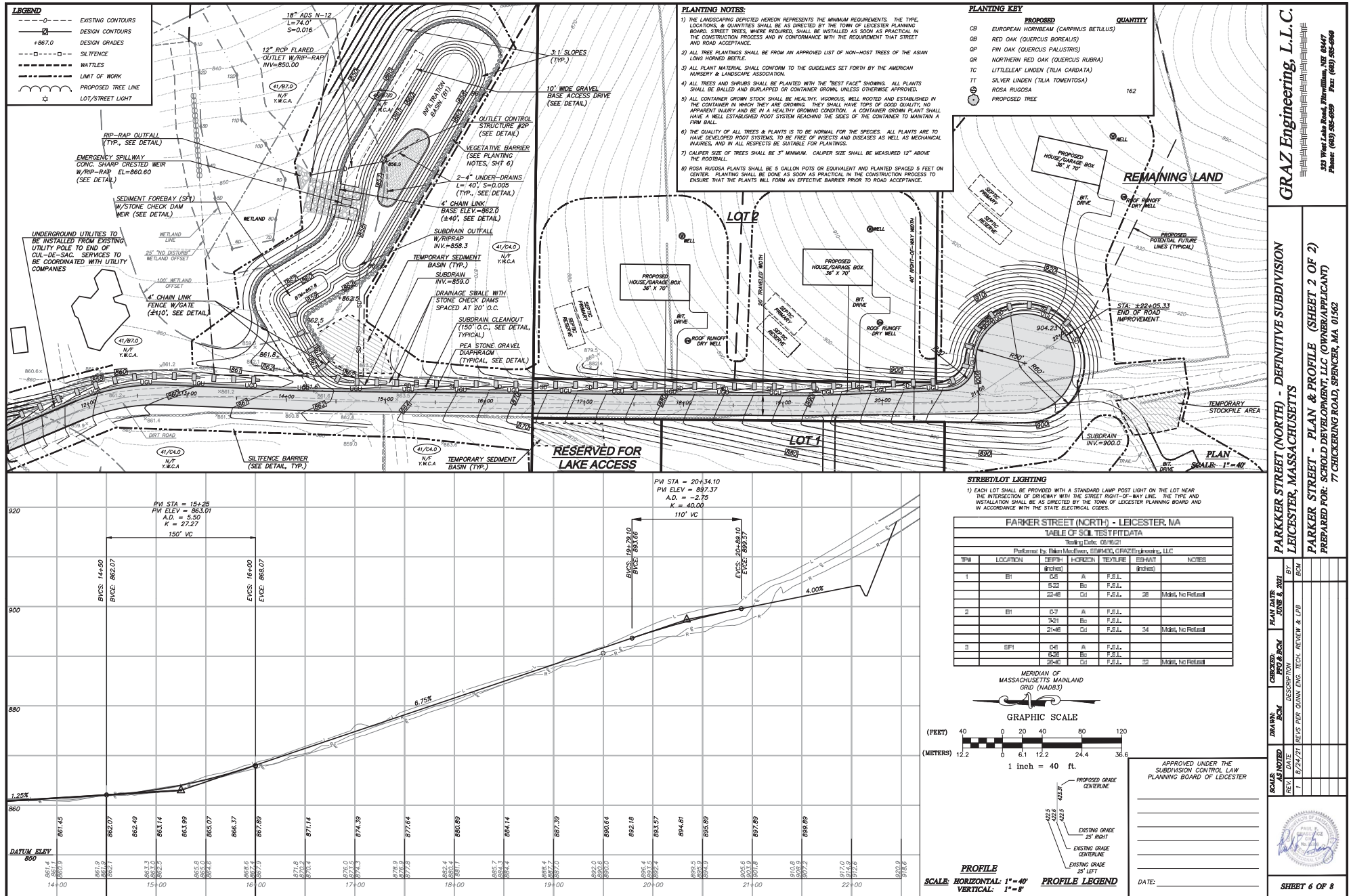
EROSION CONTROL PLAN

PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

PLAN DATE	ZONE	BY	DATE
9/24/21	REVIEW & LTR		
REVISION	DATE	BY	DATE
1	9/24/21		

SHEET 4 OF 8





GRAZ Engineering, L.L.C.

533 West Lake Road, Westfield, MA 01087
Phone: (413) 585-0099 Fax: (413) 585-0099

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

PARKER STREET - PLAN & PROFILE (SHEET 2 OF 2)
PREPARED FOR: SCHOOLD DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

PLAN DATE: 05/16/21
BY: BCM
DATE: 05/16/21

SCALE: 1" = 40'

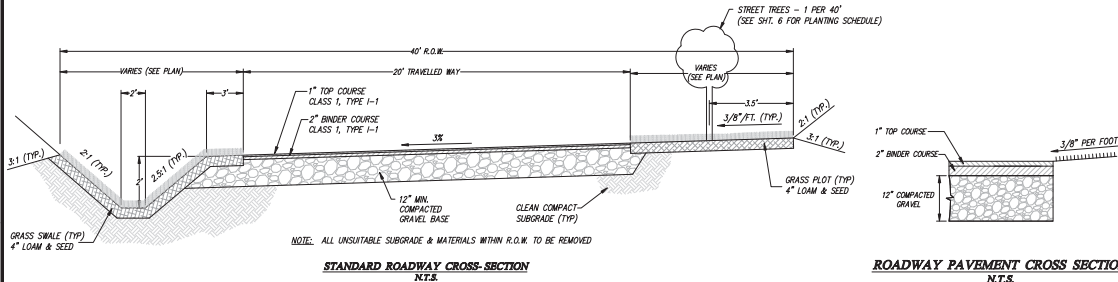
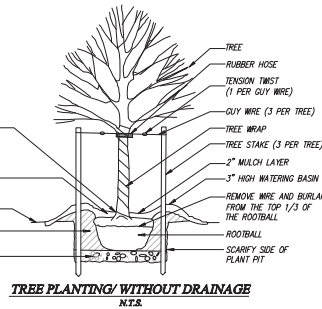
SHEET 6 OF 8

GENERAL CONSTRUCTION NOTES

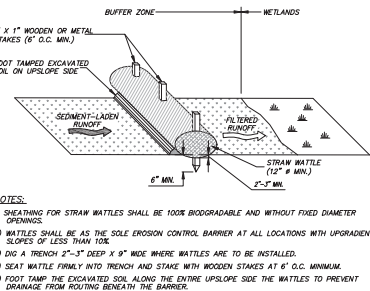
- 1) ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 2) THE TOWN OF LEICESTER CONSERVATION COMMISSION'S ORDER OF CONDITIONS ARE HEREBY MADE CONDITIONS OF THE JURISDICTIONAL WORK FOR THIS PROJECT.
- 3) AT LEAST 10 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWN LEICESTER PLANNING BOARD, CONSERVATION COMMISSION, BUILDING DEPARTMENT, HIGHWAY DEPARTMENT, & BOARD OF HEALTH, GRAZ ENGINEERING, LLC, AND QUINN ENGINEERING, INC.
- 4) IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233, 72 HOURS BEFORE ANY EXCAVATION.
- 5) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON, ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF THE OBSERVABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND THE COMPLETION OF INFORMATION OBTAINED FROM VARIOUS UTILITY COMPANIES, AND GOVERNMENT AGENCIES. THE ENGINEER DOES NOT GUARANTEE THAT ALL UTILITIES AND SUB-SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, PRIOR TO THE START OF CONSTRUCTION.
- 6) ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF LEICESTER SUBDIVISION RULES & REGULATIONS, ZONING BYLAWS, PLANNING BOARD DECISIONS, CONSERVATION COMMISSION ORDERS, & HIGHWAY DEPARTMENT STANDARDS, AND THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT OF PUBLIC WORKS (MHDWP) CONSTRUCTION STANDARDS AND THE MHDWP "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" AND ALL OF THEIR RESPECTIVE AMENDMENTS, UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY OR THE ENGINEER.
- 7) THE CONTRACTOR SHALL COORDINATE ALL UTILITY AND ROADWAY CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAYS WITH THE HIGHWAY DEPARTMENT SUPERINTENDENT AND/OR THE APPROPRIATE UTILITY COMPANY.
- 8) THE CONTRACTOR SHALL PROVIDE EVERYTHING NECESSARY TO CONSTRUCT THE UTILITIES AND ROADWAY WITHIN THE SPECIFIED PARAMETERS AND IN A WORKMANSHIP LIKE MANNER.
- 9) THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE OBSERVED BETWEEN THE EXISTING CONDITIONS DEPICTED HEREON AND THE FIELD VERIFIED CONDITIONS.
- 10) THE CONTRACTOR SHALL CONTROL AIRBORNE DUST WITH USE OF SPRAYED WATER AS REQUIRED TO MINIMIZE THE IMPACTS TO NEIGHBORING PROPERTIES. THE USE OF CALCIUM CHLORIDE OR OTHER CHEMICALS ARE PROHIBITED.
- 11) THIS ROADWAY PROJECT SHALL BE BUILT ALL IN ONE PHASE. IF AT ANY TIME SHOULD THE DEVELOPER DECIDE TO CONSTRUCT THE PROJECT IN PHASES, A CONSTRUCTION SEQUENCING PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 12) ALL PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE ON-SITE SEPTIC AND WELLS.
- 13) THE TEST PITS FOR THE PROPOSED STORMWATER INFILTRATION BASIN SHALL BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY ROADWAY CONSTRUCTION.
- 14) BACK FILL FOR UTILITY TRENCHES SHALL BE PLACED IN 12-INCH LOOSE LIFTS AND COMPACTED TO 95 PERCENT DRY DENSITY, IN ACCORDANCE WITH ASTM DESIGNATION 1557-70 METHOD D.
- 15) "GRAVEL BASE" MATERIALS SHALL CONFORM WITH THE CURRENT TOWN SUBDIVISION REGULATIONS AND THE 1997 MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. M1.03.0 TYPE "B" GRAVEL SHALL BE USED AND PLACED IN CONFORMANCE WITH MASS DOT SECTION 401.
- 16) TOP COURSE, BINDER COURSE, & MODIFIED CAPE COD BERM SHALL BE CLASS 1, TYPE I-1 (M3.11.0 & M3.12.0), PLACED IN ACCORDANCE WITH MASS DOT SECTION 460.
- 17) PLACE 4" OF LOAM AND SEED IN ALL DISTURBED AREAS OF THE PROJECT NOT OTHERWISE IMPROVED (E.G. PAVED, RIP-RAPPED, ETC.).
- 18) ALL PROPOSED GRADES SHALL BE GRADED SMOOTHLY AND EVENLY INTO THE EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE. THE TOPS AND BOTTOMS OF ALL SLOPES SHALL BE ROUNDED OFF.
- 19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED, INCLUDING TIES TO SERVICE LATERALS, AND SUBMIT ONE SET OF RED-LINED AS BUILT DRAWINGS TO THE ENGINEER OF RECORD.
- 20) FINAL DRIVEWAY LOCATIONS SHALL BE DETERMINED BY DEVELOPER DURING CONSTRUCTION. CURB CUTS AND DRIVEWAY OPENINGS SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT SUPERINTENDENT AND COMPLY WITH THE TOWN DPW & SUBDIVISION REGULATIONS.

DEMOLITION NOTES

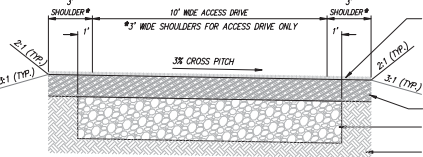
- 1) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE TO THE EXISTING UTILITIES BY THE CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 2) THE CONTRACTOR SHALL SAW CUT THE EXISTING BITUMINOUS PAVEMENT ON PARKER STREET WHERE REQUIRED TO CONSTRUCT AND SMOOTHLY BLEND THE PROPOSED ROADWAY AND WITH THE EXISTING PAVEMENT.
- 3) ALL EXISTING FEATURES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF LEGALLY OFF SITE UNLESS NOTED OTHERWISE.
- 4) THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE GOVERNMENT AGENCIES AND UTILITY COMPANIES FOR DETAILS ON THE TEMPORARY REMOVAL, RELOCATION, AND ABANDONMENT OF ALL OVERHEAD AND UNDERGROUND UTILITY SERVICES INCLUDING ELECTRICAL, COMMUNICATIONS, WATER, SEWER, DRAINAGE, CATV, AND GAS.
- 5) THE TREE CLEARING LIMITS SHALL NOT EXTEND BEYOND THE HAYBALE/SILT FENCE BARRIER. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION. REVIEW THE ACTUAL LIMITS OF CLEARING WITH THE OWNER, AND SELECTIVELY CLEAR AND PRUNE AS REQUIRED TO REMOVE DEAD, DISEASED, OR POORLY FORMED VEGETATION.



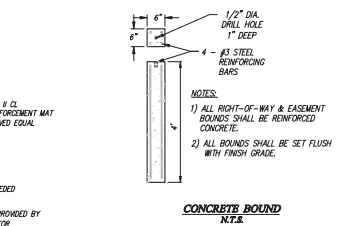
ROADWAY PAVEMENT CROSS SECTION
N.T.S.



STRAW WATTLE EROSION CONTROL BARRIER DETAIL
N.T.S.

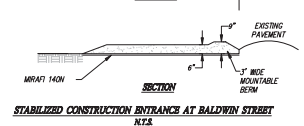
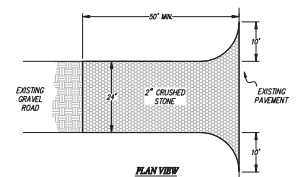


ACCESS & STORM WATER BASIN BERM DRIVE CROSS-SECTION
N.T.S.



- INSTALLATION NOTES:**
1. RECOMMENDED STAPLES ARE MINIMUM 4\"/>

SLOPE STABILIZATION EROSION BLANKET



- NOTES:**
- 1) SILT FENCE SHALL BE THE SOLE EROSION CONTROL BARRIER AT ALL LOCATIONS WITH UPGRADIENT SLOPES OF EQUAL OR GREATER THAN 10% AND AROUND ALL STOCKPILES.
 - 2) DO A TRENCH 4\"/>

SILT FENCE EROSION CONTROL BARRIER DETAIL
N.T.S.

APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

DATE: _____

GRAZ Engineering, L.L.C.
533 West Lake Road, Framingham, MA 01907
Phone: (603) 555-0099 Fax: (603) 555-0098

**PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS**
CONSTRUCTION NOTES & DETAILS
PREPARED FOR: SCHOOL DEVELOPMENT, LLC (OWNER/APPLICANT)
77 CHICKERING ROAD, SPENCER, MA 01562

PLAN DATE	CHECKED BY	DATE	BY
2/28/21	2/28/21	2/28/21	2/28/21
DESIGN	DATE	DATE	DATE
1	2/24/21		
DESIGN	DATE	DATE	DATE
1	2/24/21		





DATE: _____



Town of Leicester PLANNING BOARD

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

25
DRAFT

Draft for discussion 8/26/2021

CERTIFICATE OF DECISION OF A DEFINITIVE SUBDIVISION PLAN & STORMWATER PERMIT

Date:

Project Name: Parker Street (North)

File #: DSUB2021-01

Applicant(s): Schold Development, LLC
Attn: Matthew Schold
77 Chickering Road
Spencer, MA 01562

Owner(s): Same as Applicant

Location: Parker Street, off Pine Street, Map 42 - Parcel A1.0 & B1.0

Deed Reference: Book 60004/Page 48

Water & Sewer: private wells & septic

Zoning District: Suburban Agriculture (SA)

Applicable Subdivision Regulations: September 20, 2006

Number of Lots: 3 (with potential for 5)

Subject: Application for approval of a Definitive Subdivision Plan and Stormwater Permit

A. PROCEDURAL HISTORY:

1. The Planning Board approved a Preliminary Plan for this project on August 4, 2020.
2. The Applicant submitted a Definitive Subdivision Plan application (application forms, plans, stormwater report, and fee) to the Town of Leicester on June 9, 2021.
3. The Board received the following written comments during the review process:
 - a. Comment letters from Quinn Engineering dated July 6, 2021, and _____.
 - b. Comments from the following Boards and Departments: Highway Department, Police Department, and Town Planner.
 - c. Comments from the DCR Service Forester
4. A public hearing was opened on July 20, 2021. The hearing was continued to the following dates: August 17, 2021 (no discussion), August 31, 2021, and _____. The hearing was closed on _____. At each

hearing date opportunity was given to all those interested to be heard in favor of or opposition to such application.

B. PROJECT DESCRIPTION:

The subject property (72.7± acres) and the proposed new lots shown on the above-referenced plan are located on an unimproved and unpaved portion of Parker Street between Pine Street and Baldwin Street. The project is an extension of extension to the south of the existing portion of Parker Street that was improved and laid out by the Town of Leicester in 2004 as depicted in Worcester District Registry of Deeds Plan Book 807, Plan 10. The project area has been the subject of multiple applications to the Planning Board and Zoning Board of Appeals between 2003 – 2021. As it stands, the Town has determined that approval of roadway improvements under the Subdivision Control Law are required to create new building lots along this section of Parker Street.

The current proposal is development of an extension of Parker Street (from the Pine Street side) with 3 new lots with frontage on that that roadway (Lot 1, Lot 2, and Remaining Land). Lot 2 and the Remaining Land lot both have enough frontage to be split into 2 lots each. Without restriction, the total number of available lots on the new roadway would be 5. There is also potential for additional development of 2-4 lots on the adjacent land owned by the YWCA.

The existing graveled and dirt travelled way is proposed to be laid out and developed into a dead-end cul-de-sac (±2,250' dead-end distance from Pine Street; improved portion ±1,480') with a 20-foot wide paved roadway that is proposed to be submitted to the Town for acceptance as a public way upon completion. The project would also improvements of a portion of the currently paved 18' wide section of Parker Street to transition to the new section. Conservation Commission approval is also required for this project.

C. DECISION:

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

Parker Street (North) Definitive Subdivision Plan Leicester, Massachusetts, prepared by Graz Engineering, Inc. (Engineer & Surveyor) and EBT Environmental Consulting (Environmental Consultant), dated June 8, 2021, revised through August 24, 2021. The set of plans contains the following sheets:

Sheet Title	Sheet Number	Registry Sheet Number
Cover Sheet	1	1 of 3
Key Plan and Notes	2	2 of 3
Lot Layout Plan	3	3 of 3
Erosion Control Plan	4	n/a
Parker Street Plan & Profile (Sht 1 of 2)	5	n/a
Parker Street Plan & Profile (Sht 2 of 2)	6	n/a
Construction Notes & Details	7	n/a
Drainage Details	8	n/a

2. The Board's decision is based on the above-referenced plan, and all submittals from the applicant, including the following:

- a. Hydrology & Stormwater Management Report, Proposed Parker Street Definitive Subdivision, prepared by Graz Engineering, Inc., dated June 8, 2021, revised August 24, 2021.

Approval by Board of Health is by failure to report.

D. WAIVERS

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

1. Section V.A.2.a. & Section VI.A.2: minimum width of travelled way, 28' min. required; to allow a travelled way width of 20'. [Note: Approved on preliminary plan]
2. Section V.A.4.a: maximum length of dead-end cul-de-sac, 500' min. required: to allow dead-end street length of $\pm 2,205'$. [Note: 2,150' approved on preliminary plan]
3. Section V.C: Drainage; to waive the requirement for a conventional catch basin roadway drainage system and allow the proposed roadway drainage system to be comprised of grassed roadway shoulder drainage swale consistent with the most northerly section of Parker Street as designed by the State for the Town of Leicester around 2003-2004. [Note: Approved on preliminary plan, subject to the requirement that the Applicant fully address comments from the Town Engineer to adequately address stormwater.]
4. VI.E.3: street lighting shall be required; **to allow street lighting to be installed as stipulated in this written Planning Board Decision and as shown on the plans.** [Note: not included in waivers at preliminary approval]
5. Section V.A.4.a. & VI.G.1: sidewalks shall be installed on both sides of the roadway; to allow for no sidewalk installation. [Note: Approved on preliminary plan]
6. Section VI.L: street shade trees shall be installed on both sides of the roadway; **to allow for street tree plantings to be installed as stipulated in the written Planning Board Decision and as shown on the plan.** [Note: not included in waivers at preliminary approval.]
7. VI.E.: all wiring cables and other appurtenances of electric power, and telephone shall be placed underground ; to permit overhead utilities on a portion of the proposed roadway where such utilities are already existing above-ground. [Note: This is consistent with the preliminary approval. Waiver may not technically be required for existing utilities, but I've included it to make sure it's covered.]

E. CONDITIONS

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

Items Required Prior to Construction

1. As soon as practical following the 20-day appeal period after this Decision is filed with the Town Clerk, the Applicant shall provide a full set of plans for the Board's endorsement. The Applicant shall provide an original (mylar) of sheets to be recorded and **2 paper copies [do we need 2?]** of the full set of plans (including survey sheets). Additional copies may be requested if plans do not appear to match approved plans and/or if copies are needed for outside review. Such plans must be submitted to the Planning Board a minimum of one

week prior to a scheduled Board meeting. Failure to submit plans for endorsement within 90 days from the date of approval shall constitute sufficient reason for rescission of approval.

2. The Applicant shall be solely responsible for ensuring that plans presented for endorsement comply with Registry of Deeds recording requirements. The plans to be recorded shall reference a) this Decision, b) the performance guarantee for the project, and c) the deadline for completion in accordance with Section III.B.8. Plans to be recorded may be re-numbered to comply with recording requirements, but no other changes may be made to the plans except where allowed as part of this Decision.
3. Prior to endorsement of the Board's approval of the plan, the Applicant will be required to provide a performance guarantee to secure the construction of ways and installation of services (Subdivision Regulations §III.B.3 and MGL Ch. 41, §81U). The performance guarantee shall be submitted a minimum of one week prior to a scheduled Board meeting.
4. Prior to endorsement, the Applicant shall also submit digital copies of the final set of plans (both .pdf and AutoCAD, Subdivision Regulations §III.B.1.d).
5. After the Plan has been endorsed (signed) by the Planning Board, the Applicant shall provide the Planning Board with one full-size, two 11" x 17" or 12" x 18", and a .pdf copy of the signed plans.
6. This Decision shall not take effect until recorded at the Registry of Deeds and evidence of such recording is provided to the Planning Board. The Applicant shall provide the Board with a copy of the Plan, this Decision, and the performance guarantee, as recorded at the Registry of Deeds, indicating date of recording, book and page number. No construction activity may commence at the site until and unless the Decision, Plan, and Performance Guarantee are recorded at the Registry of Deeds and evidence of same is provided to the Planning Board. The copy of the recorded plan may be submitted on 8½" x 11" sheets or other size acceptable to the Planning Board. Failure to record endorsed plans within 6 months of endorsement shall constitute sufficient reason for rescission of approval §III.B.8.
7. The Applicant shall submit a construction schedule prior to commencement of work at the site, in accordance with the Planning Board's Minimum Construction Program Requirements.

If applicable, include condition(s) requiring any minor changes on plans prior to endorsement (street trees?, street, changes to notations on lot development restrictions, any construction detail changes required by Quinn Engineering?)

Items Required Prior to Lot Releases or Building Permits

8. Submittal of a plan that clearly shows both lot numbers and street address numbers on a single plan.
9. Submittal of a Performance Guarantee other than a Covenant, in compliance with §IV of the Subdivision Regulations and MGL Ch. 41, §81U is required prior to any lot releases.

10. No lots shall be released until the base coat of pavement has been installed and inspected to the satisfaction of the Town Engineer and electric lines are installed.
11. All stormwater management facilities and associated structures, including pipe, loaming, and seeding, shall be completed, and stormwater runoff suitably controlled, to the satisfaction of the Planning Board prior to the release of any lot within that portion of the subdivision.
12. No lots shall be released until such lots have the approval of the Conservation Commission (where required).
13. [If applicable]. No lot releases be issued until water cistern(s) and/or fire hydrant(s) are installed to the satisfaction of the Fire Department. The Applicant shall coordinate the final cistern configuration with the Fire Department prior to ordering the tank.
14. No building or structure shall be placed on any lot without the consent of the Board of Health. Approval by the Planning Board of this plan shall not be treated as, nor deemed to be, approval by the Board of Health for a permit for construction and use on any lot.
15. The applicant must submit a streetlight plan to the Planning Board for approval within six (6) months of the date of Planning Board endorsement of the approved plan and prior to any lot releases. Such plan shall clearly show the location of streetlights on a single sheet, and provide detail of the type of streetlights. The Applicant may submit a written request for extension of this deadline. [Modify as needed depending on details of streetlighting.]

Items required prior to Occupancy Permits

16. Street signs and stop signs, as applicable, shall be installed prior to issuance of occupancy permits.
17. Final street speed limit issues and appropriate signage shall be coordinated with the Police Department and Highway Department and installed prior to occupancy permits.
18. Street lights for individual lots, in accordance with condition # _____ (below) shall be installed prior to occupancy.

Project Specific Conditions

19. Restriction on subdividing/extension of roadway [still working on this language.]
20. The applicant shall provide *Rosa Rugosa* plantings and/or fencing around the entire perimeter of the detention basins. Where used, *Rosa Rugosa* (5 gallon pots or equivalent) shall be planted spaced 5 feet apart on center. Planting shall be done as soon as practical in the construction process to ensure that the plants will form an effective barrier prior to road acceptance. Fencing, where provided shall be subject to the approval of the Highway Superintendent. [modify to reflect revised plans-rosa rugosa only on a portion of perimeter]
21. Street trees shall be planted as shown on the plans. The Applicant shall leave existing large trees undisturbed to the maximum extent feasible and may leave existing trees in lieu of

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

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

General Conditions

23. The name of the roadway, Parker Street, shall not be changed without the approval of the Planning Board. After the road is accepted as a public way, any name change must be approved by the Board of Selectmen.
24. All road maintenance, including but not limited to snowplowing, is the responsibility of the Applicant until such time as the road is accepted as a public way.
25. During construction, the Applicant shall comply with all local, state and federal laws regarding noise, vibration, dust and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction on exterior features shall not commence on any day before 7:00AM and shall not continue beyond 7:00PM; provided, however, that such construction shall not commence on Saturday before 8:00AM and shall end at 3:00PM. No construction activity shall take place on Sundays or legal holidays.
26. Final design and construction shall be in conformance to the plans approved by the Planning Board (referenced above), except where such plan(s) are specifically modified under the conditions included as part of this Decision.
27. The applicant shall comply with the Planning Board's Minimum Construction Program Requirements for Approved Definitive Plans: Notice to Applicants.
28. Soil erosion shall be prevented before it occurs, and it shall be the Applicant's responsibility not to undertake more work than can be safely and adequately controlled. Areas that cannot be restored or stabilized immediately shall be mulched immediately to prevent any potential erosion or sedimentation.
29. The project shall be constructed in accordance with all applicable provisions of the Leicester Zoning By-Laws and Subdivision Regulations.
30. All lots within the subdivision shall conform to the dimensional requirements of the Leicester Zoning Bylaw and shall not be modified to create Limited Frontage Lots (Leicester Zoning Bylaws, Section 1.3).

31. Construction debris and trash generated during construction shall be removed from the site quickly. At no time shall debris be allowed to become wind blown throughout the site or adjacent properties. Dumpsters or similar structures will be emptied and maintained appropriately and not show evidence of overflowing their capacity.
32. This approval shall not be treated as, nor deemed to be, assurance of compliance with wetlands laws regulated by the Conservation Commission. If there is any inconsistency between the approved subdivision plan and plans as may be approved by the Conservation Commission, the applicant shall submit an amended plan to the Planning Board for approval.
33. Granting of this approval by the Planning Board shall not be construed as approval from any other Board, official or regulation that is needed regarding permitting for this project.
34. Construction shall commence within two (2) years from the date of endorsement and completion of all construction of all ways and installation of all municipal services in accordance with applicable rules and regulations shall be within five (5) years from the date of endorsement. Failure to comply will result in automatic rescission of the approval of the plan. The time for such construction and/or installation may be extended upon the written request of the applicant, for good cause shown, prior to the expiration of the approval period, and upon a vote of the majority of the Planning Board. In all cases, failure by the applicant to commence construction of ways and services shown on the Definitive Plan within five (5) years from the date of endorsement shall result in the automatic rescission of the approval (§III.B.8).
35. If at any time prior to the completion of the project the Planning Board finds the performance guarantee to be inadequate to secure the remaining work, the Planning Board will pursue all legal means allowed to address the situation, including issuance of a cease and desist order for all construction activity and initiation of rescission of approval for the project. Any deadlines contained herein shall not be extended without a sufficient performance guarantee on the project.
36. **The Applicant shall be solely responsible for meeting all deadlines and/or requesting extensions to such deadlines as specified in this Decision.**

F. APPEALS

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

g:\town planners office\subdivisions\parker street north (2020)\decisions\parker street definitive decision draft.docx

RECORD OF VOTE

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

Jason Grimshaw, Chair

James Reinke, Vice Chair

Sharon Nist

Jaymi-Lynn Souza

Joshua Campbell

Copy of Decision sent to:

Applicant

Owner

Town Administrator

Building Inspector

Quinn Engineering

Assessors Office

QUINN ENGINEERING, INC.
P.O. Box 107, 579 Pleasant Street
Paxton, Massachusetts 01612-0107
Phone (508) 753-7999
Fax: (508) 795-0939

MEMORANDUM

To: Michelle Buck
From: Kevin Quinn
Re: Oak Bluffs Lane Subdivision, Followup Site Visit
Date: 7/22/2021

I conducted a site visit to Oak Bluffs Subdivision today, at your request. Conditions were partly sunny 74 degrees.

It is understood that following complaints of site runoff entering the property at 20 Oak Bluffs Lane, the developer made efforts to control stormwater.

Upon my arrival, I observed that an earthen berm, approximately 1 foot high, had been installed across Lot 10, just north of the Oak Bluff lane cul-de-sac.

It is my opinion that under a major storm, this berm will not be a sufficient to divert runoff away from the downgradient property at 20 Oak Bluff Lane. Additionally, surface water runoff generated on Lot 10 will continue to flow toward 20 Oak Bluff Lane.

It remains my recommendation that the Developer move forward on subdivision construction, including:

- completing the stormwater basin on Lot 10
- activating the drainage system in Oak Bluff Lane
- stabilizing the surface of Lot 10

Other efforts aimed at reducing runoff flowing toward 20 Oak Bluff Lane would also be appropriate. A swale to intercept and direct stormwater flow into the basin on Lot 10 could reduce or prevent runoff from flowing onto 20 Oak Bluff Lane.

From: pieles13@charter.net
To: [Buck, Michelle](#)
Subject: RE: [Leicester MA] Drainage on Oak Bluff Ln (Sent by John Pajer, pieles13@charter.net)
Date: Thursday, August 19, 2021 12:56:52 PM

Hi Michelle,

I'm wondering if there's any change to when the developer is going to open the drainage system up here on Oak Bluff Ln.

I went to the meeting on Tuesday but you either finished early or had to reschedule again because no one was there.

I came home today to a flooded garage and yard and dead chickens due to the water just pouring and gushing down the hill and over and through the wall. Getting way worse every time it rains. Attached you'll see a picture of the silt and debris that is going into Stiles lake from the flooding which is now an environmental issue for the lake. At one point my wife measured 6 inches of water in our yard.

The berm that he put in has only made the flooding worse and now is also washing out Sycamore and Lake Ave which are the dirt roads after the payment ends.

I'm really worried that if this isn't addressed immediately I going to be faced with a real disaster on my property.

He should be ordered to stop everything he's doing and get this drainage activated. This is a project that's going to take months and winter is coming fast. If the ground freezes the water is really going to destroy my property.

I do have video of today's flooding if there's any question of what I'm telling you and will be happy to share it with you.

All that I want is for the flooding to stop.

John Pajer
20 Oak Bluff Lane
Leicester MA

508-963-7006

Leicester Planning Board Minutes

June 15, 2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Jim Reinke, Sharon Nist, Jaymi-Lyn Souza, Joshua Campbell

MEMBERS ABSENT: Deb Friedman (Alternate)

STAFF PRESENT: Michelle Buck, Town Planner; Brooke Hultgren, Department Assistant

ORDER OF BUSINESS*

- 7:00PM **ANR Plan**
407 Pine Street (Assessors Map 40-B3.1), Applicant: Mark & Denise Hobby
- 7:05PM **Public Hearing, Special Permit Application, Continued**
SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante
- 7:30PM **Discussion, Request for Extension of Deadline to Complete Work,**
SP2003-01, Briarcliff Estates, Applicant: Matthew Bassick/Briarcliff Estates SV LLC
- 7:45PM **Discussion, Request for Zoning Map Amendment**
18 & 18A Sargent Street, Applicant: Nancy Ford
- 8:00PM **Board Re-Organization**
- 8:15PM **Board Committee Appointments:**
 - A. Central Mass Regional Planning Commission (CMRPC)
 - B. Economic Development Committee
 - C. Capital Improvement Committee
 - D. Memorial School Committee
- 8:30PM **Town Planner Report/General Discussion:**
 - A. Environmental Notification Form, 1603-1605 Main Street
 - B. Registry Form Signatures
 - C. Miscellaneous Project Updates
 - D. Board Member Committee Updates
 - E. Upcoming Meeting Dates

Adjourn

Mr. Grimshaw opens the meeting at 7:03 pm.

ANR Plan

407 Pine St (Assessors Map 40-B3.1), Applicant: Mark & Denise Hobby.

The applicants are requesting to transfer a piece of land from the abutter to meet setback requirements to build garage. The plan was revised to indicate owners of each parcel of land to address Ms. Buck's comments. Ms. Buck recommend that the Board endorse this plan.

Motion: Ms. Nist moves to endorse the ANR plan at 407 Pine St.

Second: Mr. Reinke

Discussion: None

Vote: All in favor.

Public Hearing, Special Permit Application

SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante

The applicant requested a continuance. The hearing can be continued to July 6, 2021 at 7 pm.

Motion: Ms. Nist moves to continue the public hearing to July 6, 2021 at 7 pm.

Second: Mr. Reinke

Discussion: None.

Vote: All in favor.

Discussion, Request for Extension of Deadline to Complete Work

SP2003-01, Briarcliff Estates, Applicant: Matthew Bassick/Briarcliff Estates SV LLC

The original special permit application was approved in 2003 and extended multiple times over the years. Thirteen units have been constructed and the roadway is paved. Ms. Buck recommends a short-term extension be granted. A full extension can be granted after the applicant submits a revised construction estimate to determine the amount of surety required.

Motion: Ms. Nist moves to extend the deadline to July 30, 2021 for work at Briarcliff Estates.

Second: Ms. Souza

Discussion: None

Vote: All in favor.

Discussion, Request for Zoning Map Amendment

18 & 18A Sargent Street, Applicant: Nancy Ford.

Ms. Ford's property has a residential home as well as a combined warehouse and office building. The surrounding area consists of mainly businesses due to the property's location off Rt. 9. The current retail use was grandfathered to be allowed on the property, so any future use would need to remain retail. The applicant is interested in changing the zoning from Residential 2 (R2) to Business (B) so the warehouse can be sold for commercial/industrial business uses allowed in the Business district. The Board supports the proposed zoning map amendment.

Ms. Ford said that she's been trying to sell the property, but didn't understand zoning issues. There was general discussion between Board members on the request and the property, and Ms. Ford was encouraged to speak with owners of abutting properties that might want to be included. If this moves forward will have to be approved at Town Meeting.

Motion: Ms. Nist moves to support the re-zoning proposal.

Second: Mr. Reinke

Discussion: Ms. Ford will reach out to neighbors to gauge interest in their properties being included in this zoning map change.

Vote: All in favor.

Board Reorganization

Motion: Ms. Nist moves to appoint Mr. Grimshaw as the Chair and Mr. Reinke as Vice-Chair.

Second: Mr. Campbell

Discussion: None

Vote: All in favor.

Board Committee Appointments

Memorial School Committee: Mr. Grimshaw

Capital Improvement Committee: Ms. Nist

Central Mass Regional Planning Committee: Ms. Souza

Economic Development Committee: Mr. Campbell

Motion: Ms. Souza moves to approve appointments as discussed.

Second: Mr. Reinke

Vote: All in favor.

Town Planner Report

Environmental Notification Form, 1603-1605 Main Street

This is related to a pending application for a gas station, convenience store, fast-food restaurant, and self-storage facility on the site at 1603 Main St. The ENF process is required because of the anticipated traffic volume, and the Town is provided the opportunity to comment. The project is going through extra levels of review at the state level before the applicants will apply for local permits. A variance from ZBA will be required for the traffic light, along with site plan review and special permit hearings through the Planning Board.

Miscellaneous Project Updates

Smuggler's Cove: special permit amendment application will be heard July 20 to shorten the road and allow for fewer lots.

Parker Street: Definitive Subdivision Plan application received; hearing will be July 20, 2021.

Subdivision Regulations: Town Counsel has recommended updates to Subdivision Regulations to address adequacy of access of roads leading to new developments. The public hearing will be July 6, 2021.

Upcoming Meeting Dates

July 6, 2021

July 20, 2021

Adjourn

Motion to Adjourn: Ms. Nist

Second: Mr. Reinke

Discussion: None

Vote: All in favor.

The meeting was adjourned at 8:06 pm.

Respectfully Submitted,

Brooke Hultgren, Department Assistant

Documents included in meeting packet:

- Town Planner Memo
- Quinn Engineering comments on Blueberry Lane Self-Storage Special Permit dated 6/1/2021
- Request for Extension: Briarcliff Estates from Matthew Bassick dated 5/11/2021
- Briarcliff Estates Senior Village – Victoria Drive 2021 Status Update Report dated 5/11/2021
- Briarcliff Plans
- Summary of Briarcliff Estates Decisions/Actions
- 18 and 18A Sargent St map
- Zoning Map – Leicester MA

LEICESTER PLANNING BOARD

7/6/2021

MEMBERS PRESENT: Jason Grimshaw (Chair), Sharon Nist, Jaymi-Lyn Souza, Jim Reinke, Joshua Campbell

MEMBERS ABSENT: Deb Friedman (Associate Member)

STAFF PRESENT: Michelle Buck, Town Planner

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: Martin Bitar
6. 8:30PM **Town Planner Report/General Discussion:**
 - A. Miscellaneous Project Updates
 - B. Board Member Committee Updates
 - C. Upcoming Meeting Dates
7. **Adjourn**

Mr. Grimshaw opened the meeting at 7:10 pm.

Public Hearing, Special Permit Application, Continued

SP2021-06: Blueberry Lane Self-Storage (Assessors Map 26A, Parcel B2), Applicant: Justin Zuffante

Mr. Dubois of DC Engineering made revisions based on comments from the Board and Quinn Engineering. Revisions to the plan include: a 20' landscape buffer, snow storage, a black chain-link entrance gate with keycard access, and additional stormwater management. EcoTec evaluated the site and found on-site isolated wetland that will require filing with the Conservation Commission under our local Wetland Bylaw. The Board discussed conditions. Per an abutter's request, the applicant will install a 6' tall opaque fence along the rear (east) side of the building. Hours of operation will be 7 AM to 8 PM, 7 days a week. The gate shall be black vinyl-coated chain link and shall conform to Fire Department access requirements. The building will be a neutral color. The applicant must provide paper copies of the final plans.

Motion: Ms. Nist moved to approve the Special Permit for Blueberry Lane Self Storage with conditions as discussed

Second: Mr. Reinke

Discussion: None

Vote: (5-0-0)

Discussion, Site Plan Review Application

SPR2021-01, 488 Stafford Street, Marijuana Cultivation/Transportation, Applicant: Faded LLC dba Dris Production Center

Christopher Fevry, owner of Faded LLC dba Dris Production, plans to renovate 488 Stafford St to become a non-retail marijuana establishment where product(s) will be manufactured, and transported to retailers. The applicant states that there will be no cultivation; the building will be used for product manufacturing (infused baked goods). The applicant also states that they will meet Board of Health requirements, and CCC requirements regarding odor control. The applicant says that the distillate used for infused products is odorless, and that the CCC requires HVAC systems with carbon filters. Mr. Reinke asks for information on before/after particulate matter. There will be 1 to 3 delivery vehicles. Ms. Buck requests that an exterior lighting plan be submitted. Ms. Buck notes if the applicant plans on paving the back parking lot that a stormwater plan must be submitted as well. Tony Capachietti, project engineer from Hayes Engineering, requests comments from the Board in order to revise the plans. A definitive parking plan and responses to Quinn Engineering's comments must be submitted to receive Board approval.

Motion: Ms. Nist moves to continue the hearing with the applicant's permission to August 3, 2021 at 7:00PM or as soon thereafter can be heard.

Second: Mr. Reinke

Discussion: The applicant agrees to continue the hearing past the deadline for decision.

Vote: (5-0-0)

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

The new recommended surety amount based on Quinn Engineering's estimate plus the legal contingency is \$263,111.

Motion: Ms. Nist moves to accept the \$263,111 amount as the new surety estimate for Briarcliff Estates.

Second: Mr. Reinke

Discussion: None.

Vote: (5-0-0)

Parking Waiver Request, 200 Main Street

Parking for proposed retail space, Applicant: Martin Bitar

The existing site has a gas station, auto sales, vehicle service bays, and a small retail area where customers pay for gas. The Applicant, Martin Bitar, plans to convert part of an existing storage building into retail space. The additional retail space will require at least 3 more parking spaces on site. Mr. Bitar says the sides of the building can be used for additional parking, but Ms. Buck notes there could be emergency access issues. Mike Wilson, Fire Chief, seconds the concern about emergency access.

Motion: Ms. Nist moves to continue the parking waiver request at 200 Main St to August 3, 2021.

Second: Mr. Reinke

Discussion: The applicant should submit plans to scale that include the proposed number and location of parking spots on site.

Vote: (5-0-0)

Public Hearing, Subdivision Regulation Amendments

Roadway access, submittal procedures, updating appendices

Per the recommendation of Town Counsel, Ms. Buck proposes updates to the Town's Subdivision Regulations. The section relating to road access will be amended to allow for improvements to roads adjacent to subdivisions. References to appendices and several appendices to the Subdivision Regulations will be eliminated. The delivery method and number of plan copies required for preliminary and definitive subdivisions were also changed.

Motion: Ms. Nist moves to approve the proposed subdivision regulation amendments as presented by Ms. Buck.

Second: Mr. Reinke

Discussion: None

Vote: (5-0-0)

Town Planner Report/General Discussion

- A. Miscellaneous Project Updates: None.
- B. Board Member Committee Updates
Open Space & Recreation Plan Committee will meet July 13.
The Harvest Fair will be held September 18, 2021.
- C. Upcoming Meeting Dates: July 20, 2021 & August 3, 2021

Adjourn

Motion: Ms. Nist

Second: Mr. Reinke

Discussion: None

Vote: (5-0-0)

The meeting was adjourned at 9:23 pm.

Respectfully submitted,

Brooke Hultgren, Department Assistant

Documents included in meeting packet:

- Agenda
- Town Planner Memo dated July 1, 2021
- Blueberry Lane Self-Storage - Special Permit Application
 - DC Engineering Memo dated 6/28/2021
 - Plans dated 4/12/2021
 - Driveway Permit dated 3/17/2021
 - Building Specs
 - Town Planner comments dated 6/30/2021
 - Town Planner comments dated 5/24/2021
 - Draft decision dated 6/30/2021
- Site Plan Review Application – 488 Stafford St/Dris Production Center

- Application dated 5/20/2021
 - Plans dated 5/21/2021
 - Quinn Engineering comments dated 6/14/2021
 - Police comments dated 5/25/2021
 - Highway comments dated 5/25/2021
 - Hayes Engineering Memo dated July 1, 2021
- Proposed Subdivision Regulation Amendments dated 5/26/2021
- Surety amounts estimate for Briarcliff Estates dated 6/29/2021
- Photo: 200 Main St
- Draft parking plan 200 Main St

**LEICESTER PLANNING BOARD
8/3/2021**

MEMBERS PRESENT: Jim reinke (Vice-Chair), Josh Campbell, Jaymi-Lyn Souza, Sharon Nist, Deb Friedman (Associate Member)

MEMBERS ABSENT: Jason Grimshaw (Chair)

STAFF PRESENT: Michelle Buck, Town Planner; Brooke Hultgren, Department Assistant

ORDER OF BUSINESS*

1.	7:00PM	Discussion, Site Plan Review Application, Continued SPR2021-01, 488 Stafford Street, marijuana cultivation, manufacturing & transportation, Applicant: Faded LLC dba Dris Production Center
2.	7:10PM	Discussion, Request for Extension of Deadline to Complete Work, SP2003-02, Oakridge Estates, Applicant: Kevin Maher
3.	7:20PM	Parking Waiver Request, 200 Main Street Parking for proposed retail space, Applicant: Marin Bitar
4.	7:30PM	Public Hearing, Special Permit SP2021-07, 1439 Main, Earth Filling, Applicant: Central Land Development Corp.
5.	7:45PM	Public Hearing, Special Permit Amendment SP2019-02, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots), Applicant: Central Land Development Corp.
6.	8:15 PM	General Discussion: A. Oak Bluff Lane Subdivision B. Zoning Bylaw Amendments
7.	9:00PM	Approval of Minutes • 6/15/2021
8.	9:15PM	Town Planner Report/General Discussion: A. Miscellaneous Project Updates B. Board Member Committee Updates C. Upcoming Meeting Dates
9.	Adjourn	

The meeting opened at 7:06 pm.

There were technical difficulties with the hybrid meeting format. All agenda items will be continued.

Motion: Mr. Campbell moves to continue all agenda items to August 17, 2021.

Second: Ms. Nist

Discussion: None.

Vote: All in favor.

Adjourn

Motion: Mr. Campbell.

Second: Ms. Nist

Discussion: None.

Vote: (4-0-0)

The meeting was adjourned at 7:25 pm.