


For Planning Office Use:
File #: SP2022-01


Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☐ Special Permit ☒ Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	ASR Realty Company, LLC (Parcels 44 A4.1 0 & 44 A6 0) & JMC/TBG Leicester, LLC (Parcel 44 A5 0)		
Signature:	 <i>Authorized under Purchase Agreement</i>		
Address:	JMC/TBG Leicester, LLC 117 Paddock Circle Mashpee, MA 02649 100 Grandview Road, Suite 203 Braintree, MA 02184		
Phone:	(781) 849-0011	Fax:	
Email:	pmahoney@corcoranmgmt.com		

Applicant Information

Name:	JMC/TBG Leicester, LLC		
Signature:	 <i>Authorized Signature</i>		
Address:	100 Grandview Road, Suite 203 Braintree, MA 02184		
Phone:	(781) 849-0011	Fax:	
Email:	pmahoney@corcoranmgmt.com		

Primary Contact Person (The person that will be contacted by Planning Board staff during the application process.)

Name:	John A. Brennan Jr.		
Address:	1 Walnut Street Boston, MA 02108		
Phone:	(617) 669-7306	Fax:	
Email:	jackbrennan@brennangroup.org		

PROJECT INFORMATION

Project Address:	0, 90, & 92 Huntoon Memorial Highway	Zoning District:	HB-2 & SA
Assessors Map & Parcel #	44 A4.1 0, 44 A6 0, & 44 A5 0	Deed Reference (Book & Page):	54687/151, 54687/170, & 66504/86
Applicable Zoning Bylaw Section(s):	5.2.02 1.a and c (Site Plan Review)		
Proposed Land Use:	Manufacturing, Industrial, or Storage Warehouse		
Existing Land Use:	Vacant Parcels of Land		
Size of Proposed Structure(s):	260,000 SF		

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LEICESTER, MASS

For Planning Office Use:
File #:

PROJECT INFORMATION, Continued

Total Lot Area:	2,182,713 SF (50.108 Acres)
Water Source: (If "public" water, identify applicable water district)	CHERRY VALLEY AND ROCKDALE WATER DISTRICT
Sewer Source: (If "public" sewer, identify applicable sewer district)	OXFORD ROCKDALE SEWER DISTRICT
Brief Project Description: Please include a description on this form (i.e. do not write "see attached"). The Project proposes to construct an approximately 260,000 SF high bay industrial warehouse or manufacturing facility as depicted on the site plans prepared by VHB dated December 7, 2021. The proposed building results in building coverage of 12% on the Site. The proposed facility will be supported by approximately 279 vehicle parking spaces, 59 trailer parking spaces, and 42 loading docks. The proposed parking space quantity meets the Leicester Planning Board Parking Regulations for the by-right permitted uses in the Highway Business-Industrial District 2.	

Application Checklist

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

- | | | |
|---|---|---|
| <input type="checkbox"/> 13 copies of plans (3-full-size & 10- 11"x17") | <input type="checkbox"/> Full Project Narrative including any waiver requests (13 copies) | <input type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) |
| <input type="checkbox"/> Documentation of Availability of Water & Sewer | <input type="checkbox"/> Certified Abutters List* | <input type="checkbox"/> Traffic Study (3 copies) |

* certified abutters lists are required for all Special Permits applications and for Site Plan Review Application for projects involving new construction over 30,000 s.f.

Applications will not be accepted without the applicable Application Fee (please refer to the Planning Board's Fee Regulations).

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



December 14, 2021

Ref: 15392.00

Ms. Alaa Abusalah, Town Planner
Town of Leicester
3 Washburn Square
Leicester, MA 01524

Re: Site Plan Review Application for Leicester Central
Proposed Warehouse/Manufacturing Development at
0, 90, and 92 Huntoon Memorial Highway (Route 56)

Dear Ms. Abusalah:

JMC/TBG Leicester, LLC (the Applicant) is pleased to submit the attached application for Site Plan Review for the above-referenced project (the Project). The Project is located on the west side of Huntoon Memorial Highway (Route 56) between Clark and Stafford Streets. Route 56 is not within the jurisdiction of MassDOT. It is located in an area that Town Officials have zoned and identified for industrial development, immediately adjacent to an existing large industrial warehouse. The property on which the Project is proposed has been marketed for sale for many years. It is the site of previous unsuccessful development proposals dating back over a decade, including a 2009/2010 Site Plan Approval and Order of Conditions for a project of similar use and footprint. The Project will transform an existing underutilized piece of largely wooded vacant land known as 0, 90, and 92 Huntoon Memorial Highway (Route 56) (the Site) with the construction of an approximately 260,000 square foot building. The building will consist of a warehouse or a manufacturing facility dependent on tenant needs. The need for this type of facility in the region is exemplified by the recent transformation of the shipping, delivery, retail, and industrial industry due to exponential growth in online shopping and the COVID pandemic. The Project is consistent with the local bylaws, as it is situated in the Highway Business-Industrial 2 (HB-2) District of the Town and the proposed industrial uses are allowed by-right subject to Site Plan Review. A small portion of the Site lies within the Suburban-Agricultural (SA) District, though there will be no buildings constructed there. The closest residential abutter is approximately 1,300 feet from the Project area, separated by densely wooded area and wetlands.

The Project will have a positive fiscal impact for the Town of Leicester with a significant increase in tax revenue with limited impacts on public services. The Project will be the home for new businesses and new job growth. Since it is non-residential, the impact on the local school system is anticipated to be negligible; and on Fire, EMS, and Police are anticipated to be de minimis.

Following the Site Plan Review and Notice of Intent processes, the Applicant hopes to commence construction within 4 to 5 months. Construction is expected to take approximately 14 months to complete.

Since you have participated and attended, the Applicant and VHB has had three meetings with Town department heads to discuss the Project and solicit design and permitting feedback, which has been incorporated into this application and site design.



Site Description

The Site consists of three parcels known as 0, 90, and 92 Huntoon Memorial Highway (Route 56), totaling approximately 50 acres. The Site is currently undeveloped land consisting of wooded uplands, wetlands, and a perennial stream known as Grindstone Brook. The Site is situated in the Highway Business-Industrial 2 (HB-2) District and the Suburban-Agricultural (SA) District, and is bounded by Grindstone Brook and Huntoon Memorial Highway to the east, an industrial facility and woods to the north, and woods to the west and south. The building and site layout has been designed to not disturb the existing brook, wetlands, or associated 25' no disturb zones. Alterations within the 100' buffer zones from wetlands have been minimized to the extent practicable, and alteration of the 200' riverfront area associated with Grindstone Brook are limited to the outermost 75' of the 200' riverfront area.

The Site is lower in elevation than Huntoon Memorial Highway, with undulating topography that generally slopes down from the road to the south/southwest.

Project Description

The Project proposes to construct an approximately 260,000 SF high bay industrial warehouse or manufacturing facility as depicted on the site plans prepared by VHB dated December 7, 2021. The proposed building results in building coverage of 12% on the Site. The proposed facility will be supported by approximately 279 passenger vehicle parking spaces, exceeding the 1 parking space per 1,000 SF of building area required by the Leicester Planning Board Parking Regulations for manufacturing and industrial uses. The proposed parking quantity also satisfies the parking requirement for warehouse uses (1 space per 2,500 SF). A portion of the 279 parking spaces will be electric vehicle charger ready. In addition, the facility is proposed to be served by approximately 42 loading docks and approximately 59 trailer parking spaces. A Transportation Impact and Access Study prepared by VHB dated December 2021 is attached for additional information related to traffic and access, and the study projects that the existing roadway network can accommodate the new vehicle trips generated by the Project. Though exact hours of operation will be tenant-specific, the facility will need to be available to operate on a 24/7 basis with the potential tenant complying with all Town Zoning Bylaws and Regulations on operations. Numbers of employees at the Site is dependent on tenant needs and is not yet defined, but estimated to be at approximately 150.

Because the Site is currently undeveloped, the Project will result in the creation of additional impervious area. As such, the proposed grading and stormwater management system have been designed to mitigate the effects of the additional impervious area, subsequent increase in stormwater runoff, and needs for water quality treatment in accordance with the Massachusetts DEP Stormwater Standards. The stormwater management system and compliance with the Stormwater Standards is described in the Stormwater Report prepared by VHB dated December 2021.

The Proposed facility is anticipated to be served by new water, sewer, and telephone/data connections to existing infrastructure in Huntoon Memorial Highway. The proposed sewer connection is expected to require the use of a pump system located on-site coupled with a proposed force main to be installed within Huntoon Memorial Highway, connecting to an existing sewer force main approximately 900' south of the Site. Based on fire hydrant flow tests performed by VHB and the Cherry Valley and Rochdale Water District (CVRWD), the capacity of the



existing water distribution system would need to be enhanced to support the operation of the anticipated fire suppression system in the building. As such, an at-grade water storage tank is proposed on-site and will feed the building's fire suppression system as well as a dedicated fire hydrant loop around the Site. Since gas service is not currently available at the Site, the Project requires the use of propane to serve the building which is anticipated to be stored in tanks located at-grade on-site.

It is important to note that the only development proposed within the Suburban-Agricultural (SA) Zoning District is a stormwater management feature and its associated piping and access path.

Project Permitting

In accordance with Zoning Bylaw sections 5.2.02.1.a. and c., the Project requires permitting through the Leicester Planning Board due to the proposed construction of over 3,000 SF of new floor area, creation of 20 or more parking spaces, and construction of a building over 35 feet in height. The Project also requires filing a Notice of Intent with the Leicester Conservation Commission and MassDEP due to work within 100' of a wetland resource area and within the 200' riverfront area associated with Grindstone Brook. The Notice of Intent filing is scheduled to be made in December 2021.

Despite resulting in more than 1,000 cubic yards of earthworks activity, the Project does not require a special permit for earth filling and removal under Zoning Bylaw section 5.16 because exemptions 5.16.D.2. and 3. apply. Those exemptions read as follows:

2. *Earth removal or the placement of fill associated with the installation of foundations for new buildings and/or building additions, which shall be governed by M.G.L. c. 143 and the Commonwealth of Massachusetts Building Code (780 CMR).*
3. *Earth removal or the placement of fill associated with grading and/or landscaping in connection with the otherwise lawful construction of new driveways, structures, buildings and/or building additions.*

Gas service is not currently available at the Site. To serve the proposed facility, the Project anticipates the use of propane fed from storage tanks located at-grade toward the rear of the proposed building. The Project will need to obtain a license from the Leicester Fire Department for the on-site storage of propane. Water and sewer connection permits are also anticipated and will be coordinated with the respective authorities by the Project contractor during construction.

Standards for Site Plan Approval

In accordance with Section 5.2.05 of the Leicester Zoning Bylaw, the following is offered to describe how the Project meets each of the Standards for Site Plan Approval.

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

The proposed facility is expected to consist of warehouse or manufacturing uses, which are allowed in the Highway Business-Industrial 2 (HB-2) Zoning District.

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



The Project does not anticipate the use of hazardous materials in the operations of the facility. Any potential tenant will comply with all Town Zoning Bylaws and Regulations on operations.

- C. "The use will not create undue traffic congestion or unduly impair pedestrian safety."

As detailed in the attached Transportation Impact and Access Study, the Project will not significantly impact existing roadway operating conditions and that the additional new vehicle trips generated by the Project can be accommodated on the surrounding roadway network.

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

The proposed facility will be supported by approximately 279 passenger vehicle parking spaces, exceeding the 1 parking space per 1,000 SF of building area required by the Leicester Planning Board Parking Regulations for manufacturing and industrial uses. The proposed parking quantity also satisfies the parking requirement for warehouse uses (1 space per 2,500 SF). In addition, the facility is proposed to be served by approximately 42 loading docks and approximately 59 trailer parking spaces.

- 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 Proposed facility is anticipated to be served by new water, sewer, electric, and telephone/data connections to existing infrastructure in Huntoon Memorial Highway. As suggested by the Oxford Rochdale Sewer District, the proposed sewer connection employs a pump system located on-site which will feed a new force main to be installed within Huntoon Memorial Highway, connecting to an existing sewer force main approximately 900' south of the Site. The attached letter from the Oxford Rochdale Sewer District confirms that the Project can connect to the existing sewer system. The design of the sewer connection and work within the public right-of-way will be prepared in accordance with the requirements of the Oxford Rochdale Sewer District and Leicester DPW.

Based on fire hydrant flow tests performed by VHB and the Cherry Valley and Rochdale Water District (CVRWD), the capacity of the existing water distribution system would need to be enhanced to support the operation of the anticipated fire suppression system in the building. As such, an at-grade water storage tank is proposed on-site and will feed the building's fire suppression system as well as a dedicated fire hydrant loop around the Site. The attached letter from the Cherry Valley and Rochdale Water District confirms that the Project can connect to the existing water system.

Gas service is not currently available at the Site. To serve the proposed facility, the Project anticipates the use of propane fed from storage tanks located at-grade toward the rear of the proposed building.

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



As discussed in the attached Stormwater Report, the proposed stormwater management system is designed in accordance with the Massachusetts DEP Stormwater Standards and will reduce peak rate of stormwater runoff from the Site. This is accomplished through the use of a subsurface infiltration basin and a gravel wetland that will detain and slowly release stormwater. No stormwater runoff will be directed toward public streets. Since the Site is wooded today, all impervious surface cover required to serve to proposed facility reflects new impervious area on the Site. Accordingly, the Project will result in an increase in volume of surface water runoff from the immediate Project area. However, the outfalls are located at the limit of work well within the Project property and direct discharged runoff to nearby wetland areas, also within the Project property. As such, the Project is not anticipated to result in a drastic increase in stormwater runoff volume to neighboring properties. The Project is designed to not result in pollution or degradation to surface water or groundwater.

- 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 Project will not cause any undue disturbance in the operations to any abutting properties. The building and Site are well buffered from surrounding areas and will not cause any excessive or unreasonable noise, smoke, vapors, fumes, dust, or glare. The closest residential abutter is approximately 1,300 feet from the Project area, separated by densely wooded area and wetlands.

On behalf of the Applicant, we hope the Town of Leicester is as excited about this Project as we are. We welcome any questions or comments you may have during the review of this application, and sincerely appreciate your consideration and assistance through this process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Dufresne", with a long, sweeping horizontal line extending to the right.

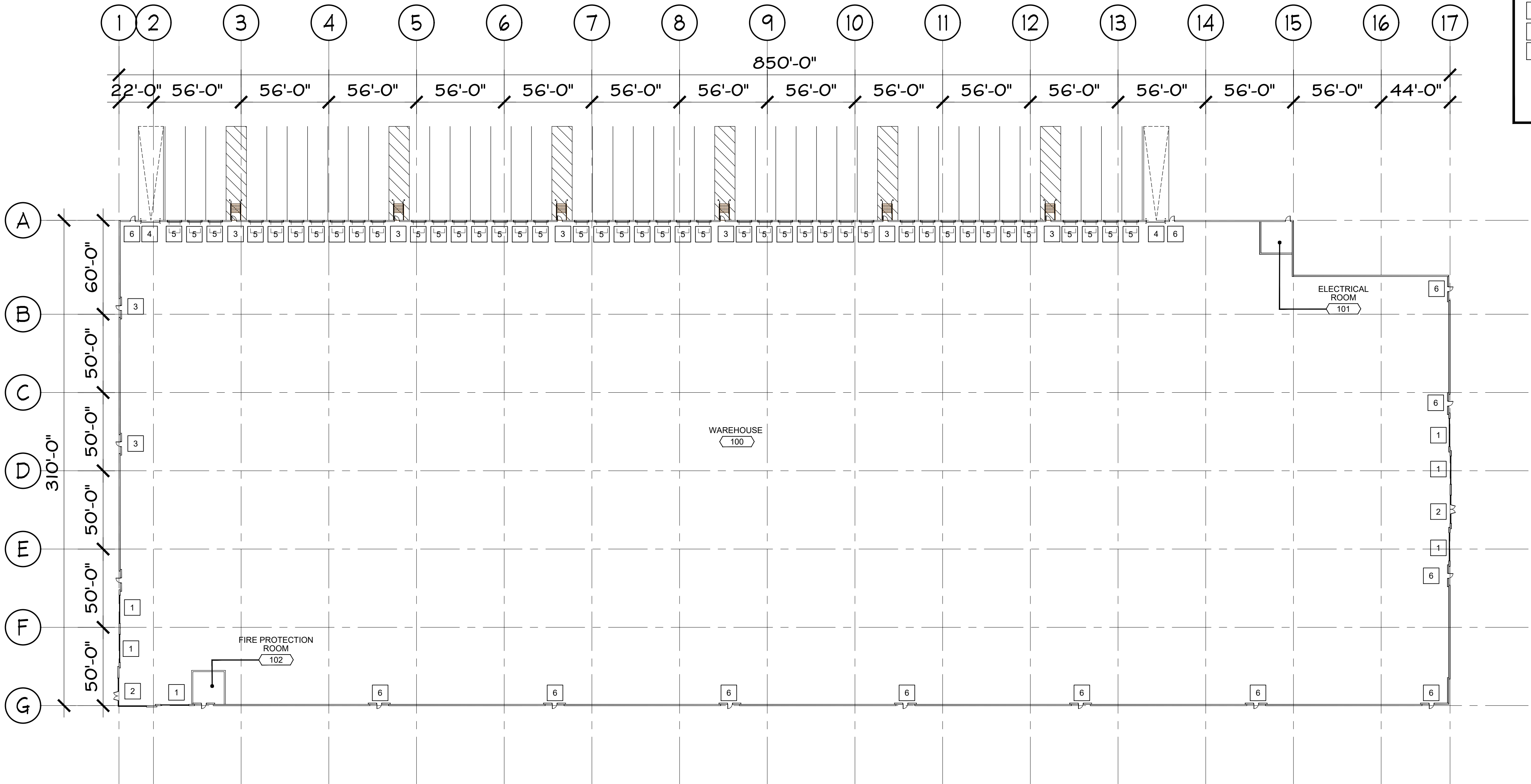
Justin Dufresne, PE
Managing Director

GENERAL FLOOR PLAN NOTES

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY OMISSIONS, DISCREPANCIES, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- 2. GLAZING AND EQUIPMENT SUPPLIERS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- 3. DOORS SHOWN ADJACENT TO WALLS ARE TYPICALLY 4" FROM ADJACENT UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE OF PARTITIONS.
- 5. ALL EXTERIOR AND EXPOSED INTERIOR TILT CONCRETE JOINTS SHALL BE CAULKED USING A TWO (2) PART TREMCO DYMERIC POLYURETHANE OR EQUAL. THE JOINTS SHALL ALSO HAVE A BACKER ROD BEHIND THE CAULK.
- 6. EXTERIOR PAINT SYSTEM FOR THE CONCRETE TILT-UP PANELS SHALL CONSIST OF (I) COAT OF A RESISTANT PRIMER AND (I) COAT OF A MEDIUM TEXTURE PAINT. SYSTEM TO CARRY A 10 YEAR WARRANTY.
- 7. COORDINATE FIRE EXTINGUISHERS LOCATIONS WITH ARCHITECT AND LOCAL FIRE MARSHALL. LOCATIONS SHALL FOLLOW NFPA 472 AND ADA GUIDELINES. SEE SHEET LSI.1

FLOOR PLAN KEY NOTES

- 1 KNOCK OUT (K.O.) FOR FUTURE STOREFRONT SYSTEM.
- 2 NEW STOREFRONT ENTRANCE
- 3 TYPICAL DOCK STAIR AND MAN DOOR.
- 4 TYPICAL DRIVE IN DOOR
- 5 TYPICAL OVERHEAD DOOR
- 6 TYPICAL MAN DOOR



1 OVERALL FLOOR PLAN
A1.0
SCALE : 1"=40'-0"

ELECTRICAL	NAME	ADDRESS	CITY / STATE / ZIP
	CONTACT NAME	CONTACT INFO	
PLUMBING	NAME	ADDRESS	CITY / STATE / ZIP
	CONTACT NAME	CONTACT INFO	
FIRE PROTECTION	NAME	ADDRESS	CITY / STATE / ZIP
	CONTACT NAME	CONTACT INFO	

CONSULTING ENGINEERS	NAME	ADDRESS	CITY / STATE / ZIP
	CONTACT NAME	CONTACT INFO	
STRUCTURAL	NAME	ADDRESS	CITY / STATE / ZIP
	CONTACT NAME	CONTACT INFO	
MECHANICAL	NAME	ADDRESS	CITY / STATE / ZIP
	CONTACT NAME	CONTACT INFO	

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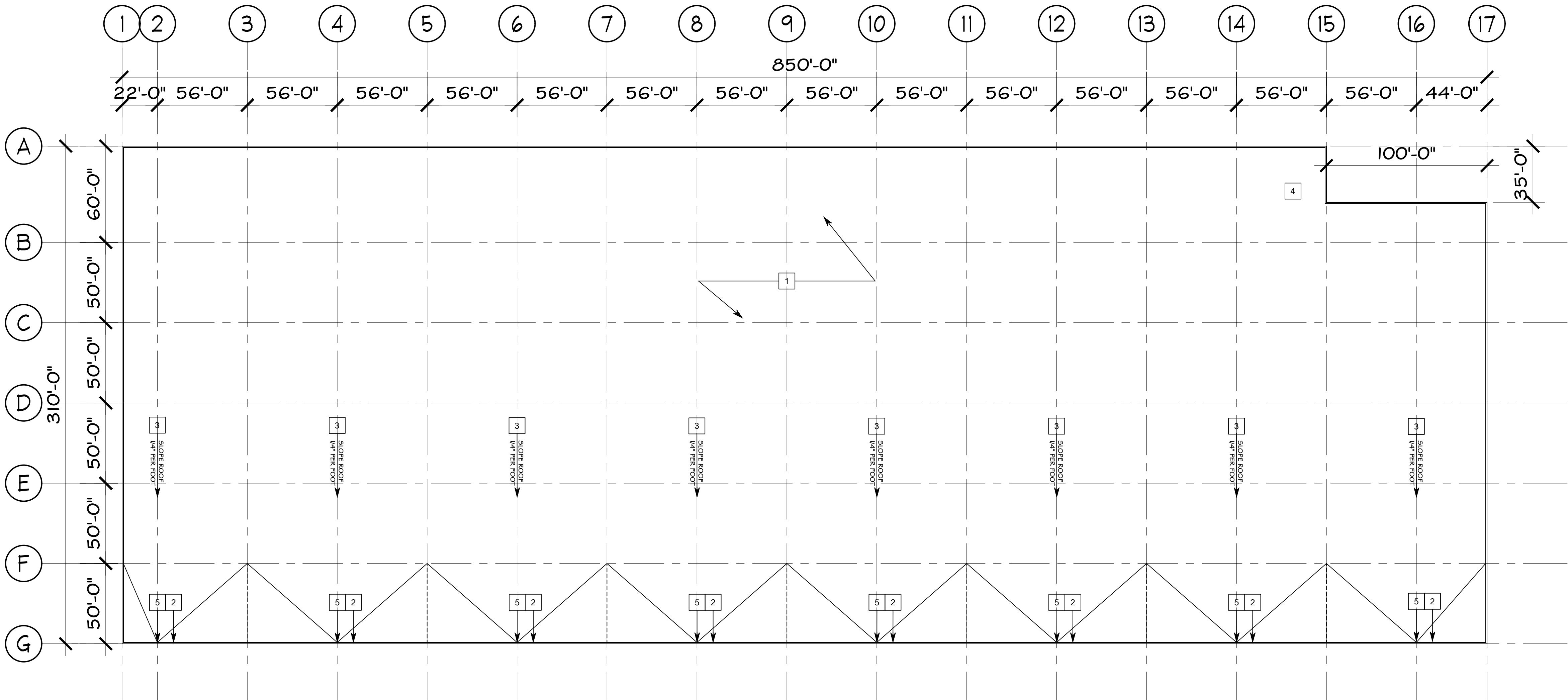
HUNTOON MEMORIAL HIGHWAY
LEICESTER, MASSACHUSETTS

JOB NO : SP8228
PA : BJC
DATE : 12.06.2021

REVISIONS	△

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SHEET NUMBER
A1.0
OVERALL FLOOR PLAN



1 OVERALL ROOF PLAN
A2.0
SCALE : 1"=40'-0"

GENERAL ROOF PLAN NOTES		ROOF PLAN KEY NOTES	
<ol style="list-style-type: none">1. GALVANIZED METAL ROOF DECK SHALL BE FACTORY PRIMED. BAR JOISTS SHALL BE PAINTED WITH GRAY FACTORY PRIMER.2. FLASH MECHANICAL EQUIPMENT AND PENETRATIONS ON THE ROOF ACCORDING TO MANUFACTURER'S SPECIFICATIONS.3. FLASHING AND COUNTER FLASHING FOR ROOF TOP UNITS SHALL BE COMPLETED IN ACCORDANCE WITH SMACNA.4. 10'-0" MINIMUM DISTANCE ANY VENT TO AIR INTAKE.5. ALL ROOF AREAS TO BE SLOPED 1/4" PER FOOT MIN. UNLESS NOTED OTHERWISE. SEE THE PLANS FOR AREAS OF STRUCTURE SLOPE.6. ALL PLBG., MECH., ELECT., ETC. ITEMS MOUNTED ON OR PENETRATING ROOF MAY NOT BE SHOWN, SEE RESPECTIVE PLANS FOR LOCATIONS, PENETRATIONS, ETC. THROUGH ROOF SYSTEM SHALL COMPLY W/ROOF MANUFACTURER'S PRINTED INSTRUCTIONS & STANDARDS.7. ALL WORK & MATERIALS BELONGING TO & ADJACENT TO ROOF SHALL BE IN FULL COMPLIANCE WITH ROOF MANUFACTURER'S STANDARD INSTALLATION DETAILS & WARRANTY.8. PROVIDE CRICKETS ADJACENT TO ALL ROOF-TOP EQUIPMENT, ETC. (TYPICAL). MINIMUM 1/4" PER FOOT SLOPE ON ALL CRICKETS.		<ol style="list-style-type: none">1. MECHANICALLY FASTENED OVER 60 MIL WHITE TPO ROOFING MEMBRANE AND POLYISO RIGID INSULATION (R-30) - TWO LAYERS OF APPROXIMATELY 2.6", APPROXIMATELY 5.2" TOTAL THICKNESS, STAGGER LAYERS OF INSULATION OVER SLOPED STRUCTURAL STEEL OPEN WEB JOISTS AND METAL DECK (TYP). LAP INSULATION JOINTS, LOCATED OVER AMBIENT WAREHOUSE.2. OVERFLOW SCUPPER (24" WIDE X 8" HIGH) .3. SLOPED STRUCTURE AT 1/4" PER FOOT MINIMUM.4. ROOF LADDER.5. ROOF DRAIN. SEE PLUMBING DRAWINGS.	

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CONSULTING ENGINEERS

CIVIL

NAME: _____
ADDRESS: _____
CITY / STATE / ZIP: _____
CONTACT INFO: _____

STRUCTURAL

NAME: _____
ADDRESS: _____
CITY / STATE / ZIP: _____
CONTACT INFO: _____

MECHANICAL

NAME: _____
ADDRESS: _____
CITY / STATE / ZIP: _____
CONTACT INFO: _____

ELECTRICAL

NAME: _____
ADDRESS: _____
CITY / STATE / ZIP: _____
CONTACT INFO: _____

PLUMBING

NAME: _____
ADDRESS: _____
CITY / STATE / ZIP: _____
CONTACT INFO: _____

FIRE PROTECTION

NAME: _____
ADDRESS: _____
CITY / STATE / ZIP: _____
CONTACT INFO: _____

LEICESTER CENTRAL

HUNTOON MEMORIAL HIGHWAY
LEICESTER, MASSACHUSETTS

JOB NO : SP8228

PA : BJC

DATE : 12.06.2021

REVISIONS

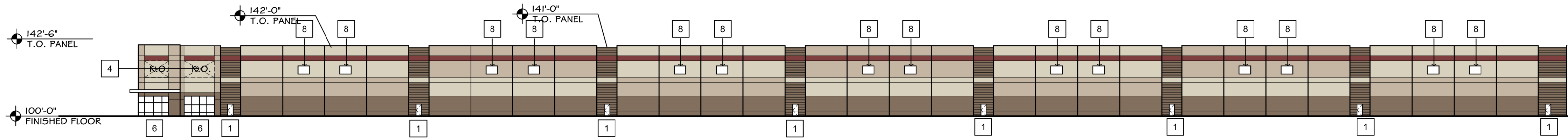
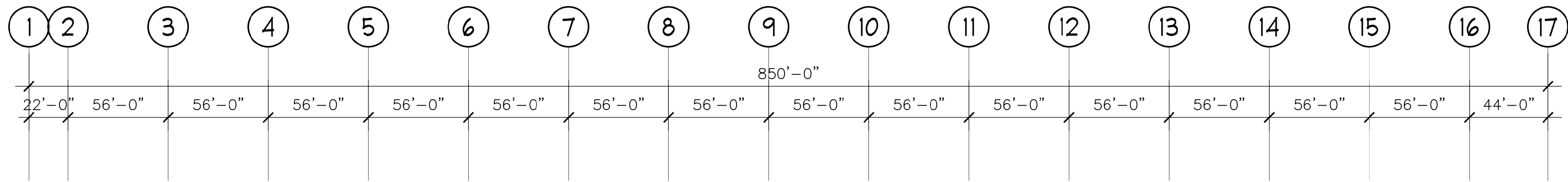
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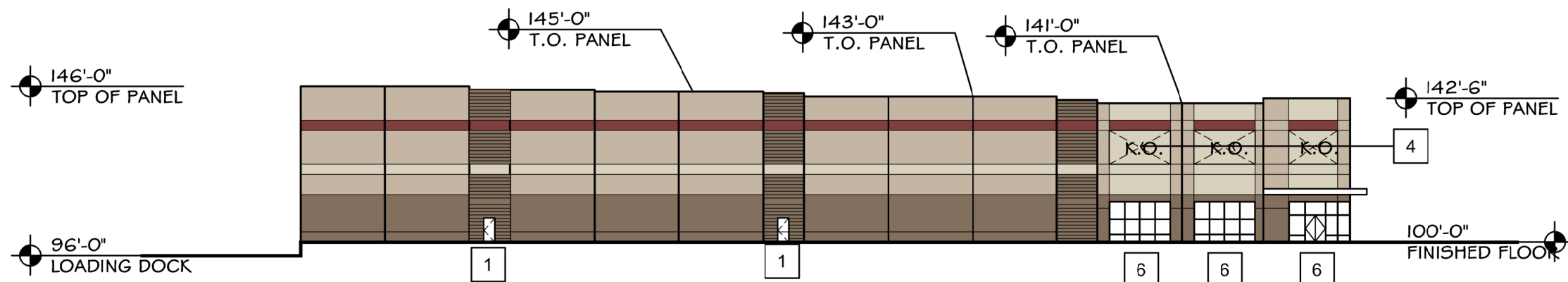
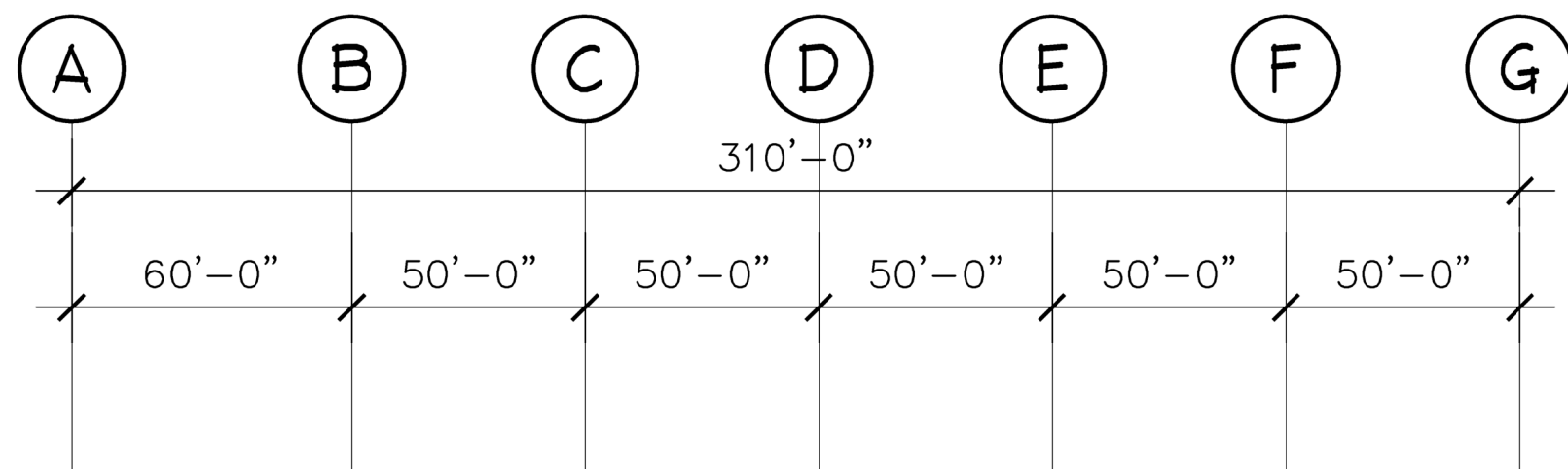
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A2.0

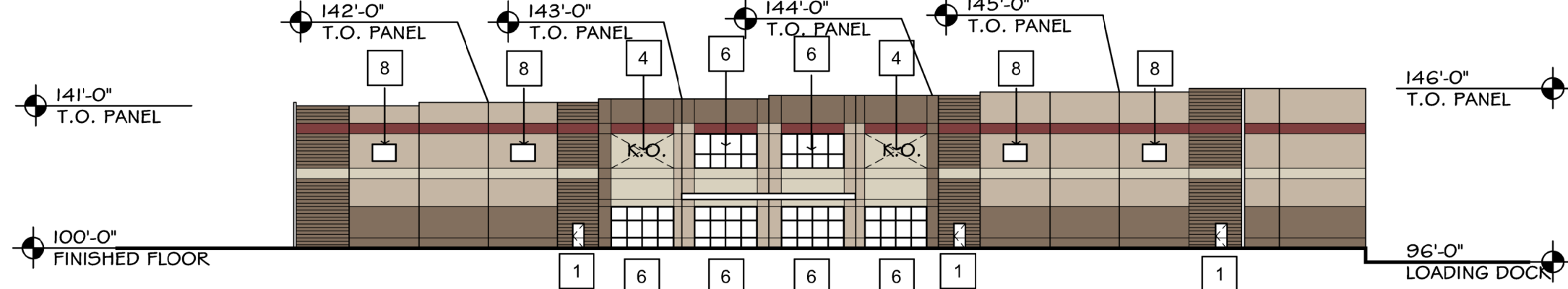
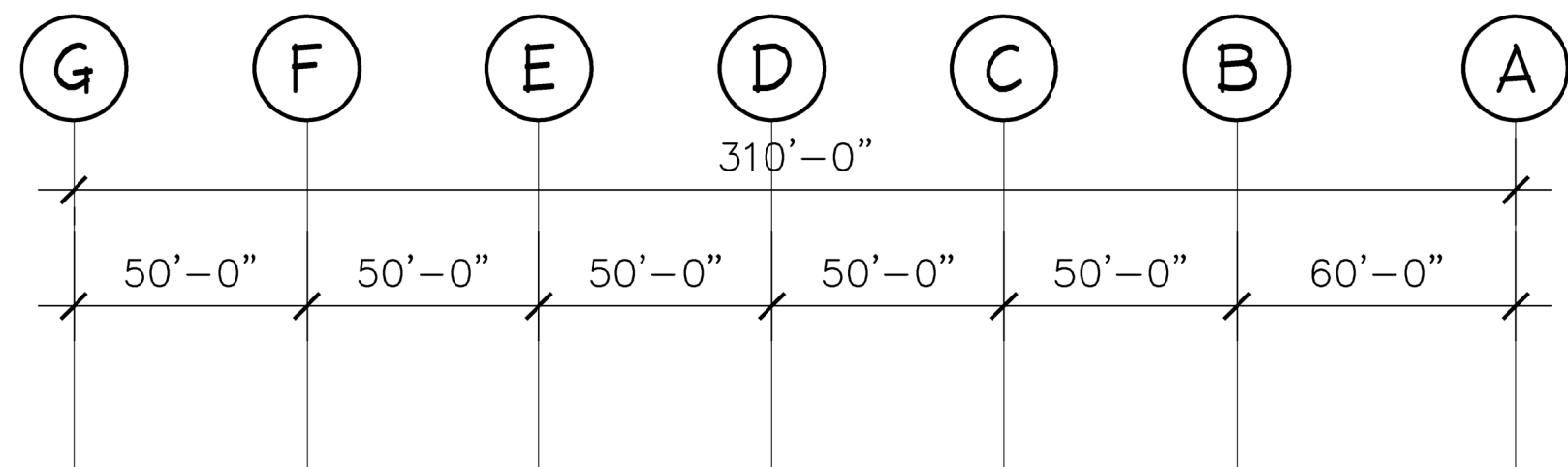
ROOF PLAN



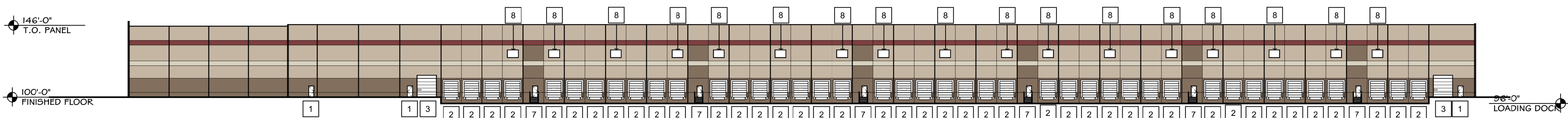
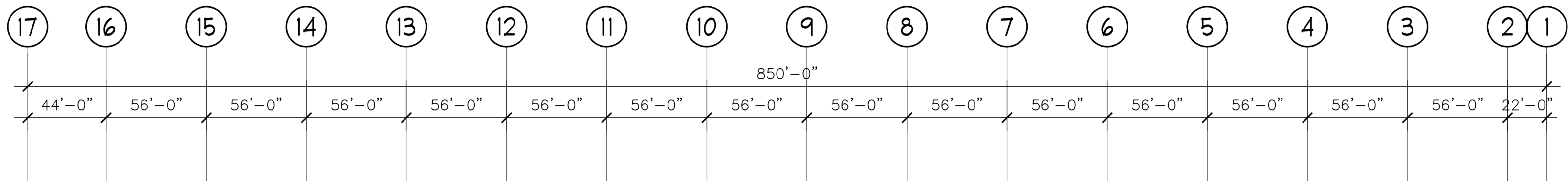
1 SOUTH ELEVATION
A2 SCALE: 1" = 40'-0"



1 WEST ELEVATION
A2 SCALE: 1" = 40'-0"



1 EAST ELEVATION
A2 SCALE: 1" = 40'-0"



1 NORTH ELEVATION
A2 SCALE: 1" = 40'-0"

ELEVATION KEY NOTES	
1	SCHEDULED DOOR AND FRAME. RE: FLOOR PLANS AND DOOR SCHEDULE.
2	SCHEDULED OVERHEAD DOOR WITH MECHANICAL DOCK LEVELERS. RE: FLOOR PLANS AND DOOR SCHEDULE.
3	SCHEDULED DRIVE-IN DOOR. RE: FLOOR PLAN AND DOOR SCHEDULE.
4	KNOCK-OUT PANEL FOR FUTURE STOREFRONT SYSTEM.
5	PAINTED CONCRETE TILT-UP PANEL, RE: STRUCTURAL FOR ADDITIONAL INFORMATION.
6	INSULATED GLAZING IN ALUMINUM WINDOW SYSTEM.
7	DOCK STAIR WITH HANDRAILS AND GUARDRAILS.

FINISH SCHEDULE	
	P-1 SHERWIN WILLIAMS: TBD
	P-2 SHERWIN WILLIAMS: TBD
	P-3 SHERWIN WILLIAMS: TBD
	P-4 SHERWIN WILLIAMS: TBD
	P-5 SHERWIN WILLIAMS: TBD

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CONSULTING ENGINEERS

ELECTRICAL

PLUMBING

FIRE PROTECTION

MECHANICAL

NAME
ADDRESS
CITY / STATE / ZIP
CONTACT INFO

LEICESTER CENTRAL

HUNTOON MEMORIAL HIGHWAY
LEICESTER, MASSACHUSETTS

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EXTERIOR ELEVATIONS



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ELECTRICAL

NAME
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CITY / STATE / ZIP
CONTACT INFO

PLUMBING

NAME
ADDRESS
CITY / STATE / ZIP
CONTACT INFO

FIRE PROTECTION

NAME
ADDRESS
CITY / STATE / ZIP
CONTACT INFO

MECHANICAL

NAME
ADDRESS
CITY / STATE / ZIP
CONTACT INFO

STRUCTURAL

NAME
ADDRESS
CITY / STATE / ZIP
CONTACT INFO

CIVIL

NAME
ADDRESS
CITY / STATE / ZIP
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SHEET NUMBER

R1.0

OVERALL RENDER

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LEICESTER, MASSACHUSETTS

JOB NO : SP8228
PA : BJC
DATE : 12.06.2021

REVISIONS	△

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CIVIL	NAME	ADDRESS	CITY / STATE / ZIP	CONTACT INFO
STRUCTURAL	NAME	ADDRESS	CITY / STATE / ZIP	CONTACT INFO
MECHANICAL	NAME	ADDRESS	CITY / STATE / ZIP	CONTACT INFO

ELECTRICAL	NAME	ADDRESS	CITY / STATE / ZIP	CONTACT INFO
PLUMBING	NAME	ADDRESS	CITY / STATE / ZIP	CONTACT INFO
FIRE PROTECTION	NAME	ADDRESS	CITY / STATE / ZIP	CONTACT INFO

Cherry Valley and Rochdale Water District

Established 1910

P.O. BOX 138

ROCHDALE, MASSACHUSETTS 01542

OFFICE (508) 892-9616 • FAX: (508) 892-4371

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Arthur E.J. Levesque, Greenville
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JENNIFER M. WOOD
Treasurer

BENJAMIN MORRIS
Superintendent

December 7, 2021

TO: VHB on behalf of the applicant (JMC/TBG Leicester LLC)
120 Front Street
Suite 500
Worcester, MA 01608

RE: Availability of Public Water:
90-92 Huntoon Hwy. (Vacant Lot)
Rochdale, MA 01542


To whom it may concern,

The intent of this letter is to verify that the above listed property is located in and serviced by the Cherry Valley and Rochdale Water District and is available for hook-up to the public water system. A proposed design of the water connection(s) along with anticipated domestic and fire demand will need to be reviewed by the Districts Engineers prior to construction.

Should you have any further questions, please feel free to contact me at (508) 892-9616.

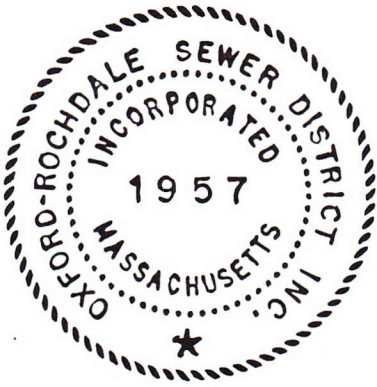
Respectfully,

Cherry Valley and Rochdale Water District
Board of Water Commissioners


Benjamin Morris
Superintendent

Cc: Town of Leicester ☐ Planning Board, ☐ Board of Health, ☐ Building Inspector

"This is an equal opportunity provider and employer"



OXFORD-ROCHDALE SEWER DISTRICT

P.O. BOX 246

ROCHDALE, MASS. 01542

December 13, 2021

Mr. Rich Whitehouse, Jr.
VHB Project Manager
120 Front Street, Suite 500
Worcester MA 01608

Dear Mr. Whitehouse:

The Oxford Rochdale Sewer District is in receipt of your e-mail request regarding the availability for tie-in to our Sanitary Sewer System on your proposed warehouse to be located at 90-92 Huntoon Memorial Highway.

The Oxford Rochdale Sewer District currently has capacity available to accept wastewater from the proposed facility. Your estimated water usage is approximately 10,865 gallons per day. Final usage will be determined prior to connection the sewer system.

The Developer/Owner will be responsible for the entire cost of the connection fee and tie-in to the existing sanitary sewer system located in front of 93 Huntoon Memorial Highway. Connection fee is \$18.00 per gallon based on your estimated water usage.

Design Plans and specifications must be provided to Oxford Rochdale Sewer District for review by our District Engineer prior to Final Approval of the tie-in to the Sanitary Sewer System.

If you have any questions or need further information, please feel free to contact me at any time at 508-892-9549.

Sincerely,

Robert F. Wilson
Superintendent

RFW

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