



ENGINEERING  
& SURVEY INC.



CHARLTON, MA

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February 16, 2021

Town of Leicester  
Planning Board  
3 Washburn Square  
Leicester, MA 01524

RE: MDS LLC  
Matthew Shogren  
#1570 Main Street  
Proposed Boat Sales / Boat Repair

Dear Board Members,

Please find the attached plans & application for a Site Plan for property located at 1570 Main Street as own by MDS LLC.

Site Location: 1570 Main Street – Assessors Map 18, Block B, Lot 3  
Total Lot Area: 2.7 Ac.

Zoning: HB-1/ Highway Business

Present Uses: Residential/Business

Proposed Use: The proposed use entails a boat sales showroom in the new buildout portion of the building with office space. The office space contains 460 S.F. located between the newly proposed showroom area and the existing boat repair garage. The showroom area is 7,200 S.F., the boat repair garage area (located to the rear of the site) is to remain. Boats storage will remain in the rear half of property behind privacy fence.  
There will be gated access through fence to access the boat storage/repair area. Abutting lots are residential to the east and west but wooded adjacent to property line in the vicinity of the boat storage area. A 6' chain link fence w/ vinyl privacy inserts is proposed to run parallel with Main Street approximately 200' off of the roadway. The hours of operation will be 8:00 AM – 6:00 PM Monday through Friday and 8:00 AM – 3:00 PM Saturdays. A total of four employees is anticipated. Total lot area of the site is 118,179 S.F.

Lot Coverage: Total building coverage will be 9,671 S.F. for the office, showroom, & repair garage. A 608 S.F. carport that currently is on the property is to remain located to the rear portion of the property and a 160 S.F. shed located adjacent to the repair garage is to remain. All other structures on the property are to be demolished and

removed from the site. Total site building coverage is 8.8%. Total impervious area of the site is 19,175 S.F. or 16% of the site.

**Traffic Impact:** The proposed site use will not have an impact to traffic. There is adequate site distance in both directions leaving and entering the site. There will be 11 total 10'x20' parking spaces along the proposed building, two of which will be handicap accessible spaces. There is a total of 4 employees expected to be at the site and a maximum number of customers at any time of 8. The employees will be parking in the rear of the building, where they currently park and will not utilize the 11 spaces along the building.

**Water:** Existing well is to be abandoned and a proposed water connection to municipal water is proposed at an existing water stub.

**Sewer:** A proposed sewer connection is proposed to municipal sewer at an existing sewer stub.

**Drainage:** The site drainage patterns flow towards the eastern property line. The post developed site will follow the same drainage patterns with the addition of an infiltration basin which will recharge the additional impervious surface as well as treat water quality volume prior to final discharge. A detailed stormwater analysis has been submitted with this application.

**Fire and Police:** The proposed site will have fire truck access and will have building lights to light the parking and drive areas of the site. The rear portion of the property will have a locked access gate to where boat storage is proposed. There should be minimal impacts on fire and police.

**Permits Required:** Site Plan Review & Special Permit (Planning Board)

The site construction is anticipated to begin in the spring of 2021 and be completed by the end of the year 2021. Demolition of the existing structures would be the beginning phase with construction of the new building and associated site work beginning shortly after.

**Waivers:** No waivers are requested at this time

The Site Plan application as presented meets the criteria set forth in the Town of Leicester Zoning Bylaws section 3.2.03.1 as a retail establishment requiring site plan review in the HB-1 District. The site will not endanger or constitute a hazard to public health as the proposed building and site meets all applicable building code and site requirements. There is adequate traffic flow through the site with larger than required 24' drive aisles and 10'x20' parking spaces with ADA required accessible parking area. There is public water and sewer available at the street to serve the proposed building use. The site is designed according to the Massachusetts Stormwater Handbook and will not have an increase in site runoff. Water from impervious surfaces are treated prior to runoff and recharge to groundwater is achieved through use of infiltration measures.

The site traffic generation will result in no adverse impact to Route 9 or any adjacent streets. The site water use will be that of similar use to the existing house that is currently on the site and will generate similar sewage usage also. Site design requirements will be met for the HB-1 district. The proposed project will be consistent with the master plan as

a local business will be developed along the Route 9 corridor, this local business currently resides in the Town of Leicester and will remain as such.

If you have any additional questions or concerns, please contact me at the number below.

Respectfully Submitted,

Jason Dubois, P.E.