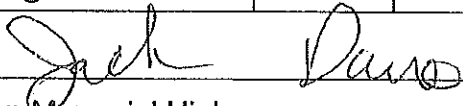


For Planning Office Use:
File #: SPR2021-03

Leicester Planning Board
Site Plan Review & Special Permit Application Form

PERMIT TYPE: ☐ Special Permit ☒ Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	Jack Daige	Company Name:	Huntoon Highway, LLC
Signature:			
Address:	101 Huntoon Memorial Highway, PO Box 325, Rochdale, MA		
Phone:	(508) 892-0400	Email:	jackd@centralmasscrane.com
Applicant Information			
Name:	Jack Daige	Company Name:	Central MA Crane Service, Inc.
Signature:			
Address:	112 Huntoon Memorial Highway		
Phone:	(508) 892-0400	Email:	jackd@centralmasscrane.com
Primary Contact Person (The person that will be contacted by Planning Board staff during the application process.)			
Name:	Peter Engle, PE	Company Name:	McClure Engineering, Inc.
Address:	119 Worcester Road, Charlton, MA 01507		
Phone:	(508) 248-2005	Email:	pengle@mcclureengineers.com

PROJECT INFORMATION

Project Address:	112 huntoon Memorial Highway	Zoning District:	
Assessors Map & Parcel #	46-A-1.2, 44-A-10	Deed Reference (Book & Page):	52916/330; 63722/154; 64563/143
Applicable Zoning Bylaw Section(s):	5.2.02.1.a		
Proposed Land Use:	Existing and outdoor storage of commercial vehicles.		
Existing Land Use:	Office, Warehouse, Truck Service		

For Planning Office Use:
File #:

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):		N/A
Total Lot Area:	428,891 s.f. +/-	
Water Source: (Select One)	<input type="radio"/> Private Well	<input checked="" type="radio"/> Cherry Valley & Rochdale Water District
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District
Sewer Source: (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District
	<input checked="" type="radio"/> Oxford Rochdale Sewer District	
Brief Project Description: Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.] Expansion of existing gravel parking area by approximately 0.7 acres and modification to existing on-site stormwater management system.		

Application Checklist

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

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

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

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

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

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

August 25, 2021

Mrs. Michelle Buck, Town Planner
Town of Leicester Planning Department
3 Washburn Square
Leicester, MA 01524

**Re: Central Mass Crane - 2021 Site Plan Modification: Proposed Gravel Parking Expansion
112 Huntoon Memorial Highway; Parcel IDs: 44-A-10 and 46-A-1.2**

Dear Planning Board Members,

On behalf of the project Applicant, Central MA Crane Service, Inc., McClure Engineering, Inc. (McClure) is hereby submitting this request for a Site Plan Modification to the 2014 Site Plan Approval for Central Mass Crane located at 112 Huntoon Memorial Highway, Rochdale (Site). The Applicant is proposing to expand the existing gravel parking area on site and modify the existing stormwater management system.

The Property is located on 112 Huntoon Memorial Highway and identified as Assessor's Parcels 46-A-1.2, 44-A-10, and formerly a portion of 44-A-7, and is located within the Highway-Business 2 Zoning District. The Property consists of roughly 9.8 acres +/- and is a developed commercial site with an existing 14,400 s.f. two story building, asphalt parking, a gravel storage and parking yard, and on-site stormwater management system. The Site sits within the Rochdale Water District and the Oxford Rochdale Sewer District and is currently connected to both. The site development was approved through Site Plan Review Approval in 2014 (SPR2014-1).

The Applicant's intent of this proposed site plan modification is to expand the existing gravel parking and storage area on site as detailed on the "Site Plan Modification" plans prepared by McClure Engineering, Inc. dated 8/20/21. The expansion of this parking area requires some modifications to the existing stormwater management system and the two existing rain gardens to which stormwater is discharged. Stormwater runoff from the proposed gravel parking expansion area will be conveyed via a bituminous concrete drainage channel to a new proposed Stormceptor™ catch basin. The Stormceptor™ catch basin will discharge treated stormwater to a proposed manhole and then to Rain Garden 2 for further treatment and peak flow attenuation. Both rain gardens will need to be slightly modified by way of grading and adjusting outlets to maintain compliance with peak flow attenuation standards. The modifications to the stormwater system are located within a Conservation Commission jurisdictional area, and a Notice of Intent has been filed with the Commission for approval. The on-site wetland resource areas are proposed to be protected during construction by both straw wattle or silt fence and straw wattle erosion control barriers as depicted on the Erosion and Sedimentation Control Plan found in the "Site Plan Modification" plan set. All disturbed areas are proposed to be treated with loam, seed, and clean straw for stabilization. Erosion control blankets will be implemented for slopes greater than 3:1.

Per the Leicester Zoning Bylaw Standards for Site Plan Approval, the proposed site modifications will meet the standards as follows:

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

The existing uses of the site are allowed per the Zoning Bylaw and the original 2014 Site Plan Approval. The additional storage of commercial vehicles is allowed as a by-right use in the HB2 zoning district per Bylaw Section 3.2.08.B.1 and 3.2.08.B.2.

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

The primary commercial use has been in existence since the 2014 Site Plan Approval. The proposed expansion of use for the storage of commercial equipment and vehicles is allowed per the Zoning Bylaw as stated above. The uses of the Site have not and will not endanger or constitute a hazard to public health and safety.

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LEICESTER, MASS.

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

The Site has been in existence since the development based upon the 2014 Site Plan Approval. The proposed site modifications will not result in adverse impacts to traffic or pedestrian safety.

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

The Site has been in existence since the development based upon the 2014 Site Plan Approval, which included sufficient off-street parking for the use. The proposed site modifications will not result in the need for additional parking spaces on site. The proposed modification will result in a larger gravel parking and storage area for the storage of commercial equipment and vehicles.

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 Site has been in existence since the development based upon the 2014 Site Plan Approval and the existing building utilizes both municipal sewer and water services. The proposed expansion of the on-site gravel parking and storage area does not require additional water or sewer services.

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

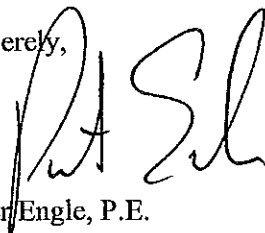
The Site has been in existence since the development based upon the 2014 Site Plan Approval which included a stormwater management design for the protection of surface and groundwater sources. The proposed increase in gravel parking and storage area will require additional stormwater management features and modifications to the existing stormwater management system. These modifications are shown on the "Site Plan Modification" plan set and a Stormwater Management Report showing compliance with Massachusetts Stormwater Management Standards is included with the application for the site plan modification.

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 Site has been in existence since the development based upon the 2014 Site Plan Approval. The proposed site modifications will not result in adverse impacts related to noise, smoke, vapors, fumes, dust, glare, etc. The existing uses on site will remain along with the expanded storage of commercial equipment and vehicles. The gravel parking and storage area expansion is proposed away from any residential abutters as to avoid disturbance to the properties.

The Applicant is requesting a modification to the existing "Site Plan Approval" issued by the Leicester Planning Board in 2014 pursuant to the Leicester Zoning By-Law. McClure is providing details for the proposed modification on the "Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA 01542," plan set date 8/20/21.

Please contact me with any questions or if you need additional information at (508) 248-2005.

Sincerely,

Peter Engle, P.E.
Senior Engineer



Phone: 508-892-7019
FAX: 508-892-7064

TOWN OF LEICESTER
PLANNING BOARD
3 Washburn Square
LEICESTER, MASSACHUSETTS, 01524-1333

SITE PLAN APPROVAL & STORMWATER PERMIT
ORDER OF CONDITIONS

Date: July 1, 2014

File Number: SPR2014-01

Project Name: Central Mass Crane

Applicant: Robert Daige
980 Stafford, LLC
P.O. Box 338
Rochdale, MA 01542

Owner: same as applicant

Proposed Use: Office, warehouse and truck service (Industrial, Section 3.2.04.1)

Location: 112 Huntoon Memorial Highway
Assessors Map 46, Parcel A1

Zoning: Highway Business-Industrial 2 (HB-2) and Residential 1 (R1)

Deed Ref.: Book 50079, Page 124

Water/Sewer: Cherry Valley & Rochdale Water District/Oxford-Rochdale Sewer District

Subject: Application for Site Plan Approval under §5.2 of the Leicester Zoning By-laws, and a Stormwater Permit under Leicester General Bylaw to allow construction of a commercial structure for Central Mass Crane

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

PROCEDURAL HISTORY:

1. On April 2, 2014, 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:
2. Proposed Site Plan for Central Mass Crane Service on Stafford Street and Huntoon Memorial Highway, prepared by JH Engineering Group, LLC, dated March 25, 2014, with last revision date of July 1, 2014 as follows:

3. Conservation Commission approval was required for filling of the wetland along Route 56 and associated work within the wetland buffer zone. The Conservation Commission conditionally approved the project on May 21, 2014.
4. Section 5.2.06 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 5.2.06:
 - A. **The use complies with all the provisions of the Leicester Zoning By-Law;**
The Board finds that the proposed project, as conditioned in this approval, complies with the Leicester Zoning Bylaws.
 - 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 applicant has provided 21 parking spaces. The Board finds parking to be in conformance with the Planning Board's Parking Regulations and sufficient to serve the proposed use.
 - 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 building will be served by Cherry Valley & Rochdale Water District and Oxford-Rochdale Sewer District. Other utilities will be provided by the owner at the owner's expense.
 - F. **The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or ground water;**
Based on the review by the Board's consulting engineer, Quinn Engineering, Inc., the Board finds the stormwater system meets applicable standards.
 - 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 project, as conditioned herein, meets this standard.
5. In addition, the Zoning By-laws, Section 5.5, impose additional design and performance standards for development in the Highway Business Industrial 2 (HB-2) regarding parking, loading, access, landscaping, and surface water runoff. The Board finds that the proposed development meets these additional design and performance standards as conditioned in this decision.

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 July 1, 2015 (one year from the date of approval). Construction, once begun, shall be actively and continuously pursued to completion within by July 1, 2016 (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. In the event that the Applicant, its successors, or agent fails to maintain the stormwater management system in accordance with the Operation and Maintenance Plan, the Town may conduct such emergency maintenance or repairs, and the Applicant shall permit entry onto the Property to implement the measures set forth in such plan. In the event the Town conducts such maintenance or repairs, the Applicant shall promptly reimburse the Town for all reasonable expenses associated therewith; if the Applicant fails to so reimburse the Town, the Town may place a lien on the property to secure such payment.
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 Section 3.2.07 and Section 5.14 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 provide a key lock box to the satisfaction of local emergency services.
12. The applicant shall relocate parking space #1 so that it is located outside of the required 50 foot buffer from the R1 zoning District. If the handicapped parking space remains in its current location on the plan, the Applicant shall provide a striped crosswalk from the parking space to the entrance of the building.

RECORD OF VOTE

The following members of the Planning Board vote to approve the Site Plan subject to the above-stated terms and conditions:

Absent

Jason Grimshaw

Adam Menard

~~William Wright~~

DAVID S. WRIGHT

Debra Friedman

Sharon Nist

Copy of Decision sent to:

Applicant

Owner

Town Administrator

Conservation Commission

Historical Commission

Applicant's Attorney (where applicable)

Building Inspector

Quinn Engineering

Assessors Office

Applicable Water District

Board of Health

Police Department

Fire Department

Highway Department

Applicable Sewer District

Applicant Engineer

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