



# Town of Leicester PLANNING BOARD

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

## PLANNING BOARD AGENDA WEDNESDAY September 22, 2021 @ 7:00PM

<b><i>In-Person Only</i></b>
<b>Meeting Room 3 Leicester Town Hall, Lower Level</b>

### ORDER OF BUSINESS\*

1. 7:00PM **Public Hearing, Special Permit, Continued**  
SP2021-07, 1439 Main, Earth Filling, Applicant: Central Land Development Corp.
2. 7:15PM **Public Hearing, Special Permit Amendment, Continued**  
SP2019-02, Smuggler's Cove Open Space Residential Development (reduction in road length & # of lots), Applicant: Central Land Development Corp.
3. 7:30PM **Public Hearing, Definitive Subdivision Plan & Special Permit**  
DSUB2021-02/SP2021-08, Skyview Estates, 651 Main Street, 74-unit residential subdivision, mix of duplex & multi-family structures, Applicant: MKPEP770, LLC
4. 7:45PM **Public Hearing, Definitive Subdivision Plan, Continued**  
DSUB2021-01, Parker Street North, 3 lot subdivision, Applicant: Schold Development, LLC.
5. 8:00PM **Discussion, Site Plan Review Application, Continued**  
SPR2021-01, 488 Stafford Street, marijuana cultivation, manufacturing & transportation, Applicant: Faded LLC dba Dris Production Center
6. 8:30PM **General Discussion:**  
Oak Bluff Lane Subdivision
7. 8:35PM **Town Planner Report/General Discussion:**
  - A. Miscellaneous Project Updates
  - B. Board Member Committee Updates
  - C. Upcoming Meeting Dates
8. **Adjourn**

**\*Note: Agenda times for items that are not public hearings may be taken out of order.**

"The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law"



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## Memorandum

**TO:** Planning Board Members  
**FROM:** Michelle R. Buck, AICP  
Town Planner/Director of Inspectional Services  
**DATE:** September 2, 2021  
**RE:** **September 7, 2021 Planning Board Meeting**

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

### **1. Public Hearing, Special Permit, SP2021-07, 1439 Main, Earth Filling**

The applicant submitted revised plans and a revised drainage/hydrology report 9/14/2021. Revised plans are attached; drainage report is online. I've enclosed a draft decision to summarize the relevant issues and so that it's ready if concerns from the Board and Quinn Engineering are addressed by the hearing date.

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

#### ***There are no changes since the last meeting.***

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

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

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

I advise the Board to allow the applicant to present his project in full and respond to Board concerns (and allow for comment for the public) before proceeding to a motion to approve or deny. I've enclosed the prior decision on this project again, as it summarizes the issues and the

relevant evaluation criteria. The OSRD bylaw is contained in Section 5.13 of the Zoning Bylaw (starting on page 56).

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

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

As noted previously, there are very serious deficiencies with the design of this project that will require significant revisions to the plans. To date, I have not received revised plans.

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

Revised plans, lighting details, and a revised draft decision are enclosed. The highlighted text in the decision is what has changed (other than minor changes such as typos & listing new documents). I consolidated 3 separate street light conditions into 1, and rewrote other conditions based on discussion at the last meeting and new information submitted. The main outstanding item is Quinn Engineering review of the revised plans; I expect to have comment by the hearing date.

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

Quinn Engineering comments and a draft decision are enclosed. My proposed conditions include the requirement for a surveyed plan and Board of Health approval prior to changes to the rear parking area. I discussed the parking/septic system issue briefly with Shelley Hultgren (Title 5 Inspector/Agent) and she doesn't have sufficient information to evaluate the project at this time. I also asked the applicant to provide at least a summary description of odor control and security, beyond simply stating that these items will meet CCC requirements.

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](mailto:buckm@leicesterma.org).

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

- NOTE:  
1.) PROPERTY LINES/SITE FEATURES ARE TAKEN FROM PLAN PREPARED BY J.R. RUSSO & ASSOCIATES ENTITLED AS-BUILT PLAN FOR 1439 MAIN STREET LEICESTER MA DATED 9-23-10.
- 2.) THE PURPOSE OF THIS PLAN IS FOR THE PREPARATION OF THE EXISTING PARCEL LOCATED AT 1439 MAIN STREET FOR FUTURE A DEVELOPMENTAL.
- 3.) MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF LEICESTER'S DEPARTMENT OF PUBLIC WORKS & PARKS STANDARD SPECIFICATIONS & DETAILS, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.
- 4.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- 5.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.
- 6.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
- 7.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.
- 8.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ABUTTING PROPERTIES.
- 9.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.
- 10.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
- 11.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF STURBRIDGE'S HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.
- 12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF LEICESTER REQUIREMENTS.
- 13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.



LOCUS MAP

LIST OF DRAWINGS:

- |           |                     |
|-----------|---------------------|
| SHEET - 1 | COVER SHEET         |
| SHEET - 2 | EXISTING CONDITIONS |
| SHEET - 3 | GRADING PLAN        |
| SHEET - 4 | DETAIL SHEET        |

ZONE: (HB-1) HIGHWAY BUSINESS INDUSTRIAL 1 DISTRICT		
	MAX./REQUIRED	PROVIDED
LOT AREA:	60,000 SQ. FT.	408,952 SQ. FT.
FRONTAGE:	200'	247±
BUILDING HEIGHT (MEAN):	55'	N/A
LOT COVERAGE:	40%	N/A
IMPERVIOUS SURFACE:	40%	N/A
SETBACK REQUIREMENTS		
FRONT:	50'	N/A
SIDE:	50'	N/A

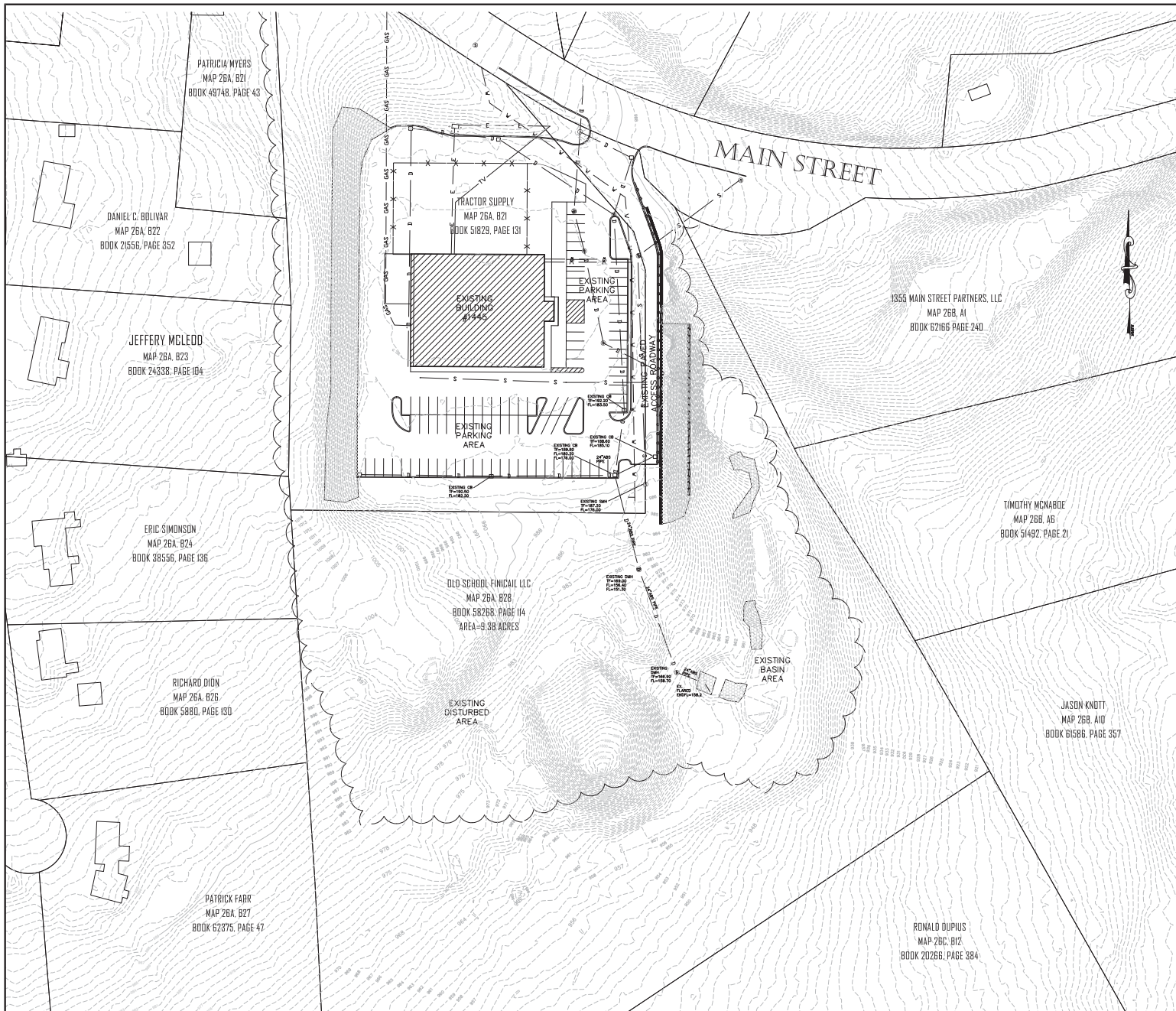


*Andrew R. Russo*

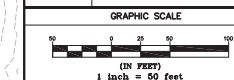
REVISIONS		
REV.	DATE	DESCRIPTION
1	7/29/21	REVISED PER COMMENT LETTER.
2	9/14/21	REVISED PER QUINN COMMENTS.
PROJECT NO.	21-212	
DESIGNED BY	PML	
CHECKED BY	AB	
DATE	6/21/21	
CAD FILE	21-212 SPECIAL PERMIT PLAN	

P.E.	P.L.S.
APPROVAL UNDER SITE PLAN REVIEW. LEICESTER PLANNING BOARD BEING A MAJORITY	
APPROVAL DATE: _____ ENDORSEMENT DATE: _____	
PREPARED BY: <b>SUMMIT</b> Engineering & Survey, Inc. 700 MAIN STREET OXFORD, MA 01537 P: (508) 887-8713 F: (508) 887-8714	
SHEET TITLE COVER SHEET	
SPECIAL PERMIT PLAN at 1439 MAIN STREET (ROUTE 9) LEICESTER, MA PREPARED FOR SCHOLD DEVELOPMENT	
SHEET NO. C-1.0	



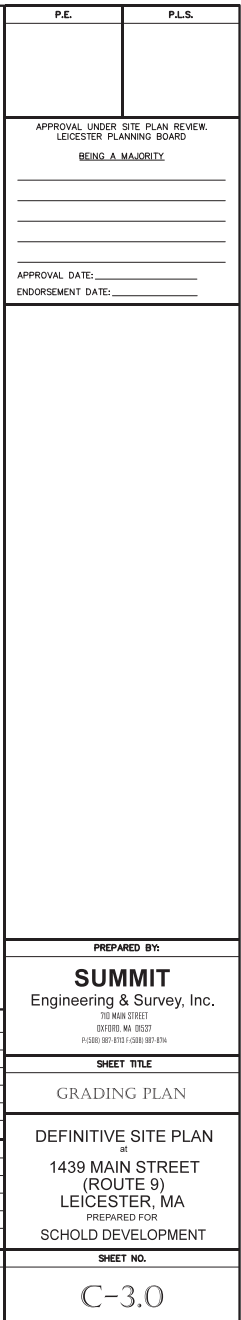


REVISIONS		
REV.	DATE	DESCRIPTION
1	7/29/21	REVISED PER COMMENT LETTER.
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PROJECT NO. 21-212		
DESIGNED BY PML		
CHECKED BY AB		
DATE 6/14/21		
CAD FILE 21-212 SPECIAL PERMIT		



P.E.	P.L.S.
APPROVAL UNDER SITE PLAN REVIEW. LEICESTER PLANNING BOARD BEING A MAJORITY	
APPROVAL DATE: _____ ENDORSEMENT DATE: _____	
PREPARED BY: <b>SUMMIT</b> Engineering & Survey, Inc. 710 MAIN STREET OXFORD, MA 01537 P: (508) 887-8713 F: (508) 887-8714	
SHEET TITLE EXISTING CONDITIONS PLAN	
SPECIAL PERMIT PLAN at 1439 MAIN STREET (ROUTE 9) LEICESTER, MA PREPARED FOR SCHOLD DEVELOPMENT	
SHEET NO. C-2.0	









# **Town of Leicester PLANNING BOARD**

LEICESTER, MASSACHUSETTS, 01524-1333

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

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

**9/16/2021 DRAFT**

**Date:**

**File Number:** SP2021-07

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

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

**Location:** 1439 Main Street (Map26A, Parcel B28)

**Deed Ref.:** Book 58268, Page 114

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

**Water/Sewer:** n/a

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

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

***Procedural History:***

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



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

2. The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.
3. The Planning Board held a public hearing on the application on August 3, 2021\*. The hearing was continued to August 17, 2021\*, August 31, 2021\*, September 7, 2021\* and September 22, 2021. At each hearing date(s) opportunity was given to all those interested to be heard in favor of or opposition to such application. The hearing was closed on \_\_\_\_\_.

*\*No discussion on this date*

4. During the review process, the following documents, exhibits and plans were submitted to the Planning Board:
  - A. The plans and submittals referred to above;
  - B. Correspondence of Quinn Engineering, Inc. to Leicester Planning Board dated July 14, 2021 and \_\_\_\_\_;
  - C. Written comments from the following Town Boards and Departments: Police Department and Town Planner.

#### ***Findings:***

1. The subject property is located in the Highway-Business Industrial (HB-1) zoning district, which allows "Earth Filling Operation" (§3.2.04.4) by special permit from the Planning Board. Earth Filling & Removal operations are further regulated by §5.16.
2. The proposed project consists of filling the existing site with 96,000 c.f. of material to create a padded site for a future building, which the size and use has not been determined at this time.
3. The Planning Board finds that the application **has met/has not met** the requirements of §5.16.I (Special Permit Criterial for Earth Removal & Fill Operations), as described below:

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

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

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

**[Insert findings text here based on discussion at hearing]**

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

[Insert findings text here based on discussion at hearing]

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

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

5. Section 5.5.03.2 of the Zoning By-law, HB-1 district Special Permit Review Criteria, states that “the Planning Board shall grant a special permit only after finding that the proposed use will be consistent with the purpose and intent of the bylaw, and that the proposed use or structure is in conformance with the following criteria:” The Planning Board finds that the application has met the requirements of the Special Permit Criteria, as described below:

- A. **Provision shall be made for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets and property. The service level of adjacent streets shall not be significantly reduced due to added traffic volume or type of traffic in accordance with the most recent edition of the Massachusetts Highway Department Highway Capacity Manual;**  
The Board finds that the proposed project will accommodate projected traffic associated with the proposed development without undue traffic congestion.
- B. **The proposed use shall not overload the capacity of water and sewer systems, stormwater drainage, solid waste disposal facilities, and other public facilities.**  
No water, sewer, or other utilities are required for the proposed project.
- C. **The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use.**  
No wastes will be produced from the proposed project.
- D. **The project shall comply with all applicable environmental laws and regulations.**  
The Board finds that the Applicant has complied with this requirement.
- E. **The proposed project shall be consistent with Leicester's Master Plan.**  
The HB-1 zoning district was created to implement the economic development goals of the Master Plan. This district allows a variety of retail and commercial uses. The Board finds the proposed uses to be consistent with economic development along Route 9 as envisioned in the Master Plan.
- F. **The project shall comply with all Site Development Standards required in the HB-1 District.**  
These standards are inapplicable.



6. Section 5.2.05 of the Zoning By-law contains Standards for Site Plan Approval (standards A-G). With regard to the Applicant's development proposal, the Planning Board makes the following findings pursuant to Section 5.2.05:
- A. **The use complies with all the provisions of the Leicester Zoning By-Law;**  
The Board finds that this standard has been met as conditioned herein.
  - B. **The use will not materially endanger or constitute a hazard to the public health;**  
The Board finds that this standard has been met as conditioned herein.
  - C. **The use will not create undue traffic congestion or unduly impair pedestrian safety;**  
The finds that the proposed project will accommodate projected traffic associated with the proposed development without undue traffic congestion and will not impair pedestrian safety.
  - D. **Sufficient off-street parking exists or will be provided to serve the use;**  
The Board finds the applicant has met this standard; no parking lot is proposed and there is adequate room for earth moving equipment.
  - E. **The use can be adequately served by water, sewer, and other necessary utilities, or if these are unavailable, that they will be brought to the site at the owner's expense; or, the Planning Board is satisfied that the proposed alternatives will comply with all applicable regulations;**  
No utilities are required for the proposed project.
  - F. **The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or ground water;**  
Waiting on Quinn comments [Usual wording: Based on the review by the Board's consulting engineer, Quinn Engineering, Inc., the Board finds the stormwater system meets applicable standards as conditioned herein.]
  - G. **The use will not result in any undue disturbance to adjoining property owners or the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.**  
The Board finds that this standard has been met as conditioned herein.

***Decision:***

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

**Pre-Construction/Use**

1. The Special Permit shall not take effect until it has been recorded at the Worcester District Registry of Deeds and evidence of such recording is delivered to the Planning Board.
2. Prior to the issuance of any required building permits, all required federal, state, and local permits and licenses for the construction of the proposed project which is the subject matter of the building permit shall be obtained and presented to the Building Inspector.

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

#### **General**

4. Final design and construction and use of the site and structure shall be in substantial conformance to the plans submitted to the Planning Board and this Order of Conditions. No substantial corrections, field modifications, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board, which in its sole discretion, may determine such substantiality. Any requests for substantial modifications shall be made to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary and supporting documentation.
5. Unauthorized deviations from the approved plan and all related application materials may result in the Planning Board seeking the issuance of a Cease and Desist Order until the deviation is addressed. Violation of any condition contained herein or failure to comply with the approved plan shall subject the Applicant to a zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A.
6. Construction on the site must be started or substantial activity commenced by \_\_\_\_\_ (one year from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion within by \_\_\_\_\_ (two years from the date of approval). Such deadlines may be extended for good cause upon the written request of the applicant prior to the specified deadline. If the time period for commencement or completion has elapsed, the rights granted by this approval shall expire and may be reestablished only after another application.
7. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.
8. The use shall not result in any undue disturbance to adjoining property owners or to the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.
9. All travel lanes and parking areas shall remain accessible and clear of snow year-round. In such instances where snow storage areas are not sufficient to accommodate heavy snow, the Applicant shall remove snow off site to ensure that all travel lanes and parking areas are accessible.
10. All signs shall comply with §3.2.07 of the Zoning By-law, unless a special permit or variance is granted by the Zoning Board of Appeals.

#### **Project-Specific Conditions:**

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

#### **Construction**

13. During construction, the Applicant shall comply with all local, state and federal laws regarding noise, vibration, dust and blocking of Town roads. The Applicant shall at all times

use all reasonable means to minimize inconvenience to residents in the general area. Construction on exterior features shall not commence on any day before 7:00AM and shall not continue beyond 7:00PM; provided, however, that such construction shall not commence on Saturday before 8:00AM and shall end at 3:00PM. There shall be no construction on any Sunday or state or federal legal holiday.

14. Members or agents of the Planning Board shall have the right to enter the site at reasonable times to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
15. The Applicant and/or property owner shall provide at least forty-eight (48) hour notice to the Town Planner and the Planning Board's engineer, prior to commencing any work on the site that requires inspection or review.
16. The Applicant shall promptly pay the reasonable fee of the consulting engineers for review of plans or field inspections during the construction phase.
17. Sediment tracked onto abutting public or private ways from construction activities shall be swept at the conclusion of each construction day, until all work areas have been properly stabilized.

#### **Project Completion Sign-Off**

18. The Applicant shall notify the Planning Board when work is complete and ready for inspection.
19. The Applicant is required to receive a Certificate of Project Completion when the project is complete and stabilized prior to deadline to complete work, as may be extended. Failure to receive a Certificate of Project Completion shall be considered a zoning violation. No final Certificate of Project Completions shall be issued until site work is complete and all conditions of approval have been addressed. Prior to the issuance of a certificate of completion, all site improvements, landscaping, and infrastructure specified on the plans shall be constructed and installed to adequately serve said Facility.
20. If there are field changes from the approved site plans referenced above, the Applicant shall submit as-built plans (3 full-size copies, 1 11" x 17" and a .pdf version) showing such changes prior to the final Certificate of Project Completion. No final Certificate of Project Completion shall be issued until the Planning Board or its agent confirms that all improvements or alterations substantially comply with the approved Site Plan.
21. Approval by the Planning Board shall not be construed as approval from any other board, official or regulation that is needed regarding permitting for this project.

## **RECORD OF VOTE**

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

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Jason Grimshaw, Chair

---

James Reinke, Vice Chair

---

Sharon Nist

---

Jaymi-Lyn Souza

---

Joshua Campbell

---

Deb Friedman, Associate Member

*Copy of Decision sent to:*

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

\* by certified mail

\*\* where applicable

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



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

RECEIVED  
2020 JAN -8 PM 2:46  
TOWN CLERK & OFFICE  
LEICESTER, MASS.

## **SPECIAL PERMIT DECISION**

**Date:** January 7, 2020

**File Number:** SP2019-02

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

**Owner:** Same as Applicant

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

**Deed Ref.:** Book 59309/Page 122

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

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

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

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

### ***PROCEDURAL HISTORY:***

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

- g) Letters from Greenwald & Greenwald, LLP Attorneys at Law dated August 16, 2019 and October 23, 2019.
- h) The following Plans (2 sheets) prepared by Allen Engineering & Associates, Inc., dated July 8, 2018, revised through January 7, 2020:

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

- i) Color presentation plan showing estimated location of houses and tree clearing, prepared by Allen Engineering and Associates, Inc. dated July 8, 2019, revised through January 7, 2020.
2. The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.
  3. The Planning Board held a public hearing on the application on August 20, 2019\*. At the applicant's request, the hearing was continued to September 3, 2019\*. The September 3, 2019\* hearing was re-scheduled for September 10, 2019, then continued to October 15, 2019, November 5, 2019\*, November 19, 2019\*\*, December 3, 2019\*\* December 17, 2019\*\*, December 19, 2019\* and January 7, 2020 to allow the Applicant to address comments from the public, the Board and other Departments. At each hearing date(s) opportunity was given to all those interested to be heard in favor of or opposition to such application. The hearing was closed on January 7, 2020.  
*\*no discussion*  
*\*\*meeting cancelled*
  4. During the review process, the following documents, exhibits and plans were submitted to the Planning Board:
    - a) The plans and submittals referred to above;
    - b) Correspondence of Quinn Engineering, Inc. to Leicester Planning Board dated August 12, 2019 and September 26, 2019;
    - c) Written comments from the following Town Boards and Departments: Conservation Commission, Historical Commission, Police Department, Leicester Water Supply District, and Town Planner.
    - d) Written comments from the French River Connection dated November 12, 2019
    - e) Written comments from the following Leicester residents: Marisa Cantara Ayyvazian, David Baril, William & Cathy Battelle, Robert Bembridge, Adam Ceredona, Ed & Sandy Dickinson, Sean Fadden, Sarah Giguere, Marie Harrington, Kevin & Bonnie Layden, Pamela Bembridge Murphy, Mark & Carrie Parapinto, and Robert & Dolores Richmond.
    - f) Letters from Town Counsel Petrini & Associates (not public record)



## ***FINDINGS:***

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

7. Both the conventional and OSRD proposals show roadways over easements on land owned by others.
8. Leicester's Zoning Bylaw, Section 5.13.07 (A) requires that "no less than 50% of the land area shall be devoted to open space" and "no more than 50% of the open space may contain wetlands." The OSRD plan shows  $\pm 31.3$  acres of open space (52% of the total land area of  $\pm 60.2$  acres). The proposed open space contains 2.3 acres of wetlands (7.3%).
9. The Applicant proposes that the open space remain private as part of a Homeowners' Association that will maintain it in perpetuity. The Open Space will be available to residents of the subdivision to access the open space using existing logging trails. In addition, a beach and swim area will be provided for homeowners that don't have direct water access.
10. MGL, Chapter 40A, §9 requires that the Board find uses allowed by special permit to be "in harmony with the general purpose and intent of the ordinance or bylaw." The Board finds that this project is in harmony with the purpose and intent of the Bylaw.
11. Special Permit Criteria in Section 5.13.09 (B) of the Zoning Bylaw:
  - a) **The development meets the purpose of an Open Space Residential Development as described in Section 5.13.01.**

The OSRD plan preserves  $\pm 31.3$  acres (52% of the total land area of  $\pm 60.2$  acres) as permanently protected open space. The project accommodates the site's physical characteristics, particularly wetlands and topography, by reducing the overall footprint of roadways and residential development areas thereby minimizing impacts on the site's wetland areas. The open space area will preserve scenic vistas of Sargent Pond below. The peninsula extending into Sargent Pond from the site will also be preserved as open space restricted to use by the residents of the subdivision.
  - b) **The site design shall preserve and, where possible, enhance the historic and natural features of the property, including scenic views, by adapting the location and placement of structures and ways to the existing topography in order to minimize the amount of soil removal, tree cutting and general disturbance to the landscape and surrounding properties.**

As noted above, the project preserves a significant amount of open space and is designed to adapt to existing topography. The project minimizes soil removal, tree cutting and land disturbance. Special historic and natural features will be further identified and provided for in development of the Definitive Subdivision Plan.
  - c) **The site design shall identify and ensure preservation of significant and special historic and natural features.**

The site design protects significant wetland areas and scenic views of Sargent Pond. The Applicant will investigate potential historic cave of historic interest per comments from the Historical Commission. The Notice of Intent process through the Conservation Commission will also be required.
  - d) **The open space is designed in accordance with the standards set forth in this Section 5.13.**

The Board finds that the project meets these standards as conditioned herein and as modified by vote of the Board (see WAIVERS, below). [Note: these are specifically the standards in Section 5.13.07 – Open Space Use & Design Standards. The project meets these standards except where the Applicant has requested waivers to allow a drainage basin in the open space and reduce buffers as described below.]

- e) **The parcel could be developed as a conventional subdivision under existing local, state and federal land use regulations.**

The Board finds that the site could be developed as a conventional subdivision.

- f) **The Open Space Residential Development provides for efficient use and delivery of municipal and other services and infrastructure.**

The residential lots will be served by public water and sewer. The project will minimize road maintenance costs as compared to a standard development.

### ***WAIVERS:***

#### **Zoning Bylaw:**

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

#### **Subdivision Rules and Regulations**

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

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

## ***DECISION:***

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

## ***CONDITIONS:***

### **General**

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

### **Project-Specific Conditions:**

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

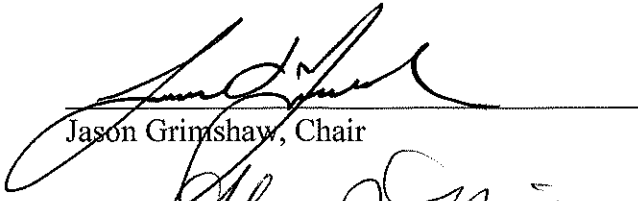
land use restrictions in accordance with Section 5.13.07.C.(2) of the Zoning Bylaw where the buffer has been reduced, with the intent of minimizing tree removal within the 100 foot buffer, allowing only limited tree clearing for water access for residents.

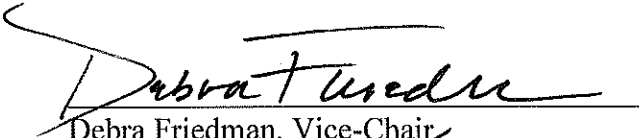
12. The Open Space shall be maintained in perpetuity in accordance with Section 5.13.08 of the Zoning Bylaw (Open Space Ownership and Management). The open space shall be conveyed (or otherwise protected) as soon as practical; the specific deadline shall be determined by the Planning Board at the Definitive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


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

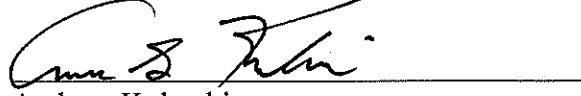
## RECORD OF VOTE


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

  
Jason Grimshaw, Chair

  
Debra Friedman, Vice-Chair

  
Sharon Nist

  
Andrew Kularski

  
Jaymi-Lyn Souza

*-opposed*

## APPEALS

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

*Copy of Decision sent to:*

*Applicant\**

*Building Inspector*

*Police Department*

*Owner*

*Quinn Engineering*

*Fire Department*

*Town Administrator*

*Assessors Office*

*Highway Department*

*Conservation Commission*

*Applicable Water District*

*Applicable Sewer District*

*Historical Commission*

*Board of Health*

*Applicant Engineer*

*Applicant's Attorney (where applicable)*

\* by certified mail

Notice of Decision mailed to:

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



QUINN  
ENGINEERING, INC.

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

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July 21, 2021

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

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

To the Board:

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

- Plan entitled "MODIFICATION, Preliminary Plan, Open Space Residential Development Plan in Leicester, Massachusetts", 1 sheet, dated May 26, 2021 with revision date of 7/13/21, prepared by Summit Engineering & Survey, Inc. of Oxford, MA.
- Letter to Leicester Planning Board dated June 2, 2021 with Project Narrative, submitted by Summit Engineering & Survey, Inc. of Oxford, MA
- Letter to Leicester Planning Board dated June 2, 2021 with List of Requested Waivers, submitted by Summit Engineering & Survey, Inc. of Oxford, MA
- Letter to Leicester Planning Board, dated July 14, 2021, identifying revisions to the proposed OSRD plan, submitted by Summit Engineering & Survey, Inc. of Oxford, MA.

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

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

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

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

1. **Comment Withdrawn.** The proposed number of lots has been reduced to 10, to comply with §5.13.06, C, of the Zoning Bylaws.
2. **Comment Stands.** Waive §5.13.07, C (1) of the Zoning Bylaws, to permit a buffer strip less than 100 feet at the perimeter of the project, to accommodate construction at the entrance, and along Sargent Pond.

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

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

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

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

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

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

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

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

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

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

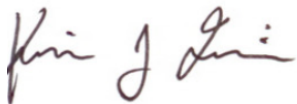
*§5.13.06, C limits the length of dead-end roads to 1,000 feet and the number of lots served to 10. The Institute for Transportation Engineering (ITE) publication "Recommended Guidelines for Subdivision Streets" recommends limiting dead-end streets to 1,000 feet in length, and that such roads be designed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

Our comments pertaining to the OSRD plan are found below:

1. **Comment Stands.** Previously the Applicant provided evidence that municipal water service and sewer disposal capacity was sufficient to serve this project. Leicester Planning Board may wish to confirm that the capacity for such services to this project remains sufficient.
2. **Comment Stands.** Comments on the previous project, pertaining to the Emergency Access Road, which is partially located within an existing easement remain. If it did not take place previously, the Applicant should research and document that the terms of the easement are compatible with the Emergency Access Road, and its maintenance.
3. **New Comment.** Plans have been revised to eliminate the proposed Emergency Access Road. An Emergency Access Road would be an appropriate means of mitigating concerns for safety on a dead-end road of length which exceeds the limit.

Please contact this office should you have questions.

Sincerely,  
QUINN ENGINEERING, Inc.



Kevin J. Quinn, P.E.  
President

**From:** [Buck, Michelle](#)  
**To:** ["Paul Fontaine"](#)  
**Subject:** RE: Drone Video  
**Date:** Tuesday, August 17, 2021 5:04:00 PM

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The Smuggler's Cove hearing will be continued (we don't have enough Board members attending tonight). I don't yet know the date.

I haven't previously displayed a video through GoToMeeting, but I can try. It would be useful to shorten the length of the video.

Michelle R. Buck, AICP  
Leicester Town Planner/Director of Inspectional Services  
508-892-7007  
[buckm@leicesterma.org](mailto:buckm@leicesterma.org)

*Please note that Leicester Town Hall is closed on Fridays.*

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**From:** Paul Fontaine <Paul@libertymovers.com>  
**Sent:** Tuesday, August 17, 2021 4:21 PM  
**To:** Buck, Michelle <BuckM@leicesterma.org>  
**Cc:** Paul Fontaine <Paul@libertymovers.com>  
**Subject:** FW: Drone Video

Hi Michelle,

Could you please review the attached link video showing the smugglers cove project, with tree removal before tonight's meeting. I would like to have it available to review if needed?

Let me know if you should have any questions or concerns.

*Paul Fontaine*

Liberty Movers, Inc  
O-508-892-7241  
C-508-612-1951  
[www.libertymovers.com](http://www.libertymovers.com)

**Here it is:**

[https://drive.google.com/file/d/1g\\_zKf0tC0IXreX\\_02O3TQ-nVwL8XZB5S/view?usp=sharing](https://drive.google.com/file/d/1g_zKf0tC0IXreX_02O3TQ-nVwL8XZB5S/view?usp=sharing)

**Here is a youtube version as well (might still be processing when you get this):**

<https://youtu.be/OAZNy3DD-KE>

**From:** [Carrie Panepinto](#)  
**To:** [Buck, Michelle](#)  
**Subject:** current aerial footage of Smuggler's Cove  
**Date:** Wednesday, September 1, 2021 7:31:03 AM

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Good morning Ms. Buck,

Someone took footage of Smuggler's Cove from mid-August. Since the photos presented at the last (or next to last?) planning board meeting were from mid-March, they only show some of the clearing.

Here is what the land looks like today. Please share with the rest of the planning board.

[https://drive.google.com/file/d/1g\\_zKf0tC0IXreX\\_02O3TQ-nVwL8XZB5S/view?usp=sharing](https://drive.google.com/file/d/1g_zKf0tC0IXreX_02O3TQ-nVwL8XZB5S/view?usp=sharing)

Here is a youtube version as well: <https://youtu.be/OAZNy3DD-KE>

Please let me know if you have difficulty viewing.

Carrie Panepinto

43 Water Street, Leicester

774-615-9910

Preview YouTube video drn



# 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:** September 9, 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 9/9/2021
2	copies	Parker Street (North) - Revised Definitive Subdivision Plans, 9/8//21 (Full Size Plans)
1	copies	Parker Street (North) - Revised Definitive Subdivision Plans, 9/8/21 (11 x 17 Plans)
3	copies	Parker Street (North) - Final Proposed HydroCAD Stormwater Analysis, 9/8/21
1	email	Revised PDF Digital Copy of Submittal Materials, 9/9/21
	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

September 9, 2021

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

**Subject: Parker Street (North)  
Definitive Subdivision Revision #2**

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.

- Quinn Engineering, Inc. (QEI), dated September 1, 2021, received via email by Mr. Kevin Quinn, P.E.

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 hearings to date, GRAZ submits the following 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**

### **Hydrology and Stormwater:**

6. *The Engineer has provided logs of soils testing conducted per Massachusetts Stormwater Management Policy. Results of soils tests indicates that infiltration basin B1 does not comply with required separation between the basin floor and estimated seasonal high groundwater table of 2 feet.*

The plans have been revised by moving the proposed infiltration basin B1 horizontally perpendicular to the existing topography in a northeasterly direction (a downgradient slope) while keeping the same proposed basin design grades from elevation 858 to the basin rim of 862.3. In addition, the basin bottom elevation contour of 857 was revised to meet the required 2-foot offset for the estimated seasonal high groundwater table while maintaining the same stage storage area as originally designed. Therefore there is no change in the final proposed stormwater hydrology analysis (see attached copy).

### **Final Plan Revisions based on Public Hearings & Discussions with the Town Planner:**

1. **Sheet 1: The waiver request for overhead utilities in lieu of underground utilities has been removed.**

Revised waiver request for street trees to allow waiving street trees on the easterly side of the proposed roadway.

2. **Sheet 2: No Changes**
3. **Sheet 3: Added drainage easement detail to include the drainage swale along the easterly side of the existing Parker Street right-of-way located on the lands of the Y.W.C.A. and updated the easement area notation.**
4. **Sheet 4: Updated Infiltration Basin B1 location and grading as noted in Hydrology & Stormwater #6 above.**
5. **Sheet 5: No Changes.**
6. **Sheet 6: Updated Infiltration Basin B1 location and grading as noted in Hydrology & Stormwater #6 above.**

**Updated Soil Test Pit Data table to indicate the existing ground and estimated seasonal high groundwater elevations.**

**Revised roadway subdrain location & elevations.**

**Added proposed street trees along the westerly side of the proposed roadway for the that portion of the roadway located within the limits of the Applicant's land.**

**Added proposed lot/street lights at the conceptual driveway locations along the westerly side of the proposed roadway.**

- 7. Sheet 7: Added additional construction details related to the water quality swale, level spreader diaphragm, subdrain & cleanouts, utility trench, stone check dams, and slope stabilization locations and design elevations.**
- 8. Sheet 8: Removed construction details for subdrain & cleanouts and the slope stabilization. These details have been revised and moved to Sheet 7.**

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

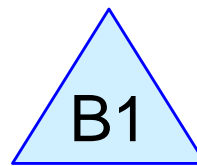
  
Paul Grasewicz, PE, PLS

BCM/PFG/bcm

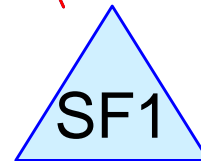
cc: Matt Schold, Schold Development, LLC  
Paul Grasewicz, GRAZ Engineering, LLC



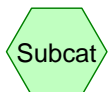
Offsite to E'ly Wetlands



Infiltration Basin 1



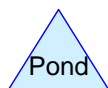
Sediment Forebay 1



Subcat



Reach



Pond



Link

Routing Diagram for ParkerSt\_Post-Development\_2021.09.07  
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Type III 24-hr 2 yr Rainfall=3.21"

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**Summary for Pond B1: Infiltration Basin 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 1.00" for 2 yr event  
 Inflow = 10.99 cfs @ 12.42 hrs, Volume= 56,079 cf  
 Outflow = 7.67 cfs @ 12.69 hrs, Volume= 54,589 cf, Atten= 30%, Lag= 16.1 min  
 Discarded = 0.05 cfs @ 12.69 hrs, Volume= 2,614 cf  
 Primary = 7.61 cfs @ 12.69 hrs, Volume= 51,975 cf  
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs  
 Peak Elev= 858.66' @ 12.69 hrs Surf.Area= 8,637 sf Storage= 10,821 cf  
 Flood Elev= 862.30' Surf.Area= 30,981 sf Storage= 57,273 cf

Plug-Flow detention time= 65.6 min calculated for 54,589 cf (97% of inflow)  
 Center-of-Mass det. time= 50.8 min ( 944.2 - 893.3 )

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	57,273 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
856.50	0	0	0
857.00	2,226	557	557
858.00	7,592	4,909	5,466
859.00	9,175	8,384	13,849
860.00	10,816	9,996	23,845
861.00	12,512	11,664	35,509
862.00	16,710	14,611	50,120
862.30	30,981	7,154	57,273

Device	Routing	Invert	Outlet Devices
#1	Primary	851.20'	<b>24.0" Round Culvert</b> L= 74.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 851.20' / 850.00' S= 0.0162 1' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	857.30'	<b>70.0 deg x 2.30' rise Sharp-Crested Vee/Trap Weir X 2.00</b> Cv= 2.52 (C= 3.15)
#3	Device 1	860.60'	<b>1.2" x 7.3" Horiz. Orifice/Grate X 3.00 columns</b> X 11 rows C= 0.600 in 25.7" x 25.7" Grate (44% open area) Limited to weir flow at low heads
#4	Secondary	860.60'	<b>170.5 deg x 5.0' long x 1.00' rise Sharp-Crested Vee/Trap Weir</b> Cv= 2.46 (C= 3.08)
#5	Discarded	856.50'	<b>0.270 in/hr Exfiltration over Surface area</b>

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**Discarded OutFlow** Max=0.05 cfs @ 12.69 hrs HW=858.66' (Free Discharge)↑**5=Exfiltration** (Exfiltration Controls 0.05 cfs)**Primary OutFlow** Max=7.61 cfs @ 12.69 hrs HW=858.66' TW=0.00' (Dynamic Tailwater)↑**1=Culvert** (Passes 7.61 cfs of 38.45 cfs potential flow)↑**2=Sharp-Crested Vee/Trap Weir** (Weir Controls 7.61 cfs @ 2.94 fps)↑**3=Orifice/Grate** ( Controls 0.00 cfs)**Secondary OutFlow** Max=0.00 cfs @ 1.00 hrs HW=856.50' TW=0.00' (Dynamic Tailwater)↑**4=Sharp-Crested Vee/Trap Weir** ( Controls 0.00 cfs)**Summary for Pond SF1: Sediment Forebay 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 1.04" for 2 yr event  
 Inflow = 11.03 cfs @ 12.40 hrs, Volume= 58,456 cf  
 Outflow = 10.99 cfs @ 12.42 hrs, Volume= 56,079 cf, Atten= 0%, Lag= 1.3 min  
 Primary = 10.99 cfs @ 12.42 hrs, Volume= 56,079 cf  
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs

Peak Elev= 860.83' @ 12.42 hrs Surf.Area= 2,579 sf Storage= 3,573 cf

Flood Elev= 862.00' Surf.Area= 4,327 sf Storage= 7,539 cf

Plug-Flow detention time= 32.5 min calculated for 56,060 cf (96% of inflow)

Center-of-Mass det. time= 10.4 min ( 893.3 - 882.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	857.80'	7,539 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.80	0	0	0
858.00	416	42	42
859.00	804	610	652
860.00	1,588	1,196	1,848
861.00	2,784	2,186	4,034
861.50	3,456	1,560	5,594
862.00	4,327	1,946	7,539

Device	Routing	Invert	Outlet Devices
#1	Primary	860.30'	<b>143.1 deg x 8.0' long Sharp-Crested Vee/Trap Weir</b> Cv= 2.47 (C= 3.09)
#2	Secondary	861.30'	<b>12.0' long x 1.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

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**Primary OutFlow** Max=10.99 cfs @ 12.42 hrs HW=860.83' TW=858.26' (Dynamic Tailwater)

↑**1=Sharp-Crested Vee/Trap Weir** (Weir Controls 10.99 cfs @ 2.17 fps)

**Secondary OutFlow** Max=0.00 cfs @ 1.00 hrs HW=857.80' TW=856.50' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### **Summary for Link AP-1: Offsite to E'ly Wetlands**

Inflow Area = 709,418 sf, 7.21% Impervious, Inflow Depth = 0.96" for 2 yr event

Inflow = 7.84 cfs @ 12.68 hrs, Volume= 57,042 cf

Primary = 7.84 cfs @ 12.68 hrs, Volume= 57,042 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs

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**Summary for Pond B1: Infiltration Basin 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 2.17" for 10 yr event  
 Inflow = 24.51 cfs @ 12.39 hrs, Volume= 121,555 cf  
 Outflow = 21.81 cfs @ 12.51 hrs, Volume= 120,033 cf, Atten= 11%, Lag= 7.6 min  
 Discarded = 0.06 cfs @ 12.51 hrs, Volume= 2,914 cf  
 Primary = 21.75 cfs @ 12.51 hrs, Volume= 117,119 cf  
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs  
 Peak Elev= 859.37' @ 12.51 hrs Surf.Area= 9,782 sf Storage= 17,353 cf  
 Flood Elev= 862.30' Surf.Area= 30,981 sf Storage= 57,273 cf

Plug-Flow detention time= 40.1 min calculated for 119,994 cf (99% of inflow)  
 Center-of-Mass det. time= 32.9 min ( 899.2 - 866.4 )

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	57,273 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
856.50	0	0	0
857.00	2,226	557	557
858.00	7,592	4,909	5,466
859.00	9,175	8,384	13,849
860.00	10,816	9,996	23,845
861.00	12,512	11,664	35,509
862.00	16,710	14,611	50,120
862.30	30,981	7,154	57,273

Device	Routing	Invert	Outlet Devices
#1	Primary	851.20'	<b>24.0" Round Culvert</b> L= 74.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 851.20' / 850.00' S= 0.0162 1' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	857.30'	<b>70.0 deg x 2.30' rise Sharp-Crested Vee/Trap Weir X 2.00</b> Cv= 2.52 (C= 3.15)
#3	Device 1	860.60'	<b>1.2" x 7.3" Horiz. Orifice/Grate X 3.00 columns</b> X 11 rows C= 0.600 in 25.7" x 25.7" Grate (44% open area) Limited to weir flow at low heads
#4	Secondary	860.60'	<b>170.5 deg x 5.0' long x 1.00' rise Sharp-Crested Vee/Trap Weir</b> Cv= 2.46 (C= 3.08)
#5	Discarded	856.50'	<b>0.270 in/hr Exfiltration over Surface area</b>

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**Discarded OutFlow** Max=0.06 cfs @ 12.51 hrs HW=859.37' (Free Discharge)↑**5=Exfiltration** (Exfiltration Controls 0.06 cfs)**Primary OutFlow** Max=21.74 cfs @ 12.51 hrs HW=859.37' TW=0.00' (Dynamic Tailwater)↑**1=Culvert** (Passes 21.74 cfs of 40.50 cfs potential flow)↑**2=Sharp-Crested Vee/Trap Weir** (Weir Controls 21.74 cfs @ 3.63 fps)↑**3=Orifice/Grate** ( Controls 0.00 cfs)**Secondary OutFlow** Max=0.00 cfs @ 1.00 hrs HW=856.50' TW=0.00' (Dynamic Tailwater)↑**4=Sharp-Crested Vee/Trap Weir** ( Controls 0.00 cfs)**Summary for Pond SF1: Sediment Forebay 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 2.21" for 10 yr event  
 Inflow = 24.59 cfs @ 12.37 hrs, Volume= 123,933 cf  
 Outflow = 24.51 cfs @ 12.39 hrs, Volume= 121,555 cf, Atten= 0%, Lag= 1.1 min  
 Primary = 24.51 cfs @ 12.39 hrs, Volume= 121,555 cf  
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs

Peak Elev= 861.15' @ 12.39 hrs Surf.Area= 2,992 sf Storage= 4,480 cf

Flood Elev= 862.00' Surf.Area= 4,327 sf Storage= 7,539 cf

Plug-Flow detention time= 17.9 min calculated for 121,516 cf (98% of inflow)

Center-of-Mass det. time= 6.8 min ( 866.4 - 859.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	857.80'	7,539 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.80	0	0	0
858.00	416	42	42
859.00	804	610	652
860.00	1,588	1,196	1,848
861.00	2,784	2,186	4,034
861.50	3,456	1,560	5,594
862.00	4,327	1,946	7,539

Device	Routing	Invert	Outlet Devices
#1	Primary	860.30'	<b>143.1 deg x 8.0' long Sharp-Crested Vee/Trap Weir</b> Cv= 2.47 (C= 3.09)
#2	Secondary	861.30'	<b>12.0' long x 1.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32



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**Primary OutFlow** Max=24.51 cfs @ 12.39 hrs HW=861.15' TW=859.24' (Dynamic Tailwater)

↑**1=Sharp-Crested Vee/Trap Weir** (Weir Controls 24.51 cfs @ 2.72 fps)

**Secondary OutFlow** Max=0.00 cfs @ 1.00 hrs HW=857.80' TW=856.50' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** ( Controls 0.00 cfs)

### **Summary for Link AP-1: Offsite to E'ly Wetlands**

Inflow Area = 709,418 sf, 7.21% Impervious, Inflow Depth = 2.14" for 10 yr event

Inflow = 22.42 cfs @ 12.50 hrs, Volume= 126,526 cf

Primary = 22.42 cfs @ 12.50 hrs, Volume= 126,526 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs

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Type III 24-hr 25 yr Rainfall=6.07"

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**Summary for Pond B1: Infiltration Basin 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 3.20" for 25 yr event  
 Inflow = 36.29 cfs @ 12.37 hrs, Volume= 179,230 cf  
 Outflow = 32.79 cfs @ 12.49 hrs, Volume= 177,693 cf, Atten= 10%, Lag= 6.9 min  
 Discarded = 0.07 cfs @ 12.49 hrs, Volume= 3,147 cf  
 Primary = 32.72 cfs @ 12.49 hrs, Volume= 174,546 cf  
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs  
 Peak Elev= 859.79' @ 12.49 hrs Surf.Area= 10,466 sf Storage= 21,576 cf  
 Flood Elev= 862.30' Surf.Area= 30,981 sf Storage= 57,273 cf

Plug-Flow detention time= 32.6 min calculated for 177,693 cf (99% of inflow)  
 Center-of-Mass det. time= 27.4 min ( 881.3 - 853.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	57,273 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
856.50	0	0	0
857.00	2,226	557	557
858.00	7,592	4,909	5,466
859.00	9,175	8,384	13,849
860.00	10,816	9,996	23,845
861.00	12,512	11,664	35,509
862.00	16,710	14,611	50,120
862.30	30,981	7,154	57,273

Device	Routing	Invert	Outlet Devices
#1	Primary	851.20'	<b>24.0" Round Culvert</b> L= 74.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 851.20' / 850.00' S= 0.0162 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	857.30'	<b>70.0 deg x 2.30' rise Sharp-Crested Vee/Trap Weir X 2.00</b> Cv= 2.52 (C= 3.15)
#3	Device 1	860.60'	<b>1.2" x 7.3" Horiz. Orifice/Grate X 3.00 columns</b> X 11 rows C= 0.600 in 25.7" x 25.7" Grate (44% open area) Limited to weir flow at low heads
#4	Secondary	860.60'	<b>170.5 deg x 5.0' long x 1.00' rise Sharp-Crested Vee/Trap Weir</b> Cv= 2.46 (C= 3.08)
#5	Discarded	856.50'	<b>0.270 in/hr Exfiltration over Surface area</b>

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**Discarded OutFlow** Max=0.07 cfs @ 12.49 hrs HW=859.79' (Free Discharge)↳ **5=Exfiltration** (Exfiltration Controls 0.07 cfs)**Primary OutFlow** Max=32.72 cfs @ 12.49 hrs HW=859.79' TW=0.00' (Dynamic Tailwater)↳ **1=Culvert** (Passes 32.72 cfs of 41.66 cfs potential flow)↳ **2=Sharp-Crested Vee/Trap Weir** (Orifice Controls 32.72 cfs @ 4.42 fps)↳ **3=Orifice/Grate** ( Controls 0.00 cfs)**Secondary OutFlow** Max=0.00 cfs @ 1.00 hrs HW=856.50' TW=0.00' (Dynamic Tailwater)↳ **4=Sharp-Crested Vee/Trap Weir** ( Controls 0.00 cfs)**Summary for Pond SF1: Sediment Forebay 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 3.24" for 25 yr event  
 Inflow = 36.36 cfs @ 12.36 hrs, Volume= 181,608 cf  
 Outflow = 36.29 cfs @ 12.37 hrs, Volume= 179,230 cf, Atten= 0%, Lag= 0.8 min  
 Primary = 35.77 cfs @ 12.37 hrs, Volume= 178,977 cf  
 Secondary = 0.53 cfs @ 12.37 hrs, Volume= 252 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs

Peak Elev= 861.36' @ 12.37 hrs Surf.Area= 3,273 sf Storage= 5,137 cf

Flood Elev= 862.00' Surf.Area= 4,327 sf Storage= 7,539 cf

Plug-Flow detention time= 13.5 min calculated for 179,172 cf (99% of inflow)

Center-of-Mass det. time= 5.7 min ( 853.9 - 848.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	857.80'	7,539 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.80	0	0	0
858.00	416	42	42
859.00	804	610	652
860.00	1,588	1,196	1,848
861.00	2,784	2,186	4,034
861.50	3,456	1,560	5,594
862.00	4,327	1,946	7,539

Device	Routing	Invert	Outlet Devices
#1	Primary	860.30'	<b>143.1 deg x 8.0' long Sharp-Crested Vee/Trap Weir</b> Cv= 2.47 (C= 3.09)
#2	Secondary	861.30'	<b>12.0' long x 1.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

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**Primary OutFlow** Max=35.76 cfs @ 12.37 hrs HW=861.36' TW=859.66' (Dynamic Tailwater)

↑**1=Sharp-Crested Vee/Trap Weir** (Weir Controls 35.76 cfs @ 3.00 fps)

**Secondary OutFlow** Max=0.52 cfs @ 12.37 hrs HW=861.36' TW=859.66' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** (Weir Controls 0.52 cfs @ 0.68 fps)

### **Summary for Link AP-1: Offsite to E'ly Wetlands**

Inflow Area = 709,418 sf, 7.21% Impervious, Inflow Depth = 3.17" for 25 yr event

Inflow = 33.72 cfs @ 12.48 hrs, Volume= 187,567 cf

Primary = 33.72 cfs @ 12.48 hrs, Volume= 187,567 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs

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**Summary for Pond B1: Infiltration Basin 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 5.46" for 100 yr event  
 Inflow = 61.42 cfs @ 12.36 hrs, Volume= 305,646 cf  
 Outflow = 51.61 cfs @ 12.51 hrs, Volume= 304,092 cf, Atten= 16%, Lag= 9.2 min  
 Discarded = 0.08 cfs @ 12.51 hrs, Volume= 3,541 cf  
 Primary = 44.86 cfs @ 12.51 hrs, Volume= 295,920 cf  
 Secondary = 6.67 cfs @ 12.51 hrs, Volume= 4,631 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs  
 Peak Elev= 860.99' @ 12.51 hrs Surf.Area= 12,501 sf Storage= 35,428 cf  
 Flood Elev= 862.30' Surf.Area= 30,981 sf Storage= 57,273 cf

Plug-Flow detention time= 25.7 min calculated for 304,092 cf (99% of inflow)  
 Center-of-Mass det. time= 22.5 min ( 859.6 - 837.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	856.50'	57,273 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
856.50	0	0	0
857.00	2,226	557	557
858.00	7,592	4,909	5,466
859.00	9,175	8,384	13,849
860.00	10,816	9,996	23,845
861.00	12,512	11,664	35,509
862.00	16,710	14,611	50,120
862.30	30,981	7,154	57,273

Device	Routing	Invert	Outlet Devices
#1	Primary	851.20'	<b>24.0" Round Culvert</b> L= 74.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 851.20' / 850.00' S= 0.0162 1' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	857.30'	<b>70.0 deg x 2.30' rise Sharp-Crested Vee/Trap Weir X 2.00</b> Cv= 2.52 (C= 3.15)
#3	Device 1	860.60'	<b>1.2" x 7.3" Horiz. Orifice/Grate X 3.00 columns</b> X 11 rows C= 0.600 in 25.7" x 25.7" Grate (44% open area) Limited to weir flow at low heads
#4	Secondary	860.60'	<b>170.5 deg x 5.0' long x 1.00' rise Sharp-Crested Vee/Trap Weir</b> Cv= 2.46 (C= 3.08)
#5	Discarded	856.50'	<b>0.270 in/hr Exfiltration over Surface area</b>

**ParkerSt\_Post-Development\_2021.09.07**

Prepared by GRAZ Engineering, LLC

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Parker Street (North) Subdivision  
Type III 24-hr 100 yr Rainfall=8.64"

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**Discarded OutFlow** Max=0.08 cfs @ 12.51 hrs HW=860.99' (Free Discharge)↑ **5=Exfiltration** (Exfiltration Controls 0.08 cfs)**Primary OutFlow** Max=44.86 cfs @ 12.51 hrs HW=860.99' TW=0.00' (Dynamic Tailwater)↑ **1=Culvert** (Inlet Controls 44.86 cfs @ 14.28 fps)↑ **2=Sharp-Crested Vee/Trap Weir** (Passes < 51.05 cfs potential flow)↑ **3=Orifice/Grate** (Passes < 6.06 cfs potential flow)**Secondary OutFlow** Max=6.67 cfs @ 12.51 hrs HW=860.99' TW=0.00' (Dynamic Tailwater)↑ **4=Sharp-Crested Vee/Trap Weir** (Weir Controls 6.67 cfs @ 1.74 fps)**Summary for Pond SF1: Sediment Forebay 1**

Inflow Area = 671,826 sf, 5.50% Impervious, Inflow Depth = 5.50" for 100 yr event  
 Inflow = 61.58 cfs @ 12.35 hrs, Volume= 308,024 cf  
 Outflow = 61.42 cfs @ 12.36 hrs, Volume= 305,646 cf, Atten= 0%, Lag= 0.4 min  
 Primary = 54.55 cfs @ 12.36 hrs, Volume= 297,008 cf  
 Secondary = 6.89 cfs @ 12.37 hrs, Volume= 8,639 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs

Peak Elev= 861.66' @ 12.37 hrs Surf.Area= 3,726 sf Storage= 6,151 cf

Flood Elev= 862.00' Surf.Area= 4,327 sf Storage= 7,539 cf

Plug-Flow detention time= 9.4 min calculated for 305,646 cf (99% of inflow)

Center-of-Mass det. time= 4.5 min ( 837.2 - 832.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	857.80'	7,539 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.80	0	0	0
858.00	416	42	42
859.00	804	610	652
860.00	1,588	1,196	1,848
861.00	2,784	2,186	4,034
861.50	3,456	1,560	5,594
862.00	4,327	1,946	7,539

Device	Routing	Invert	Outlet Devices
#1	Primary	860.30'	<b>143.1 deg x 8.0' long Sharp-Crested Vee/Trap Weir</b> Cv= 2.47 (C= 3.09)
#2	Secondary	861.30'	<b>12.0' long x 1.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

## **ParkerSt\_Post-Development\_2021.09.07**

Prepared by GRAZ Engineering, LLC

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Parker Street (North) Subdivision  
Type III 24-hr 100 yr Rainfall=8.64"

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**Primary OutFlow** Max=54.41 cfs @ 12.36 hrs HW=861.65' TW=860.54' (Dynamic Tailwater)

↑**1=Sharp-Crested Vee/Trap Weir** (Weir Controls 54.41 cfs @ 3.33 fps)

**Secondary OutFlow** Max=6.89 cfs @ 12.37 hrs HW=861.66' TW=860.63' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** (Weir Controls 6.89 cfs @ 1.62 fps)

### **Summary for Link AP-1: Offsite to E'ly Wetlands**

Inflow Area = 709,418 sf, 7.21% Impervious, Inflow Depth = 5.43" for 100 yr event

Inflow = 52.87 cfs @ 12.51 hrs, Volume= 321,196 cf

Primary = 52.87 cfs @ 12.51 hrs, Volume= 321,196 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 1.00-32.00 hrs, dt= 0.01 hrs



**APPLICANT & OWNER:**  
SCHOLD DEVELOPMENT, LLC, 77 CHICKERING ROAD, SPENCER, MA 01562

**ENGINEER & SURVEYOR:**  
GRAZ ENGINEERING, L.L.C., 323 WEST LAKE ROAD, FITZWILLIAM, NH 03447

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



## GENERAL PROPERTY DATA

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

## PROJECT ZONING REQUIREMENTS

LOT AREA	80,000 SQ. FT
FRONTAGE & WIDTH	200 FT
FRONT SETBACK	40 FT
SIDE SETBACK	40 FT
REAR SETBACK	40 FT
MAX. BLDG. HEIGHT	35 FT.
MAX. NO. STORIES	2-1/2
MAX. LOT COVERAGE	30%

*TOWN OF LEICESTER ZONING BYLAWS AS ACCEPTED ON MAY 12, 1986  
AND AMENDED THROUGH JUNE 2, 2020.*

## PROJECT STATISTICS

- 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: ± 78,429 SQ. FT. (± 1.80049 ACRES)

## LIST OF DRAWINGS

- |                        |   |
|------------------------|---|
| 1 COVER SHEET          | 5 PARKER STREET PLAN & PROFILE (SHT 1 OF 2) |
| 2 KEY PLAN AND NOTES   | 6 PARKER STREET PLAN & PROFILE (SHT 2 OF 2) |
| 3 LOT LAYOUT PLAN      | 7 CONSTRUCTION NOTES & DETAILS              |
| 4 EROSION CONTROL PLAN | 8 DRAINAGE DETAILS                          |

*LEICESTER PLANNING BOARD WAIVERS REQUESTED*

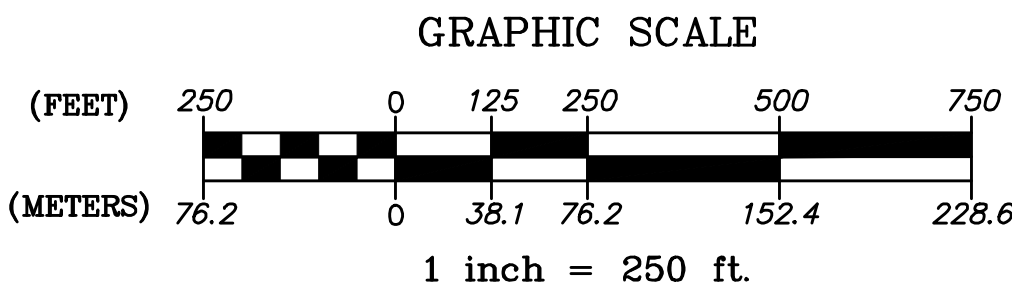
SECTION VI.L - STREET SHADE TREES SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY.  
TO ALLOW FOR STREET TREE PLANTINGS TO BE INSTALLED ONLY ON THE WESTERLY  
SIDE OF THE PROPOSED ROADWAY AS DEPICTED ON THE FINAL APPROVED PLANS  
AND AS STIPULATED IN THE CONDITIONS OF THE WRITTEN PLANNING BOARD DECISION.

[illegible]



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 COMPIATION 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 FLOOE INSURANCE RATE MAP (FIRM) 25027C0780E WITH THE REMAINDER OF THE SITE BEING IN ZONE X, MINIMAL FLOOD HAZARD AS SET FORTH ON THE FIRM 25027C0783E, 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 ENTIRE PROPOSED RIGHT-OF-WAY ACROSS THE FRONTAGE OF EACH LOT. THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.
- 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.



MERIDIAN OF MASSACHUSETTS MAINLAND GRID (NAD83)

APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

DATE:

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

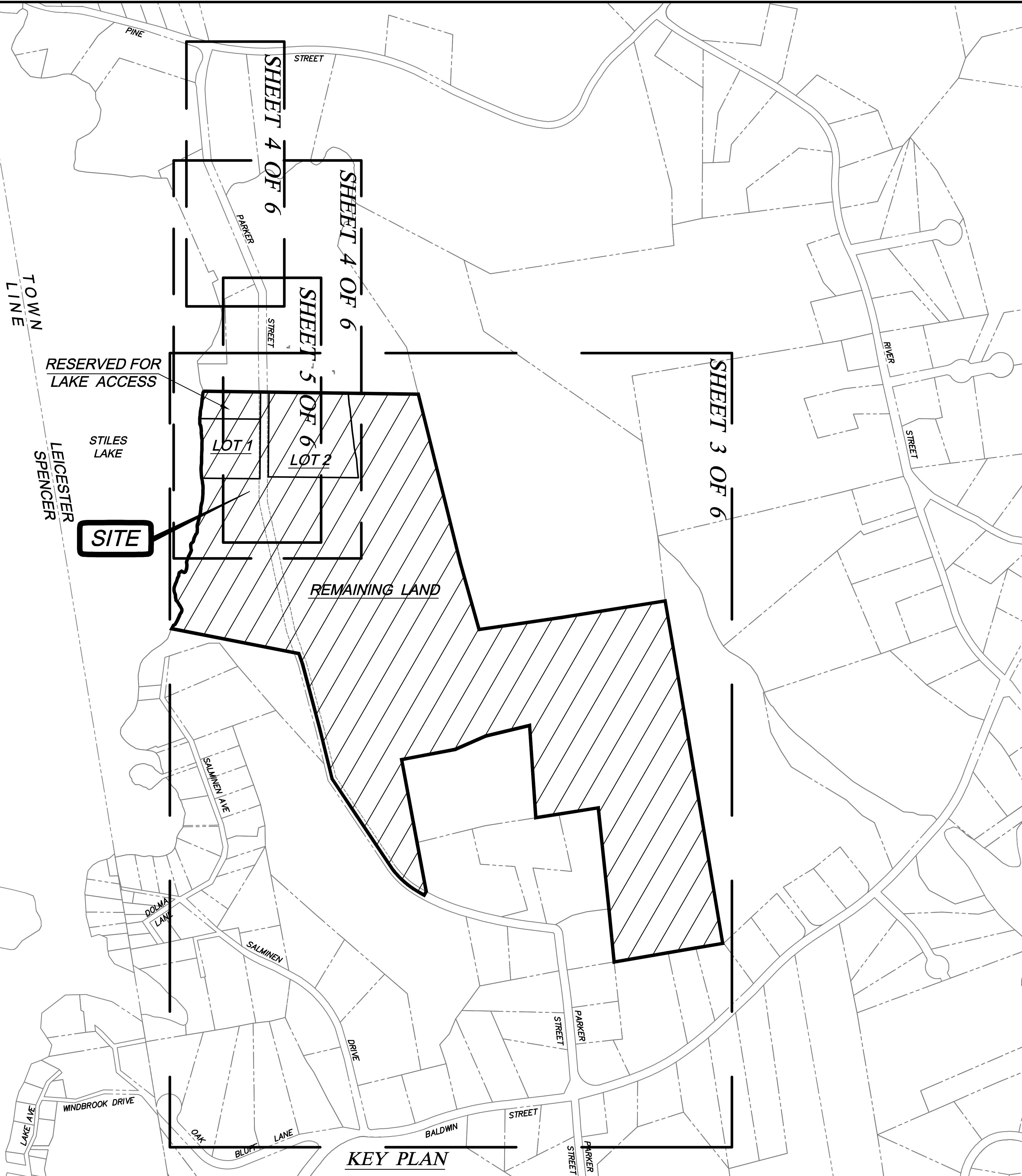
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWNS OF LEICESTER & SPENCER ASSESSOR'S RECORDS.

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.

323 West Lake Road, Fitzwilliam, NH 03447  
Phone: (603) 585-9559 Fax: (603) 585-9960

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION  
LEICESTER, MASSACHUSETTS

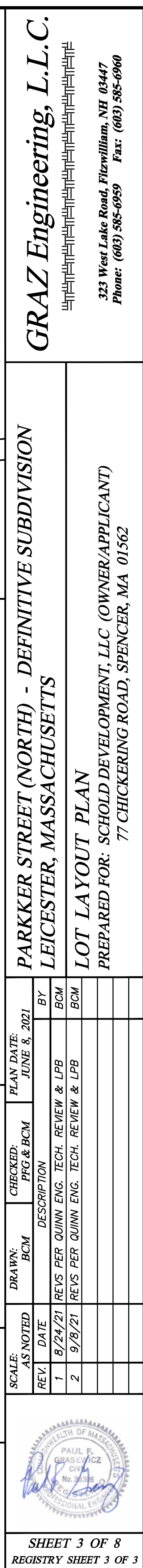
KEY PLAN & NOTES  
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)  
77 CHICKERING ROAD, SPENCER, MA 01562

SCALE:	AS NOTED	DATE	DRAWN:	CHECKED:	PLAN DATE:
REV.	DATE	BY	BCM	FIG & BCM	JUNE 8, 2021
1	8/24/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	BCM		
2	9/8/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	BCM		

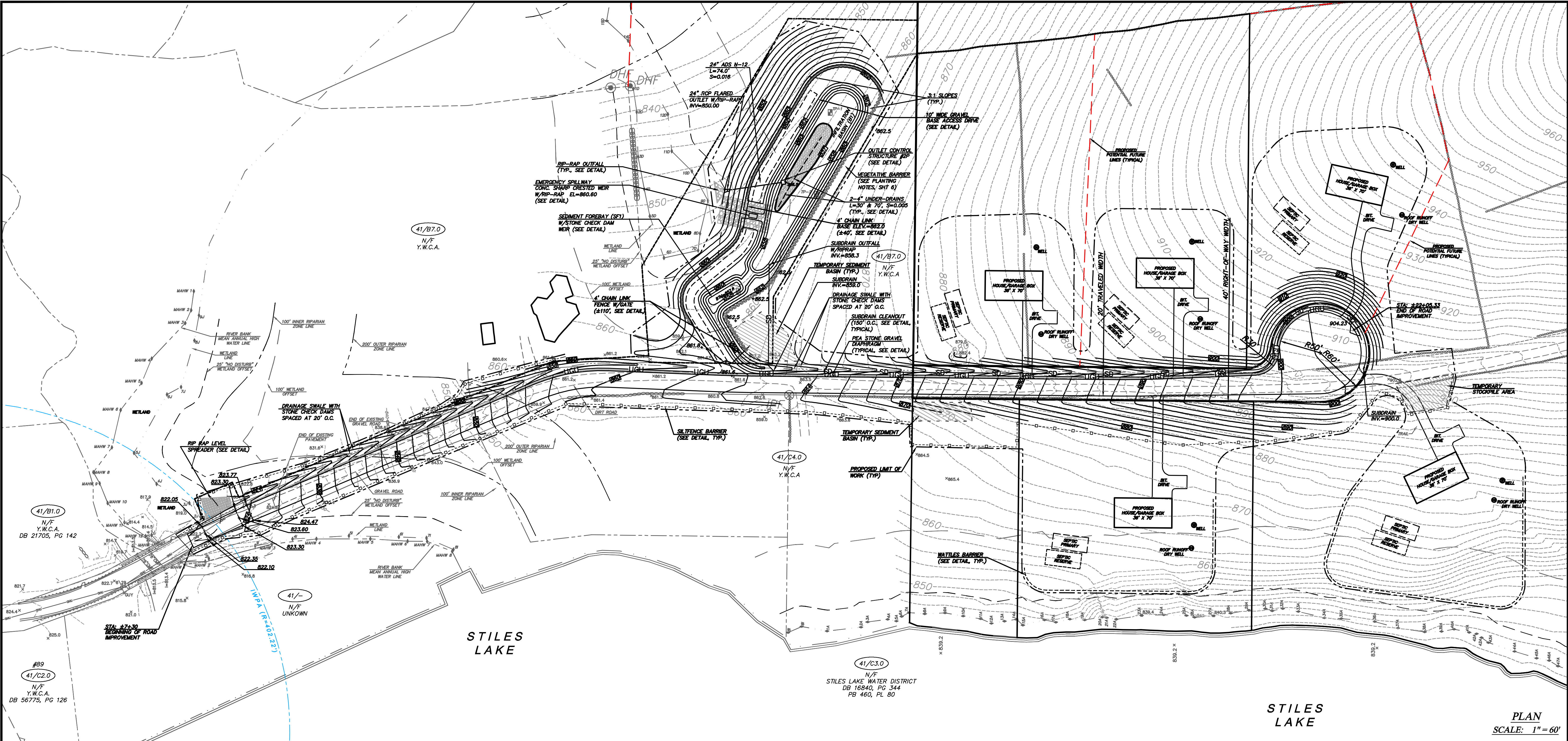


SHEET 2 OF 8  
REGISTRY SHEET 2 OF 3









EROSION CONTROL NOTES

- 1) AS THIS PROJECT SHALL ALTER OVER ONE ACRE OF LAND, IT WILL REQUIRE FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PHASE II PROGRAM AND WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) TO BE FILED PRIOR TO ANY LAND DISTURBANCE. THE SWPP SHALL BE PROVIDED TO THE SITE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE ACCESSIBLE ON SITE DURING ALL CONSTRUCTION ACTIVITY.
- 2) THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN OF LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE OF THE ORDER OF CONDITIONS AS GRANTED BY THE LEICESTER CONSERVATION COMMISSION AND ITS REGULATIONS APPLICABLE TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
- 3) THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROLS AND SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL THE WETLAND RESOURCES.
- 4) PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- 5) AT NO TIME SHOULD HEAVY EQUIPMENT CROSS THE EROSION CONTROL BARRIERS OR OPERATE BEYOND THE LIMIT OF WORK DEPICTED HEREON. ANY FUELING OF CONSTRUCTION EQUIPMENT IS TO BE DONE IN THE UPLANDS OUTSIDE OF THE 100' BUFFER ZONE.
- 6) TEMPORARY STABILIZATION OF DISTURBED AREAS IS TO LIMIT EROSION TOWARD THE WETLAND AREAS. ALL TRENCHES ARE TO BE FILLED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE WETLAND AREAS. TEMPORARY DETENTION BASINS ARE TO BE INSTALLED IN AREAS PRONE TO CHANNEL FLOWS DURING PERIODS OF HIGH INTENSITY RAINFALL.
- 7) THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL.
- 8) PERIODIC MAINTENANCE OF THE EROSION CONTROL MEASURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS. ALL EROSION CONTROL STRUCTURES ARE TO BE INSPECTED ON A WEEKLY BASIS OR WHENEVER THERE IS A STORM EVENT EXCEEDING 1/2" OF RAIN IN TWENTY FOUR HOURS.
- 9) THE TREE CLEARING REMOVAL LIMITS SHALL NOT EXTEND BEYOND THE SILTFENCE/HAYBALE EROSION CONTROL BARRIERS AND THE LIMIT OF WORK. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.

- 10) THE BASE OF ALL STOCKPILES SHALL BE CONTAINED WITHIN THE EROSION CONTROL MEASURES LIMITS. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDED WITH ANNUAL RYE GRASS.
- 11) THE FUNCTIONING OF THE TEMPORARY SEDIMENT CONTROLS OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENT PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROLS IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
- 12) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
- 13) AFTER THE CONSTRUCTION/INSTALLATION OF THE PERMANENT DRAINAGE INFRA-STRUCTURE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE SEDIMENTATION CONTROLS TO PROTECT THE INTEGRITY OF THE STRUCTURES DURING THE ONGOING CONSTRUCTION. ALL CATCH BASINS SHALL HAVE A STREAMGUARD TYPE II-S CBF CATCH BASIN FILTER INSTALLED. THE FILTERS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY UNTIL THE CONSTRUCTION IS COMPLETED.
- 14) ALL DISTURBED NON-PAVED AREAS WITHIN THE PROJECT LIMIT OF WORK SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX AND MULCHED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A CONSERVATION SEED MIXTURE OF 20% ANNUAL RYEGRASS, 30% CREEPING RED FESCUE, 30% CHENOPODIUM FESCUE, AND 20% PERENNIAL RYEGRASS IS RECOMMENDED. IF PERMANENT SEEDING CAN NOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING, THE AREAS ARE TO BE TEMPORARILY MULCHED TO STABILIZE ALL SLOPES UPON COMPLETION OF WORK TO PREVENT EROSION OF SOILS INTO THE RESOURCE AREAS AND THEIR ASSOCIATED BUFFER ZONES. DURING THE GROW-IN PERIOD, TEMPORARY EROSION CONTROLS (I.E. BARK MULCH OR STRAW) IS TO BE USED TO PREVENT EROSION DURING PERIODS OF RAINFALL OR SNOW MELT. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
- 15) ALL DISTURBED AREAS TO BE LEFT DORMANT FOR MORE THAN 60 DAYS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
- 16) DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WETLAND RESOURCES, DRAINAGE SYSTEMS, AND ADJUTING PROPERTIES.
- 17) ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.
- 18) THE APPLICANT IS TO NOTIFY THE LEICESTER CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND THE ENTIRE SITE HAS BEEN PROPERLY STABILIZED, UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS, THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE THAT IS TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.

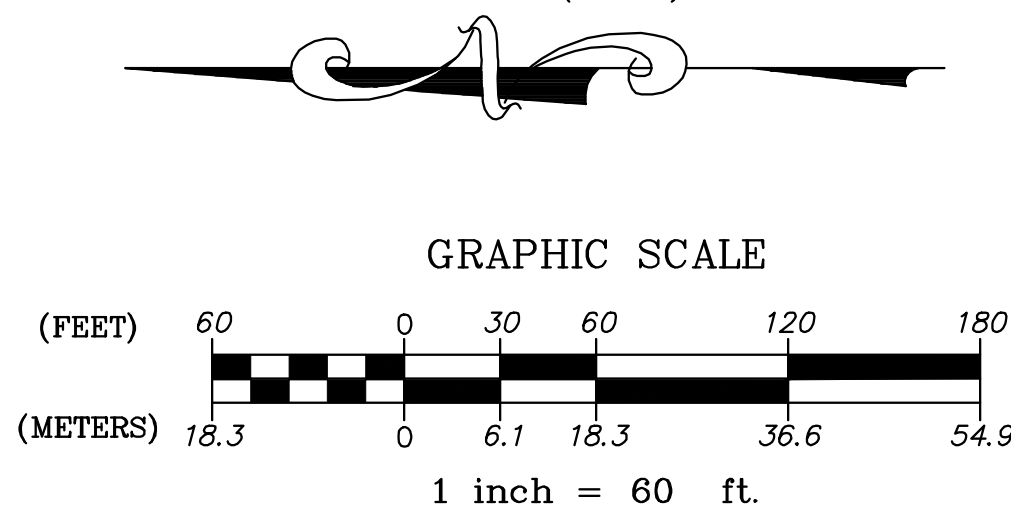
GENERAL CONSTRUCTION SEQUENCE

- ADVANCEMENT OF ROADWAY CONSTRUCTION AND ASSOCIATED INFRASTRUCTURE SHALL FOLLOW THE GENERAL SEQUENCE NOTED BELOW.
- 1) THE LIMITS OF CLEARING SHALL BE STAKED OUT PRIOR TO ANY CONSTRUCTION.
  - 2) INSTALL EROSION CONTROL BARRIERS AS DEPICTED HEREON.
  - 3) THE CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE TOWN LEICESTER PLANNING BOARD AGENT (QUINN ENGINEERING, INC.), CONSERVATION COMMISSION REPRESENTATIVE, HIGHWAY DEPARTMENT, AND GRAZ ENGINEERING, LLC. FOR REVIEW AND APPROVAL OF THE EROSION CONTROLS & LIMIT OF WORK FOR THE PROJECT PRIOR TO ANY TREE CLEARING AND CONSTRUCTION ACTIVITIES.
  - 4) CLEAR THE AREAS FOR THE TEMPORARY SEDIMENT BASINS AND TEMPORARY SWALES FOR THE PROJECT AND START CONSTRUCTION OF EACH.
  - 5) COMPLETE CLEARING WITHIN LIMITS OF WORK FOR PROJECT.
  - 6) STRIP AND STOCKPILE TOPSOIL FOR WITHIN ROADWAY AND DRAINAGE BASIN AREAS. STABILIZE TOPSOIL NOT SUBJECT TO IMMEDIATE USE WITH A TEMPORARY SEEDING MIXTURE. ALL STOCKPILES SHALL BE RINGED WITH SILT FENCE.
  - 7) MASS GRADING - PERFORM EARTHWORK CUT TO FILLS FOR ROADWAY AND DRAINAGE BASIN AS DEPICTED HEREON. STABILIZE DISTURBED AREAS BY HAY AND SEED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
  - 8) INSTALL INFRASTRUCTURE IMPROVEMENTS FOR THE PROJECT (INCLUDING ROADWAY & RIGHT-OF-WAY GRADING, STORM WATER BASIN, ETC.) AS DEPICTED HEREON.
  - 9) LOT DEVELOPMENT AND HOME-BUILDING.

LEGEND

- 328 — EXISTING CONTOURS
- 328 — MASS GIS CONTOURS 5K\_ARC
- 328 — DESIGN CONTOURS
- +867.0 DESIGN GRADES
- - - - - SILTFENCE
- - - - - WATTLES
- - - - - LIMIT OF WORK

MERIDIAN OF MASSACHUSETTS MAINLAND GRID (NAD83)



APPROVED UNDER THE SUBDIVISION CONTROL LAW PLANNING BOARD OF LEICESTER

DATE: \_\_\_\_\_

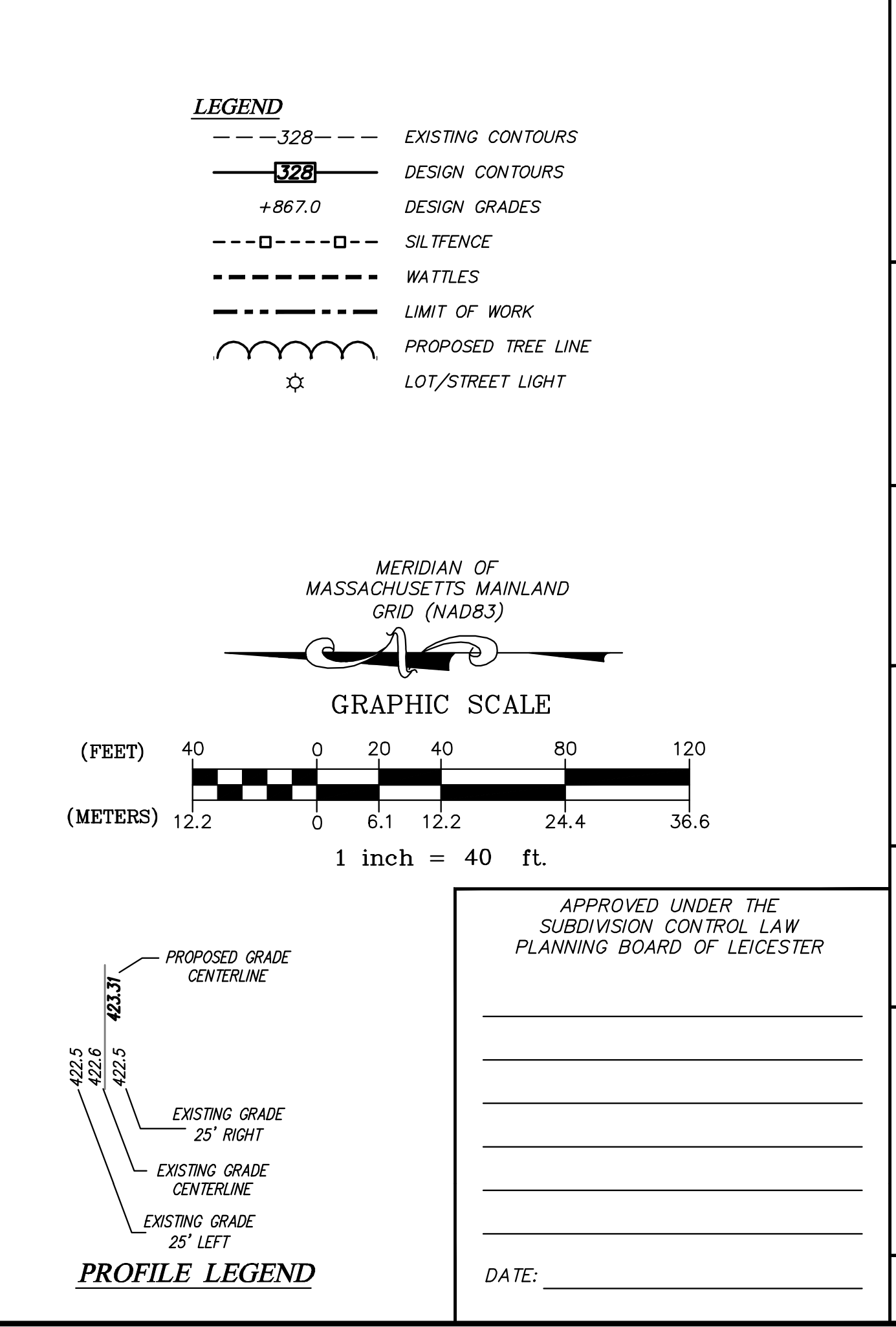
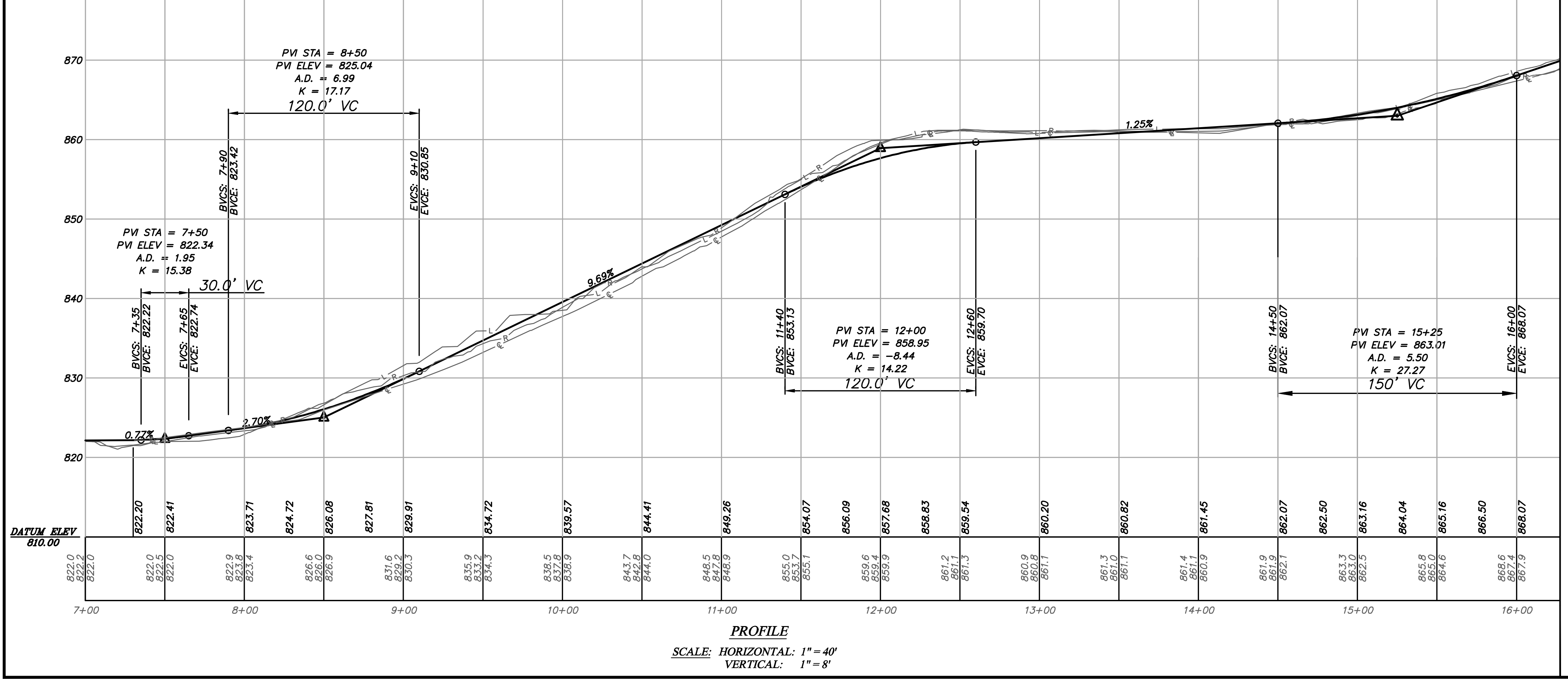
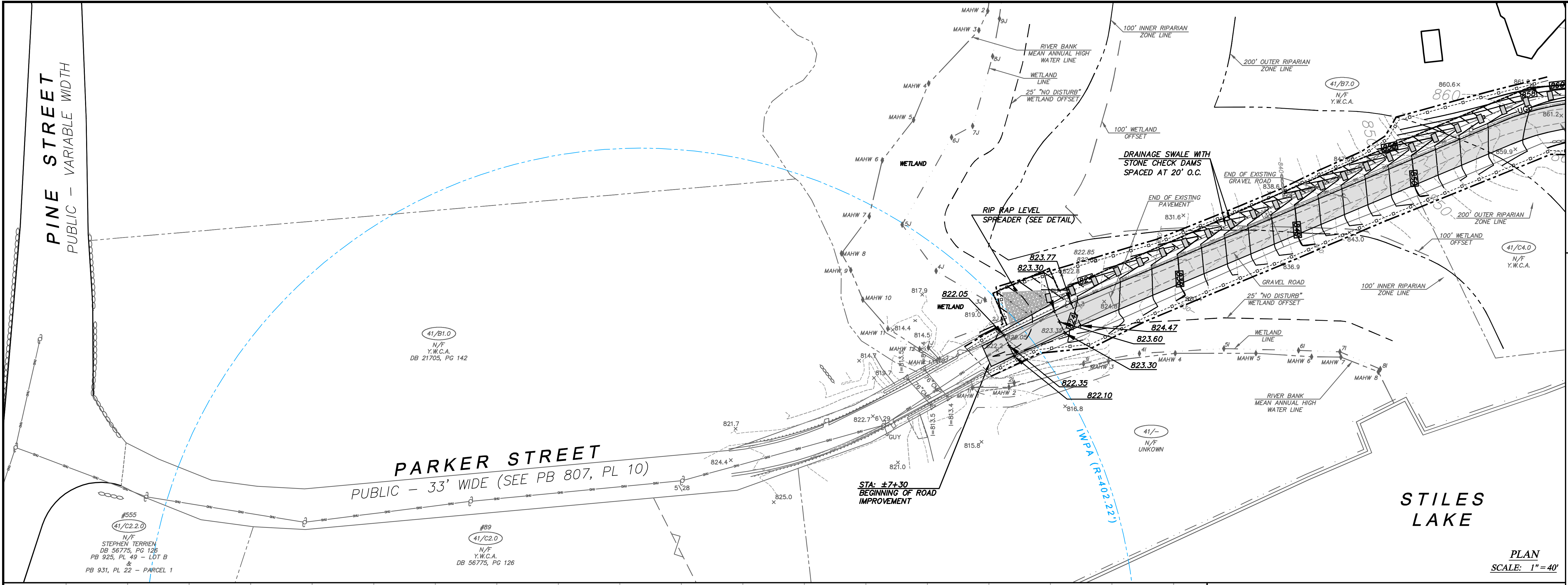
PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION  
LEICESTER, MASSACHUSETTS

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

GRAZ Engineering, L.L.C.

323 West Lake Road, Fitzwilliam, NH 03447  
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PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION  
LEICESTER, MASSACHUSETTS

PARKER STREET - PLAN & PROFILE (SHEET 1 OF 2)  
PREPARED FOR: SCHOLD DEVELOPMENT, LLC (OWNER/APPLICANT)  
77 CHICKERING ROAD, SPENCER, MA 01562

SCALE:	AS NOTED	DATE	DRAWN:	CHECKED:	PLAN DATE:
REV. 1	8/24/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	BCM	PG & BCM	JUNE 8, 2021
REV. 2	9/8/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	BCM		

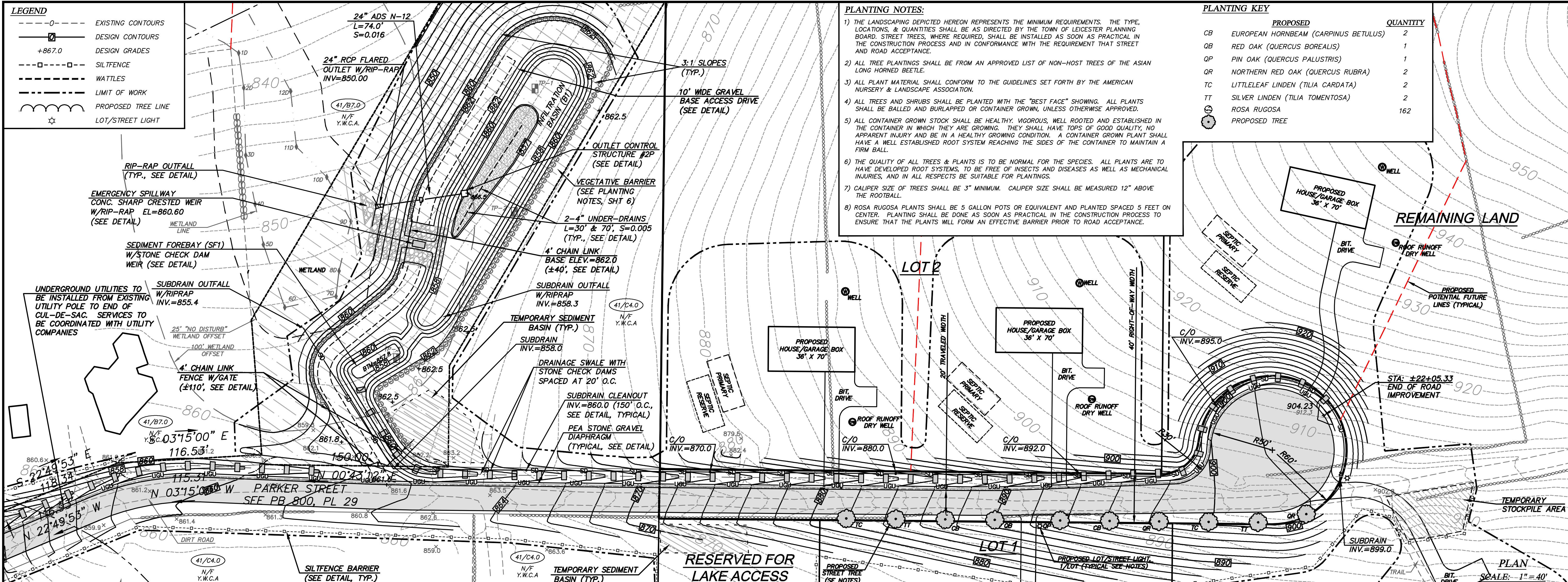
APPROVED UNDER THE  
SUBDIVISION CONTROL LAW  
PLANNING BOARD OF LEICESTER

DATE: \_\_\_\_\_

PAUL F. GRASZ  
Professional Engineer  
No. 10453

SHEET 5 OF 8





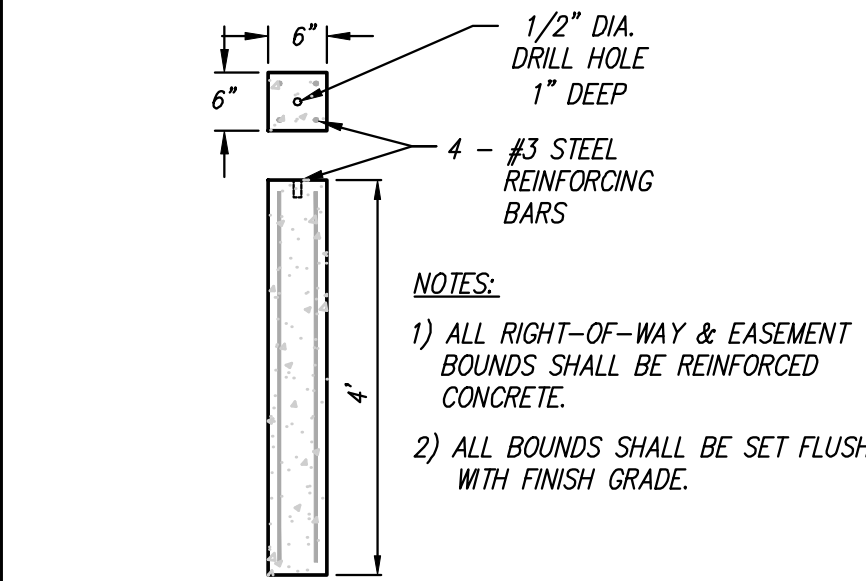


GENERAL CONSTRUCTION NOTES

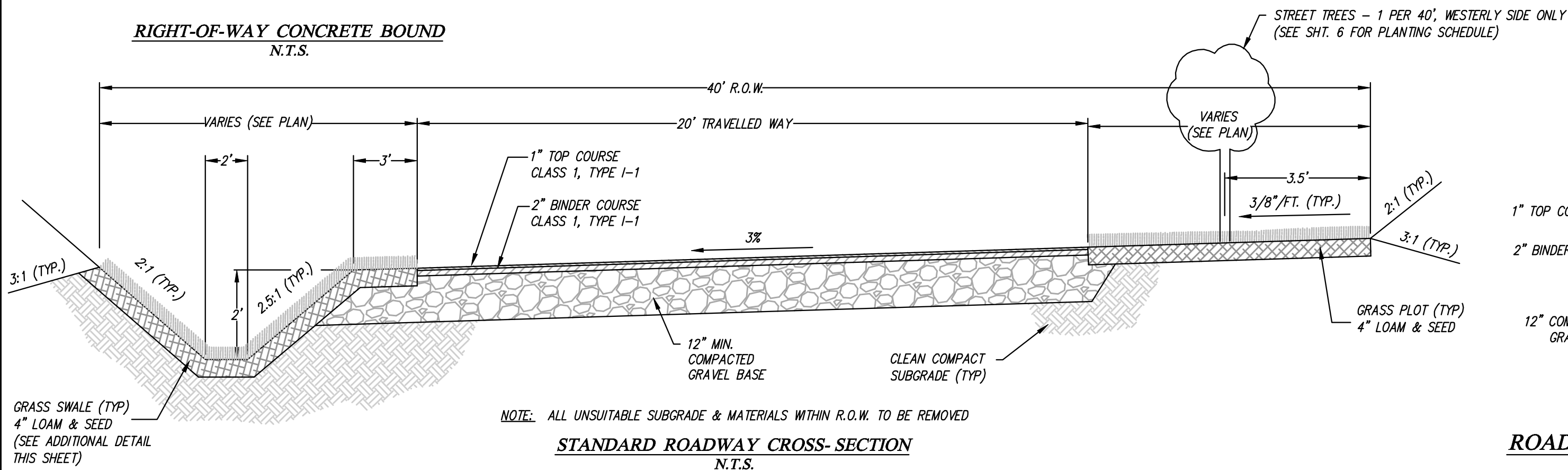
- 1) ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 2) THE TOWN OF LEICESTER CONSERVATION COMMISSION'S ORDER OF CONDITIONS ARE HEREBY MADE CONDITIONS OF THE JURISDICTIONAL WORK FOR THIS PROJECT.
- 3) AT LEAST 10 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION, THE 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 COMPILATION 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 (MHDPW) CONSTRUCTION STANDARDS AND THE MHDPW "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 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

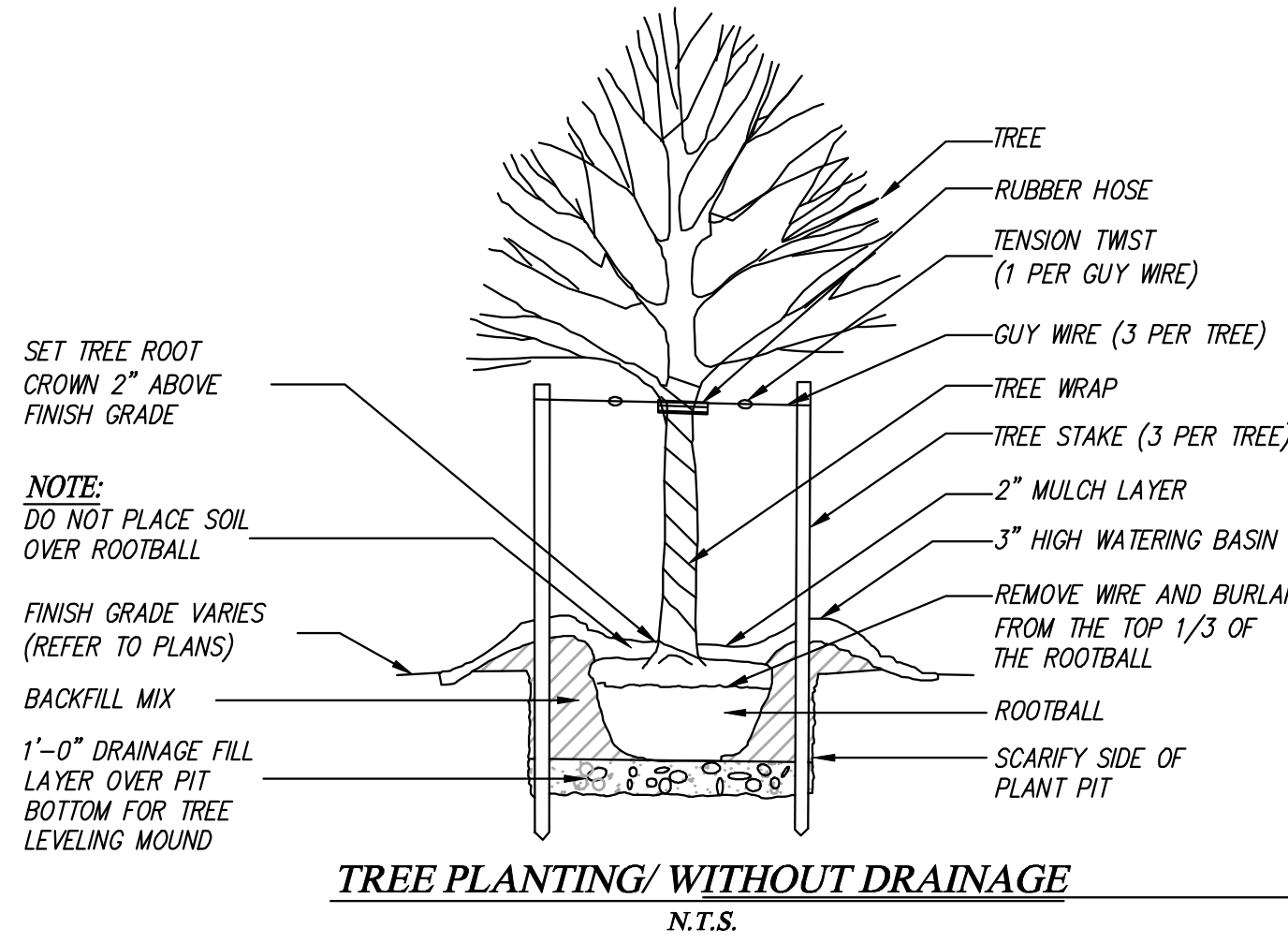
- 1) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES. ANY DAMAGE TO THE EXISTING UTILITIES BY THE CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 2) THE CONTRACTOR SHALL SAW CUT 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.



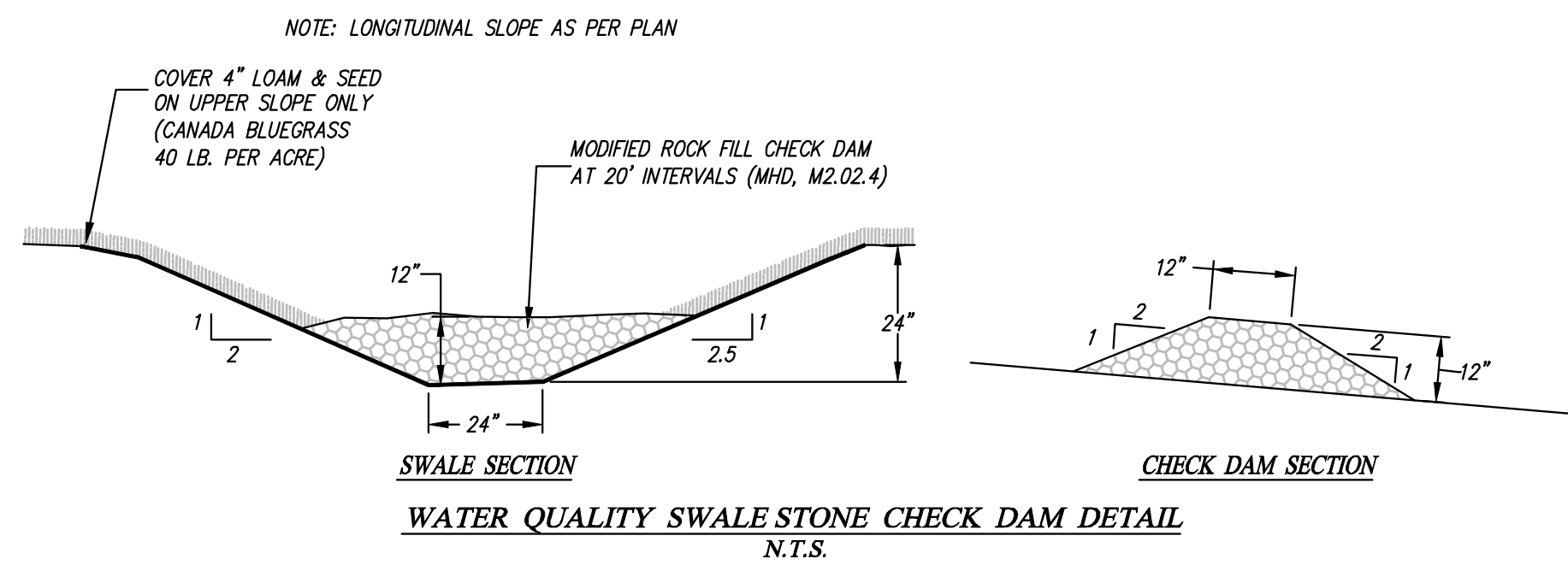
RIGHT-OF-WAY CONCRETE BOUND  
N.T.S.



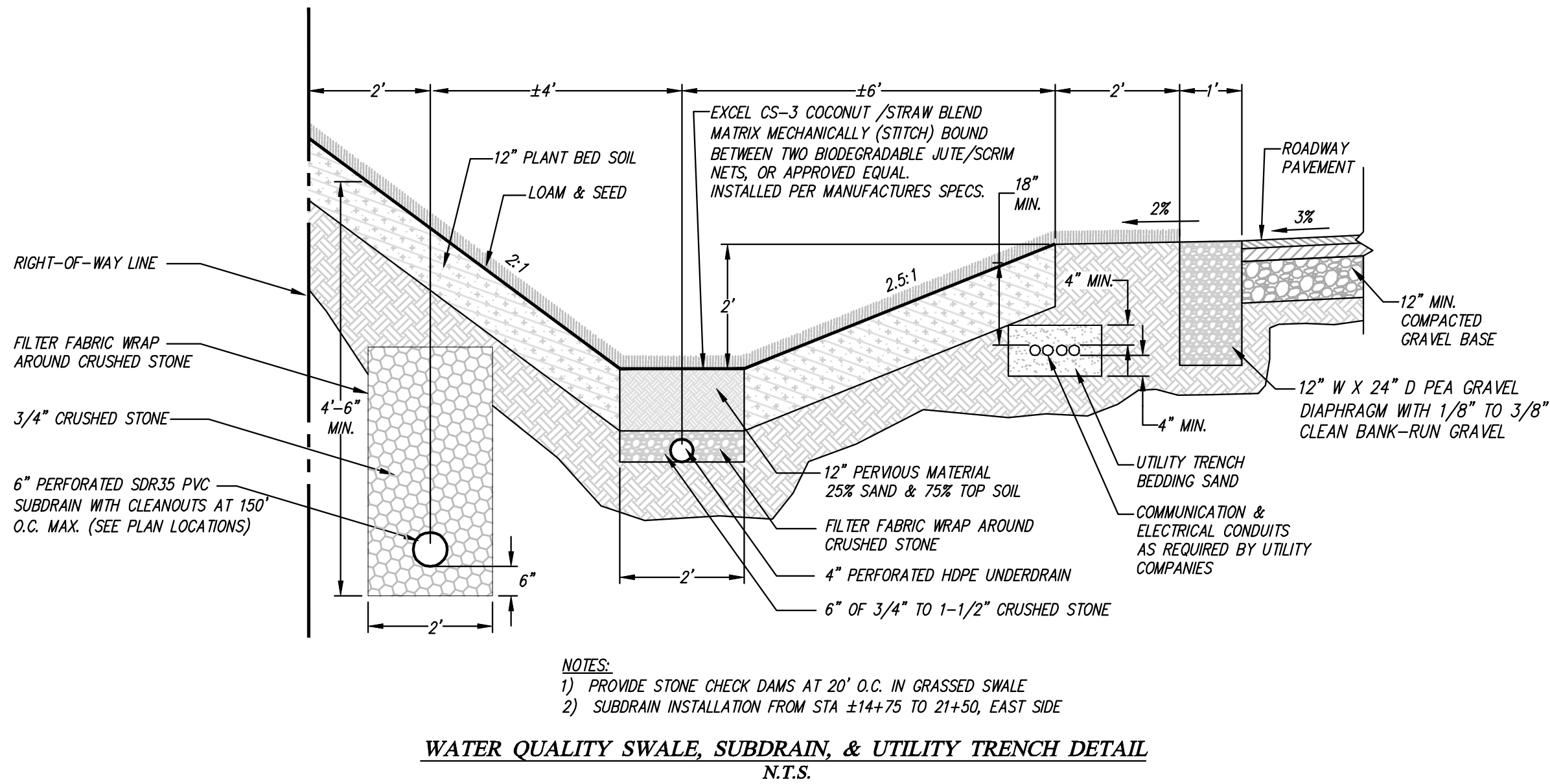
STANDARD ROADWAY CROSS-SECTION  
N.T.S.



TREE PLANTING/ WITHOUT DRAINAGE  
N.T.S.

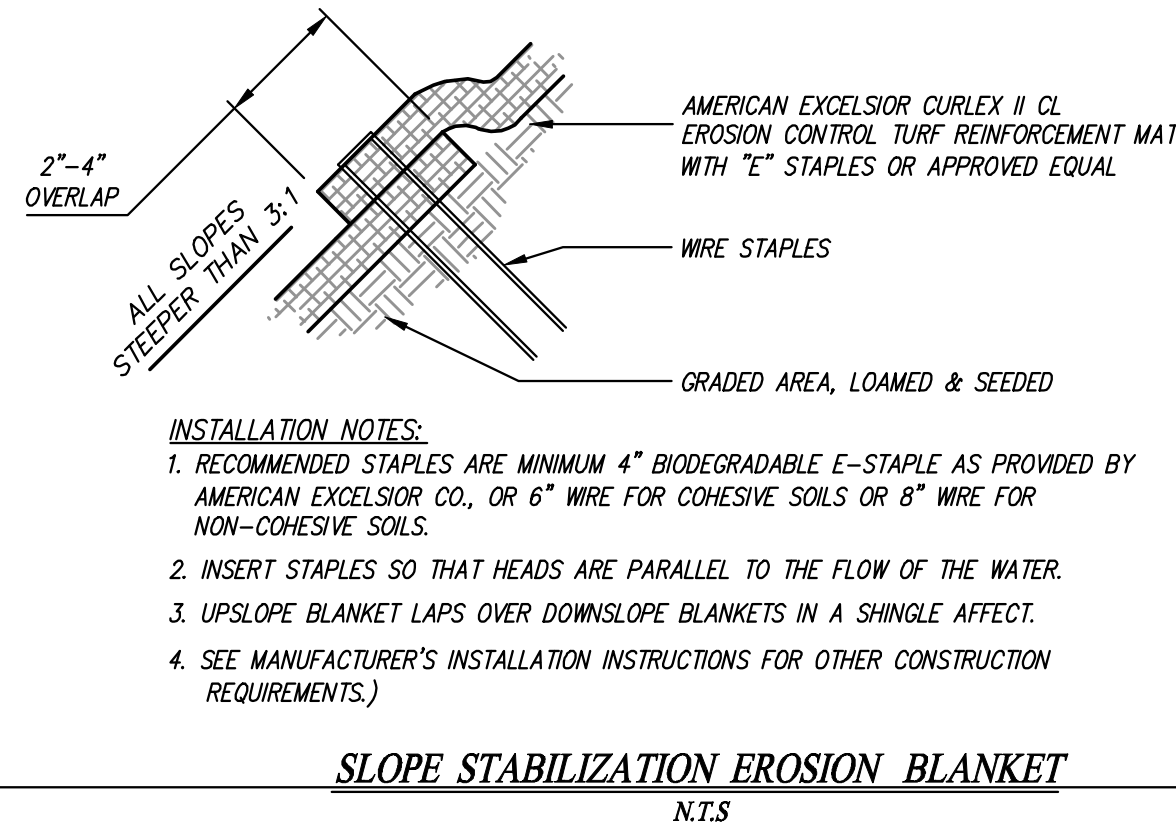


WATER QUALITY SWALE/STONE CHECK DAM DETAIL  
N.T.S.

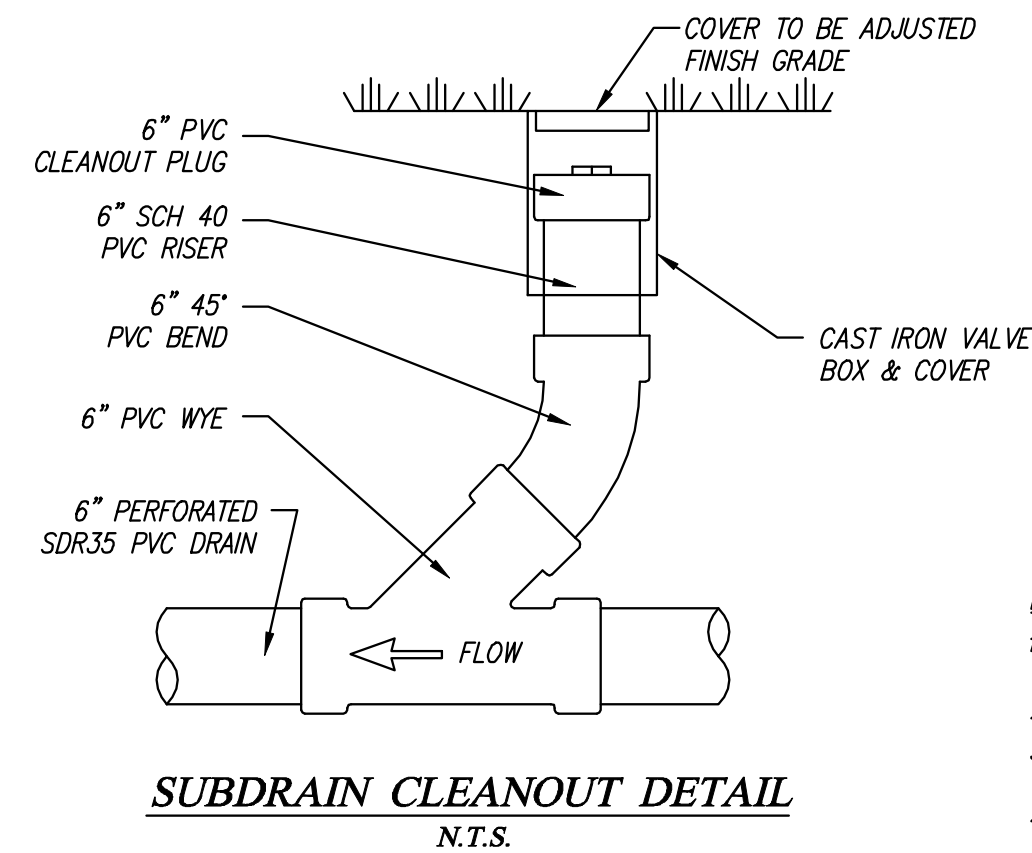


WATER QUALITY SWALE, SUBDRAIN, & UTILITY TRENCH DETAIL  
N.T.S.

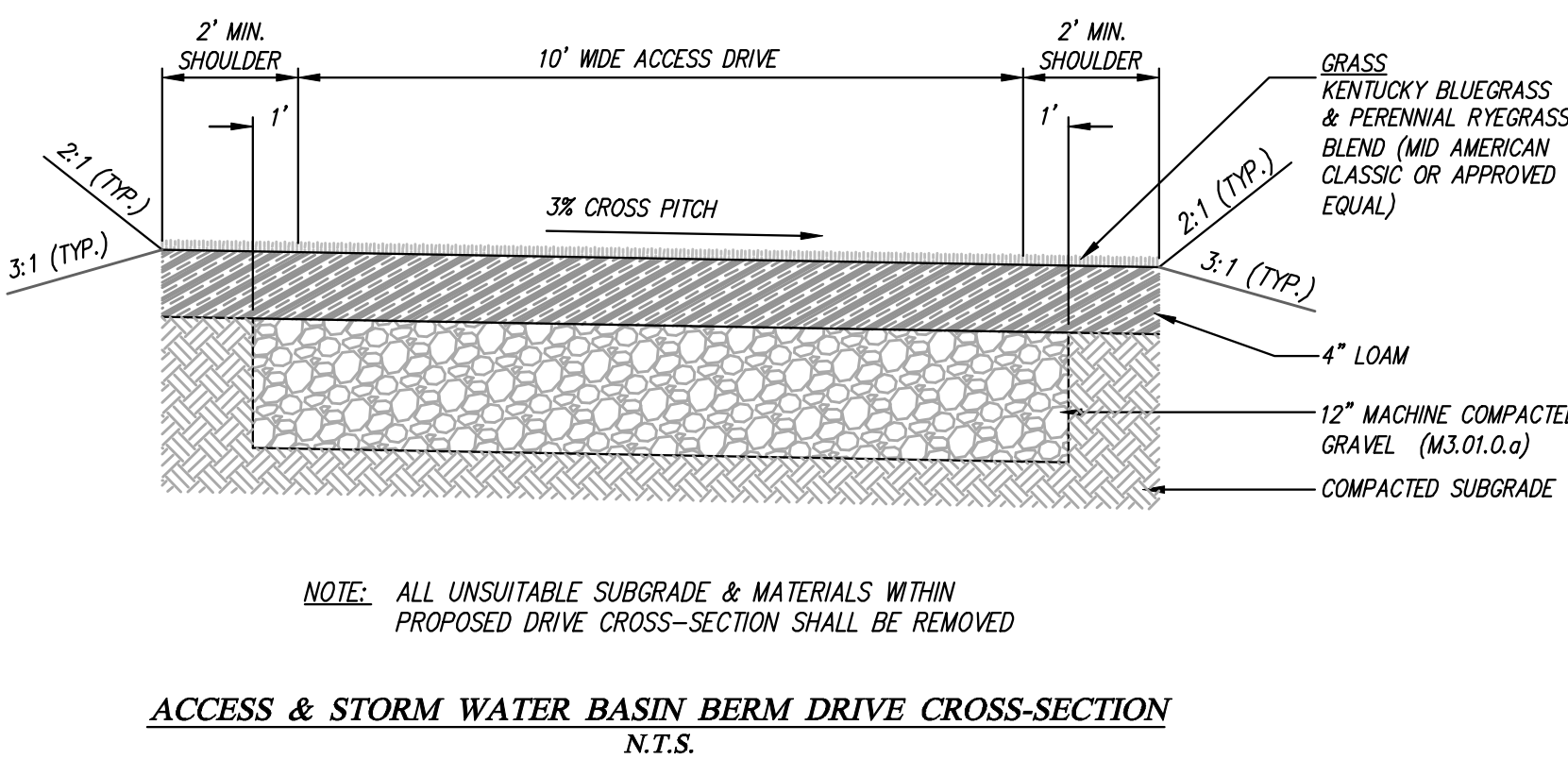
ROADWAY PAVEMENT CROSS SECTION  
N.T.S.



SLOPE STABILIZATION EROSION BLANKET  
N.T.S.

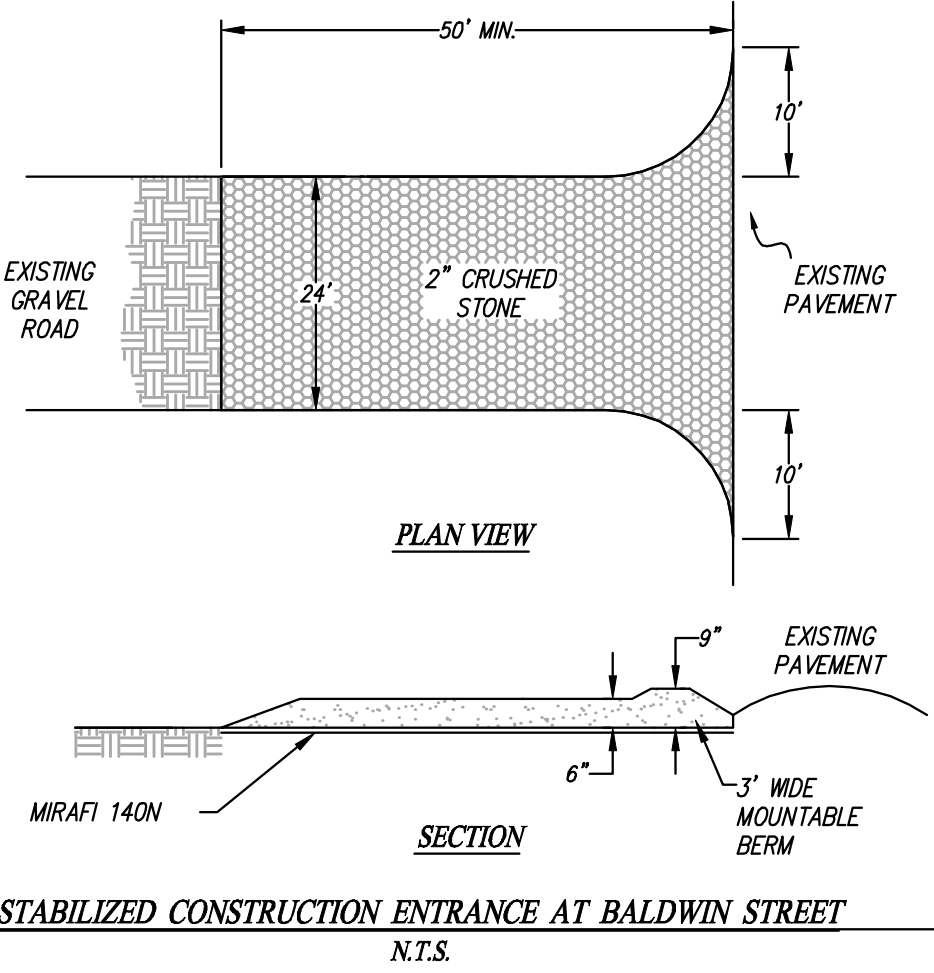


SUBDRAIN CLEANOUT DETAIL  
N.T.S.

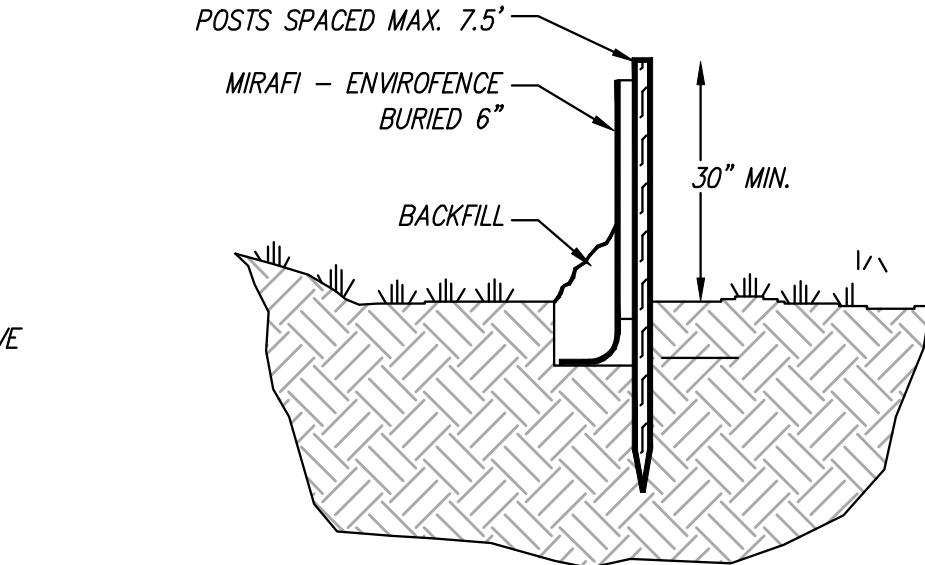


NOTE: ALL UNSUITABLE SUBGRADE & MATERIALS WITHIN PROPOSED DRIVE CROSS-SECTION SHALL BE REMOVED

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

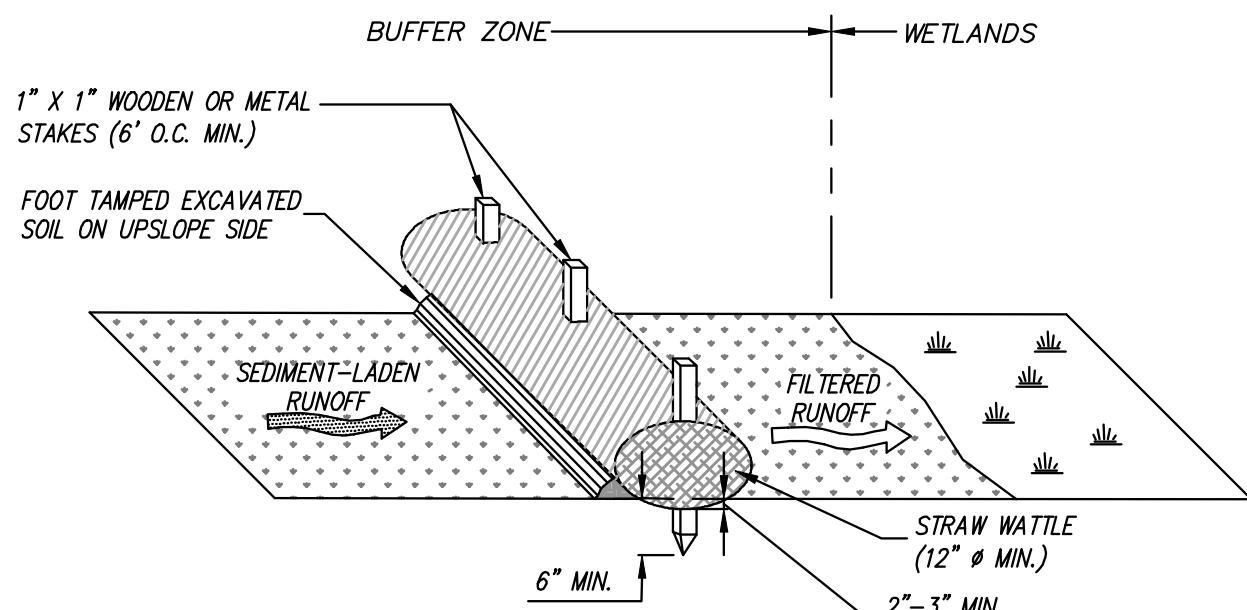


STABILIZED CONSTRUCTION ENTRANCE AT BALDWIN STREET  
N.T.S.



- 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) DIG A TRENCH 4" DEEP X 4" WIDE WHERE SILT FENCE IS TO BE INSTALLED.
  - 3) SEAT THE SILT FENCE AGAINST THE DOWNGRADIENT SIDE OF THE TRENCH WITH THE BASE OF THE FENCING FABRIC SEATED INTO BOTTOM OF THE TRENCH.
  - 4) STAKE WITH WOODEN STAKES AT 7.5' MAXIMUM ON CENTER.
  - 5) FOOT TAMP THE EXCAVATED SOIL ALONG THE ENTIRE UPSLOPE SIDE THE SILT FENCE TO PREVENT DRAINAGE FROM ROUTING BENEATH THE BARRIER.

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



- NOTES:
- 1) SHEATHING FOR STRAW WATTLES SHALL BE 100% BIODEGRADABLE AND WITHOUT FIXED DIAMETER OPENINGS.
  - 2) WATTLES SHALL BE AS THE SOLE EROSION CONTROL BARRIER AT ALL LOCATIONS WITH UPGRADIENT SLOPES OF LESS THAN 10%.
  - 3) DIG A TRENCH 2"-3" DEEP X 9" WIDE WHERE WATTLES ARE TO BE INSTALLED.
  - 4) SEAT WATTLE FIRMLY INTO TRENCH AND STAKE WITH WOODEN STAKES AT 6' O.C. MINIMUM.
  - 5) FOOT TAMP THE EXCAVATED SOIL ALONG THE ENTIRE UPSLOPE SIDE THE WATTLES TO PREVENT DRAINAGE FROM ROUTING BENEATH THE BARRIER.

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

APPROVED UNDER THE  
SUBDIVISION CONTROL LAW  
PLANNING BOARD OF LEICESTER

DATE: \_\_\_\_\_

GRAZ Engineering, L.L.C.

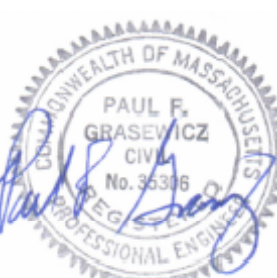
323 West Lake Road, Fitzwilliam, NH 03447  
Phone: (603) 585-6959 Fax: (603) 585-6960

PARKER STREET (NORTH) - DEFINITIVE SUBDIVISION  
LEICESTER, MASSACHUSETTS

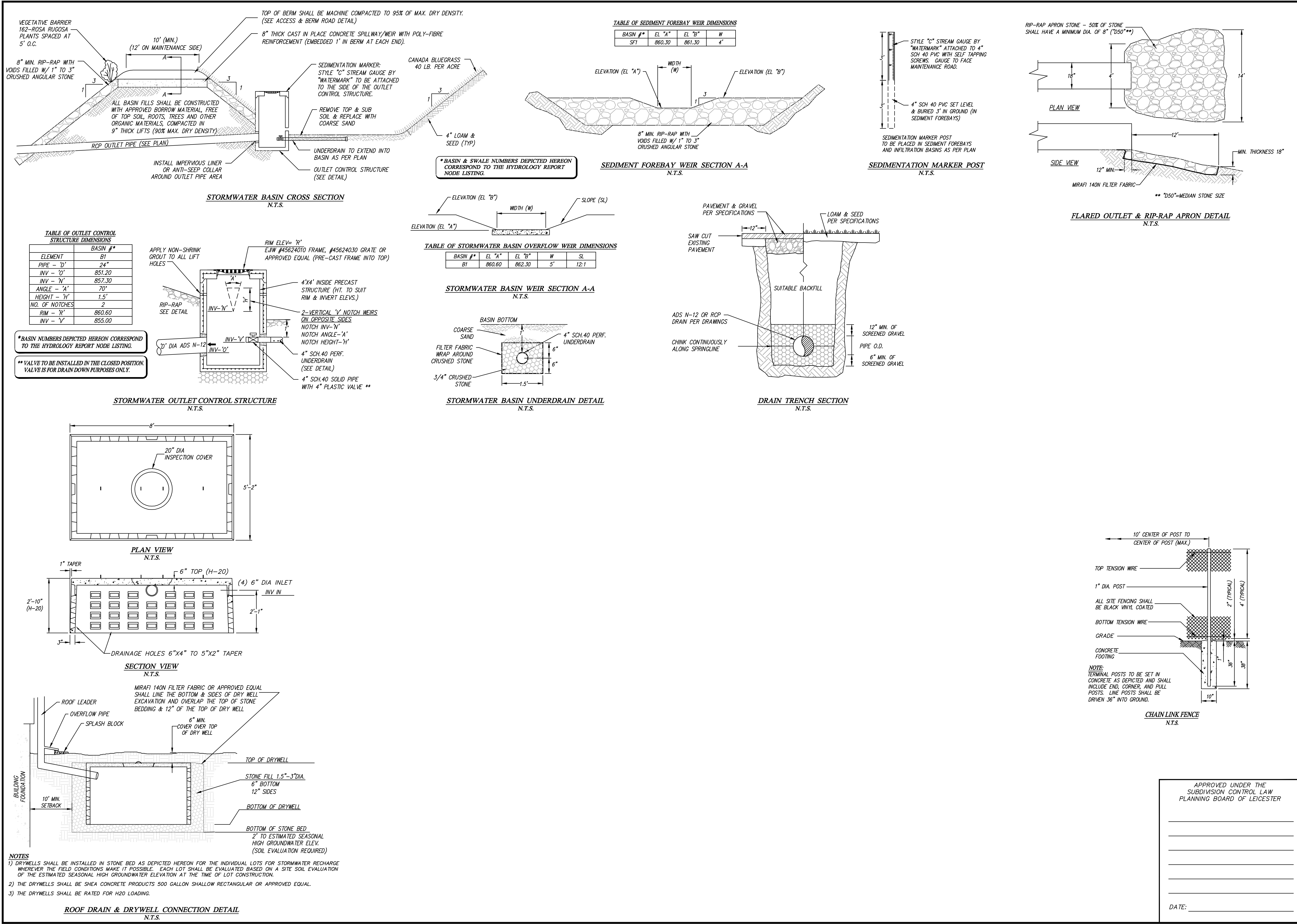
CONSTRUCTION NOTES & DETAILS

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

SCALE:	AS NOTED	DATE	DESCRIPTION	CHECKED:	PGF & BCM	DRAWN:	BCM	PLAN DATE:	BY:
REV.	1	8/24/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	PGF & BCM	PGF & BCM	PGF & BCM	PGF & BCM	JUNE 8, 2021	BCM
REV.	2	9/9/21	REVS PER QUINN ENG. TECH. REVIEW & LPB	PGF & BCM	PGF & BCM	PGF & BCM	PGF & BCM		BCM
REV.									
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# 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:** Parker Street (North) Subdivision  
Light Post Narrative & Photo  
**Date:** September 13, 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                   |

<u>1</u>	copy	<u>Proposed Light Post Photo</u>
_____	copy	_____
_____	copy	_____
_____	copy	_____

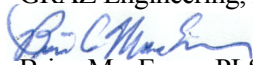
**Comments:** I have attached a sample photo of the proposed granite light post photo for the Parker Street subdivision for your reference.

### Light Post Narrative

The light post and fixture shall be comprised of an 8' tall x 7" x 7" granite post or approved equal with its base set 24" below finished grade with an exterior post mounted light fixture with a timer installed adjacent to the proposed driveway(s) at their intersection with the Parker Street roadway for each subdivision lot.

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







Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_

Location: \_\_\_\_\_

Contact: \_\_\_\_\_

## P5400-31 Endicott

One-Light post lantern with a Craftsman-inspired silhouette, Endicott offers visual interest to your home's exterior. The elongated frame is finished with clear seeded glass.

- Features a Craftsman-inspired silhouette
- An outdoor lantern with an elongated frame.
- Frame is finished with clear seeded glass
- Black finish.
- Fits 3" post. (order separately.).

**Category:** Outdoor

**Finish:** Black (painted)

**Construction:** Aluminum Construction

**Glass/Shade:** Clear Seeded glass panels



Width: 7-3/8 in  
Height: 17-3/4 in

Clear Seeded glass panels  
Width: 4-3/8 in  
Height: 10-3/4 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Post mounted, fits standard 3" post (sold separately)	Prewired 6 inches of wire supplied 120 V	Quantity: One 100 W max. Medium Base or LED equivalent E26 base socket	CCSAus Wet Location Listed 1-year Limited Warranty



# Town of Leicester PLANNING BOARD

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

**9/14/2021 DRAFT**

## **CERTIFICATE OF DECISION 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

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### **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 September 1, 2021.
  - 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 September 7, 2021, and September 22, 2021. The hearing was closed on \_\_\_\_\_. At each hearing date opportunity was given to all those interested to be heard in favor of or opposition to such application.

## **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 development of additional lots on the adjacent land owned by the YWCA (some on the existing paved portion of the roadway).

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. Utilities will be underground on the new extended portion of Parker Street (existing above-ground utilities to remain). 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 September 8, 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.
- b. Letters from Graz Engineering to Town Planner Michelle Buck dated August 24, 2021 and September 9, 2021 (responses to comments and supplemental stormwater information).
- c. Memo to Planning Board from Graz Engineering dated September 13, 2021 (light post narrative, photo, and specifications).

Approval by Board of Health is by failure to report.

#### **D. WAIVERS**

The Board approved 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'.
2. Section V.A.4.a: maximum length of dead-end cul-de-sac, 500' maximum allowed; to allow dead-end street length of  $\pm 2,205'$ .
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: This waiver was conditioned on addressing a final Quinn Engineering comment – may be addressed by 9/22/2021]
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.
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.
6. Section VI.L: street shade trees shall be installed on both sides of the roadway; to allow for street tree plantings only on the west (lake) side of the roadway on the portion of the roadway located within the limits of the Applicant's land as stipulated in the written Planning Board Decision and as shown on the plan.

#### **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 1 paper copy of the full set of plans (including survey sheets). If there are no changes from the 9/8/2021 plans, an additional paper copy is not required. 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.

#### **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 the infiltration basin, pipe, drainage swales, loaming and seeding shall be installed, stabilized, and functional, and stormwater runoff suitably controlled, to the satisfaction of the Planning Board prior to the release of any lot within that portion of the subdivision.

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

**Items required prior to Occupancy Permits**

14. Street signs and stop signs, as applicable, shall be installed prior to issuance of occupancy permits.
15. Final street speed limit issues and appropriate signage shall be coordinated with the Police Department and Highway Department and installed prior to occupancy permits.
16. Streetlights for individual lots shall be installed prior to occupancy for each lot. The light post and fixture shall be comprised of an 8' tall 7" x 7" granite post or Planning Board approved equal with its base set 24" below finished grade with an exterior post-mounted light fixture with a timer installed adjacent to the proposed driveways at their intersection with the Parker Street roadway right-of-way line.
17. If development exceeds 4 lots, the applicant shall be required to construct and install fire protection to the satisfaction of the Leicester Department. No occupancy permit for the house on the 5<sup>th</sup> lot, if constructed, shall be issued until this requirement is met.

**Project Specific Conditions**

18. As shown on the plan and described above, this plan currently shows 3 lots, with the ability to split 2 lots in the future for a maximum of 5 lots. The 5 homes shown on Sheet 6 of 8 are for illustrative purposes and are not approval for construction of more than 1 house on a lot.
  - a. In perpetuity, the subdivision of lands of the applicant and currently depicted on Assessor's Map 42-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.
  - b. The proposed roadway and associated right-of-way cannot be extended beyond the limits as depicted on the plans and there can be no additional roadways developed off from said proposed roadway; and
  - c. 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.
19. The applicant shall provide *Rosa Rugosa* plantings and/or 4' high chain link fencing around the entire perimeter of the detention basins as shown on the plans. 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.
20. Street trees shall be planted as shown on the plans. The Applicant shall leave existing large trees undisturbed to the maximum extent feasible and may leave existing trees in lieu of planted street trees at the discretion of the Planning Board. The final quantities and locations of proposed street trees shall be coordinated during construction and adjusted as necessary

based on existing trees that can be retained. Street trees, where required, shall be installed as soon as practical in the construction process and in conformance with the requirement that street trees be in place for at least 1 winter season prior to final release of surety and road acceptance.

### **General Conditions**

21. 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 Select Board.
22. 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.
23. During construction, the Applicant shall comply with all local, state and federal laws regarding noise, vibration, dust and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Construction on exterior features shall not commence on any day before 7:00AM and shall not continue beyond 7:00PM; provided, however, that such construction shall not commence on Saturday before 8:00AM and shall end at 3:00PM. No construction activity shall take place on Sundays or legal holidays.
24. 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.
25. The applicant shall comply with the Planning Board's Minimum Construction Program Requirements for Approved Definitive Plans: Notice to Applicants.
26. 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.
27. The project shall be constructed in accordance with all applicable provisions of the Leicester Zoning By-Laws and Subdivision Regulations.
28. 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).
29. 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.
30. 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.
31. 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.



32. 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).
33. 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.
34. **The Applicant shall be solely responsible for meeting all deadlines and/or requesting extensions to such deadlines as specified in this Decision.**

#### ***F. APPEALS***

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

## RECORD OF VOTE

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

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Jason Grimshaw, Chair

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James Reinke, Vice Chair

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Sharon Nist

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Jaymi-Lynn Souza

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Joshua Campbell

Copy of Decision sent to:

Applicant\*

Owner

Town Administrator

Building Inspector

Quinn Engineering

Assessors Office

*\*by Certified Mail*



Dear Leicester Planning Board,

Faded LLC DBA Dris Production Center intends to operate a product manufacturing facility at 488 Stafford Street, Cherry Valley, MA, 01611.

A Marijuana Product Manufacturer as defined by the town of Leicester is an entity licensed to obtain, manufacture, process and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments and to transfer marijuana and marijuana products to other marijuana establishments, but not to consumers.

We intend on manufacturing cannabis infused products to sell wholesale to retailers.

Dris will not prepare a marijuana product with potency levels, exceeding the following limits, which includes the 10% variance allowed by 935 CMR 500.160(12), exceeding the following, as tested by an independent marijuana testing facility licensed in accordance with M.G.L. c. 94G, § 15 and applicable regulations and guidance:

- a. For a single serving of an edible, 5.5 milligrams of active tetrahydrocannabinol (THC); and
- b. In a single package of multiple edibles to be eaten, swallowed, or otherwise ingested, not more than 20 servings or 110 milligrams of active THC.
- c. One bottle or container of tincture cannot contain more than 1000 milligrams (mg) of delta-nine tetrahydrocannabinol ( $\Delta$ 9-THC).
- d. The THC content must be homogenous, or evenly distributed throughout the edible and will be considered to not be homogenous if 10% of the infused portion of the Marijuana Product contains more than 20% of the total THC contained in the entire Marijuana Product.
- e. Single-servings of Marijuana Products tested for potency in accordance with 935 CMR 500.150(4)(a) will be subject to a potency variance of no greater than plus/minus ten percent (+/- 10%).

Furthermore, Dris will only package marijuana product beverages in a single serving size.

Signed,

Christopher Fevry

CEO & Co-Founder

A handwritten signature in black ink that reads "Christopher Fevry". The script is cursive and fluid, with the first letters of the first and last names being capitalized and prominent.

September 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 memorandum from Hayes Engineering, Inc. addressed to Leicester Planning Board revised August 30, 2021.
- An unbound plan set (3 sheets total) titled "Site Plan in Leicester, Mass" revised August 30, 2021, prepared by Hayes Engineering, Inc.

We have only reviewed this submittal for responses to comments of this office provided in a letter to Leicester Planning Board dated June 14, 2021. Any changes made not in response to our comments must be identified by the applicant. Comments from the previously issued review memorandum can be seen below with supplemental comments noted in *italic* based on the Applicant's responses. Comments that have been adequately addressed are prefaced with "**Resolved**". Comments for which this office has not further comment have been prefaced with "**No further comment**". Supplemental comments that require review by or input from the Board have been prefaced with "***This office defers to the Board***".

### **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)

***This office defers to the Board.*** The plan has been revised to identify the existing parking area as gravel. Hayes Engineering, Inc. has indicated that the existing surface will be retained for employee parking and portions of this area will be removed to better define the parking area. The removed portions are to be replaced with loam and seed. If this is done, there will be an increase in green space and granting the wavier is appropriate.

*There is no requirement in the Town's regulations requiring that parking areas be paved, however, unpaved parking areas cannot be effectively striped. Signs or concrete bumpers are recommended to better define the parking spaces if this area is to remain unpaved.*

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)

***This office defers to the Board.*** Hayes Engineering, Inc. has indicated that the modifications to the existing site conditions proposed are redefining the employee parking area and striping the accessible parking space. The existing conditions provided appear to be adequate if this is the only work that will take place. If any additional work is to take place, a field survey may be required. This office defers to the Board if the existing conditions provided are suitable or if a field survey of the existing conditions is to be provided.

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)

***This office defers to the Board.*** This office defers to the Board if input from the Board of Health is to be provided during the Site Plan process or should be a condition of approval.

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)

***No further comment.***

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

***This office defers to the Board.*** Hayes Engineering, Inc. has indicated that the Applicant intends to comply with this requirement and is amenable to a condition requiring compliance. This office defers to the Board if complacence should be demonstrated as part of the Site Plan process or should be a condition of approval.

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)

***Resolved.*** A photometric plan has been submitted. The waiver is no longer required. The plan shows that light intensities are 0 fc at the property boundaries.

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

***Resolved.*** Hayes Engineering has indicated the Applicant is only using the existing signage at Stafford Street.

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

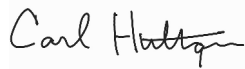
***This office defers to the Board.*** Hayes Engineering, Inc. has indicated that odor control will be provided in accordance with the CCC requirements and that the Applicant is amenable to conditions requiring documentation of CCC approval. This office defers to the Board if specific information is to be submitted or if this should be a condition of approval. This office does not review odor control plans for adequacy.

9. The Applicant must clarify what type of security will be proposed. (Zoning Bylaw 5.15.02.E) ***This office defers to the Board.*** *Hayes Engineering, Inc. has indicated that a comprehensive security plan is required for CCC approval and that the Applicant is amenable to conditions requiring documentation of CCC approval. This office defers to the Board if specific information is to be submitted or if this should be a condition of approval. This office does not review security plans for adequacy.*

**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.  
***Resolved.*** *This waiver is no longer required.*
- c. Site Plan Review Regulations – II.H – Stormwater Report.  
Please see comment 1.

Sincerely,  
QUINN ENGINEERING, INC.



Carl Hultgren, PE  
Senior Engineer

CC: File



# Town of Leicester PLANNING BOARD

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

## **SITE PLAN APPROVAL & STORMWATER PERMIT ORDER OF CONDITIONS 9/15/2021 Draft**

**Date:** \_\_\_\_\_

**File Number:** SPR2021-02

**Project Name:** 488 Stafford Street/Dris Production

**Applicant:** Faded LLC DBA Dris Production Center  
Attn: Christopher Fevry  
30 Hemlock Street  
Brockton, MA 02302

**Owner:** K&B Land Holdings  
Attn: Josh Biando  
488 Stafford Street  
Cherry Valley, MA 01611

**Proposed Use:** Marijuana Establishment (§5.15, Medical Marijuana Treatment Centers and Marijuana Establishments), specifically Marijuana Establishment, Non-Retail (§3.2.03.20)

**Location:** 488 Stafford Street  
Assessors Map 34, Parcel A1.10

**Zoning:** Business Industrial A (BI-A)

**Deed Ref.:** Book 56786/Page 186

**Water/Sewer:** private well & septic

**Subject:** Application for Site Plan Approval under §5.2 of the Leicester Zoning By-laws to allow manufacturing of cannabis infused products in an existing building

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

### ***PROCEDURAL HISTORY:***

1. On May 24, 2021 an application for Site Plan Approval in accordance §5.2 of the Leicester Zoning By-laws was submitted to the Leicester Planning Board. All application materials are on file with the Planning Board. The Board's decision is based on the following submittal(s) as well as the documents described in paragraph 4 below:
  - Application for Site Plan Review (application form and project narrative)
  - Letter from Hayes Engineering, Inc. to the Leicester Planning Board dated July 1, 2021, revised August 30, 2021 (responses to comments)
  - Letter from Dris Production Center, undated, received 9-13-2021 (description of use)

- Set of Site Plans (3 sheets), entitled Site Plan in Leicester Massachusetts, 488 Stafford Street, prepared by Hayes Engineering, Inc., dated May 20, 2021, revised through August 30, 2021, as follows:

Sheet number	Sheet Title
1 of 2	Locus
2 of 2	Site Plan
3 of 3	Photometric Plan

2. Discussion of the application was held at the Planning Board meeting(s) of July 6, 2021, and continued to August 3, 2021 (meeting cancelled), August 17, 2021\*, August 31, 2021, September 7, 2021\* and September 22, 2021.

*\*no discussion*

3. The Board engaged Quinn Engineering of Paxton, Massachusetts, pursuant to G.L. c. 44, s. 53G, to review the Applicant's proposed development.
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 the Leicester Planning Board dated June 14, 2021 and September 14, 2021;
  - C. Written comments from the following Town Boards and Departments: Police Department and Highway Department.

## **FINDINGS**

1. The applicant is proposing a Marijuana Establishment, Non-Retail in a 7,250 s.f. existing structure. The original application to the Board requested approval for marijuana cultivation. However, the applicant modified their application to request approval for manufacturing of cannabis infused products to sell wholesale to retailers. There will be no cultivation on-site. The property is zoned BI-A which allows the proposed use (Marijuana Establishment, Non-Retail), subject to site plan approval by the Planning Board (§3.2.03.20 and §5.15).
2. No changes are proposed to the exterior dimensions of the building. The applicant proposes to re-stripe the existing paved parking area, remove gravel and install loam to better define and northerly parking area, and make improvements to the rear gravel parking area to provide 25 surface parking spaces. Manufacturing requires 1 space/1,000 of gross floor area (7 spaces required) per the Planning Board's Parking Regulations. The facility is served by existing, on-site private water and septic service.
3. The facility will employ 20 persons in full and part-time roles and planned hours are 6AM – 11PM (3 shifts).
4. The applicant states that all systems will be designed in accordance with all applicable CCC regulations regarding noise, odor, and security. *[more detail on odor/security???*
5. 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 this section:



- A. **The use complies with all the provisions of the Leicester Zoning By-Law;**  
The Board finds that the proposed project meets this standard as described and conditioned in this Decision.
  - B. **The use will not materially endanger or constitute a hazard to the public health;**  
The Board finds that the proposed project, subject to the conditions set forth in this decision, will not constitute a hazard to public health or safety.
  - C. **The use will not create undue traffic congestion or unduly impair pedestrian safety;**  
The Board finds that the project will not create undue traffic congestion or unduly impair pedestrian safety.
  - D. **Sufficient off-street parking exists or will be provided to serve the use;**  
The Board finds the existing parking to be in conformance with Parking Regulations and sufficient to serve the proposed use as described above.
  - 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;**  
The facility is served by a private well and septic system. Other utilities will be provided 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;**  
The project does not involve any exterior changes that would affect stormwater; therefore the proposed use meets this standard.
  - 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 the proposed project meets this standard as described and conditioned in this Decision.
6. Section 5.15.02 of the Zoning Bylaw contains specified standards for marijuana establishments. The Board finds that the Applicant meets these standards, as described below:
- A. General: All aspects of the Marijuana Establishment will take place within a fully enclosed building and activity is not visible from the exterior of the business. There is no outside storage of marijuana, related supplies, or educational materials.
  - B. Buffers: The proposed project meets all buffer requirements. Specifically, the building is greater than 200 feet from the following: residential zoning districts (SA, R1, and R2), and preexisting public or private schools (pre-school through grade 12).
  - C. Signage: All signage will comply with local and state laws and regulations.
  - D. Ventilation/Odor: The facility will be designed in accordance with all applicable CCC regulations regarding odor.

- E. Security: Security will meet state requirements. In addition, the Applicant will comply with Leicester Police Department requirements.
- F. Permitting: The Applicant will meet all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts.
- G. Private Clubs: The Applicant will not operate any clubs, lodges, or other private grounds (nonprofit and private) allowing on-site consumption of marijuana or marijuana products.
- H. Conversion: The Applicant is not converting from a Medical Marijuana Treatment Center so this section is inapplicable.

### ***DECISION:***

At its meeting of \_\_\_\_\_, the Planning Board voted to **approve/disapprove** the Site Plan referenced above pursuant to Section 5.2 of the Leicester Zoning By-laws. As used in this decision, the term "Applicant" as set forth herein shall mean the Applicant, its heirs, successors and assigns. The term "Board" as set forth herein shall mean the Planning Board. The term "Town" shall mean the Town of Leicester, Massachusetts. Unless otherwise indicated herein, the Board may designate an agent or agents to review and approve matters set forth herein. Approval by the Planning Board shall not be construed as approval from any other board, official or agency that is needed regarding permitting for this project. The Planning Board's approval is subject to the conditions and waivers contained in this Order of Conditions.

### ***WAIVERS***

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

- Site Plan Regulations  
Requirement for detailed site plans (including topography requirement), elevation plans, and drainage report (waived because the project is reuse of an existing building).

### ***CONDITIONS***

#### **Pre-Construction**

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

#### **General**

3. Final design and construction shall be in substantial conformance to the plans submitted to the Planning Board and this Order of Conditions. No substantial corrections, field modifications, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board, which in its sole discretion, may determine such substantiality. Any requests for substantial modifications shall be made to the Planning Board for review and approval and shall include a description of the proposed modification, reasons the modification is necessary and supporting documentation.

4. Unauthorized deviations from the approved plan may result in the Planning Board seeking the issuance of a Cease and Desist Order until the deviation is addressed. Violation of any condition contained herein or failure to comply with the approved plan shall subject the Applicant to a zoning enforcement action in accordance with the remedies set forth in M.G.L. c. 40A.
5. In accordance with Section 5.2.07 of the Zoning By-laws, 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 by \_\_\_\_\_ (two years from the date of approval). Such deadlines may be extended in accordance with Section 5.2.07 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 the site plan approval shall expire and may be reestablished only after another site plan review under Section 5.2.
6. Litter and debris on-site shall be removed regularly to maintain a neat and orderly appearance.
7. 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.
8. All travel lanes and parking areas shall remain accessible and clear of snow year-round. In such instances where snow storage areas are not sufficient to accommodate heavy snow, the Applicant shall remove snow off site to ensure that all travel lanes and parking areas are accessible.
9. All signs shall comply with Section 3.2.07 and 5.15.02.C of the Zoning By-law, unless a special permit or variance is granted by the Zoning Board of Appeals.

**Project-Specific Conditions:**

10. Approval is for removal of a portion of the gravel surface and reuse of the gravel surface only; any expansion of the paved area requires an amendment to this approval including submittal of a stormwater report.
11. Prior to removal of the gravel and any improvements or use of the rear parking area, the applicant shall submit plans prepared by a licensed Professional Land Surveyor indicating the exact distances to property lines and septic system components and shall obtain Board of Health approval. The applicant shall provide barriers for the septic system to the satisfaction of the Board of Health.
12. The applicant shall document that the proposed ADA accessible parking space is in conformance with Massachusetts Architectural Access Board requirements.
13. Parking spaces in the paved area shall be striped. Parking on gravel areas shall be marked by signage and/or concrete bumpers to indicate where vehicles should be parked.
14. The Applicant shall meet Police Department security requirements.
15. The Applicant shall provide barriers for the propane tank to the satisfaction of the Fire Department.

### **Construction**

16. 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.
17. 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.
18. 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.
19. The Applicant shall promptly pay the reasonable fee of the consulting engineers for review of plans or field inspections during the construction phase.
20. 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**

21. No final certificate of occupancy shall be issued until the premises 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 so as 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.
22. If there are field changes from the approved site plans referenced above, the Board may require As-Built plans showing such changes prior to the final certificate of occupancy. No final certificate of occupancy shall be issued until the Planning Board or its agent confirms that all improvements or alterations substantially comply with the approved Site Plan.

-continued on following page-

***RECORD OF VOTE***

The Board vote was \_\_\_\_\_in favor of approval, \_\_\_\_\_ opposed.

\_\_\_\_\_  
Jason Grimshaw, Chair

\_\_\_\_\_  
James Reinke, Vice Chair

\_\_\_\_\_  
Sharon Nist

\_\_\_\_\_  
Jaymi-Lyn Souza

\_\_\_\_\_  
Joshua Campbell

Copy of Decision sent to:

Town Clerk

Applicant

Owner

Quinn Engineering

Building Inspector

Assessors Office

Town Administrator