



FUSS & O'NEILL

April 11, 2019

Michelle R. Buck, AICP
Town Planner/Director of Inspectional Services
Town of Leicester
3 Washburn Square
Leicester, MA 01524

email: buckm@leicesterma.org

RE: Amended Site Plan
East Coast Organics
88 Huntoon Memorial Highway, Leicester, MA 01542

Dear Ms. Buck:

East Coast Organics, LLC (ECO) proposes the following amendments to the initial Site Plan submitted for the proposed cultivation facility at 88 Huntoon Memorial Highway in Leicester, Massachusetts. The amended Site Plan has been developed to incorporate changes identified during the final design process and include the following:

- Concrete equipment pads on the east side of the building to support HVAC equipment for the kitchen and extraction lab areas. This equipment is too heavy to be roof-mounted.
- Concrete equipment pads on the south side of the building to support waste dumpsters; fluid coolers associated with the cooling water system; bulk carbon dioxide (CO₂) storage tank for supplemental use in the cultivation operations; electrical transformer for the service upgrade from National Grid; and combined heat & power (CHP) equipment to generate on-site power for the facility. The CHP equipment will also serve as standby power and eliminate the need for standby generators.
- Concrete equipment pad on the southwest corner of the building to support the compressed natural gas (CNG) facility to support both ECO and the tenant (Cannassist) operations including supplying natural gas fired chillers and CHP units.

Where possible, the equipment has been located to minimize views from the street while maintaining parking spaces and driveway aisles spacing. As indicated on the drawing, ECO had 175 parking spaces allocated to its operations and required 95 parking spaces. These changes will result in the loss of 23 parking spaces, leaving ECO with 152 parking spaces dedicated to their operations, which exceeds to 95 parking spaces required.

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Ms. Michelle Buck, AICP

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Please feel free to contact me at 413-244-3817 if you have any questions.

Sincerely,

Timothy J. St. Germain, PE
Senior Vice President

Attachment: Amended Site Plan

c: Liam Rafferty – East Coast Organics