

GRAZ Engineering, L.L.C.



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November 4, 2020

Leicester Planning Board
3 Washburn Square
Leicester, MA 01524

**Subject: Oak Bluff Lane Subdivision
Proposed Street Lighting**

Dear Board Members:

On behalf of Central Land Development, Corp. (Matt Schold, Owner/Applicant) and in response to our recent mails and telephone conversations, GRAZ Engineering, LLC (GRAZ) submits this letter and the accompanying attachments as a formal request to the Leicester Planning Board (Board) for their review and approval the proposed street lighting as set forth in their approval decision of the Oak Bluff Lane Definitive Subdivision, dated March 19, 2019.

Background

GRAZ notes that the Board granted to waive the installation of the required utility pole mounted street lights as required under Section VI,E,(3). The Board set forth in Section E. Condition 15, that **"the Applicant must submit a streetlight plan to the Planning Board for approval within six (6) months of the date of the Planning Board endorsement of the approved plan and prior to any lot releases. Such plan shall clearly show the location of the streetlights on a single sheet and provide detail of the type of streetlights. The Applicant may submit a written request for extension of this deadline."**

Request for Action

The Applicant acknowledges that through an oversight a streetlight location plan and a detail were not submitted to the Board within six months of the definitive approval as required, but submits the attached location plan and photo of an existing individual lot/street light installation and requests that the Board review and accept the same as fulfillment of Condition 15. GRAZ notes that the location plan is a copy of Sheet 6 of 8 of the approved plans which already depicted the street light locations as well as notes specifically addressing the street light locations.

I trust that this information along with the attachments will assist the Board in their review and approval of this street light documentation. 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

cc: Central Land Development Corp. (Matt Schold, Owner/Applicant)



LOT #6
2 OAK BLUFF LANE

SYCAMORE AVENUE
PRIVATE - 18' WIDE
(A.K.A. OAK AVE.)

WINDBROOK DRIVE
PRIVATE WAY - 18' WIDE
(A.K.A. LAUREL AVE.)

U27/42
N/F
CENTRAL LAND DEVELOPMENT CORP.
BK 57984, PG 100

LEGEND

- 328 --- EXISTING CONTOURS
- 328 --- DESIGN CONTOURS
- +867.0 DESIGN GRADES
- - - - - SILTFENCE
- - - - - WATILES
- - - - - LIMIT OF WORK
- - - - - PROPOSED TREE LINE
- ☆ LOT/STREET LIGHT

PLANTING KEY

PROPOSED	QUANTITY
CB EUROPEAN HORNBEAM (CARPINUS BETULUS)	4
QB RED OAK (QUERCUS BOREALIS)	3
QP PIN OAK (QUERCUS PALUSTRIS)	3
QR NORTHERN RED OAK (QUERCUS RUBRA)	3
TC LITTLELEAF LINDEN (TILIA CARDATA)	7
TT SILVER LINDEN (TILIA TOMENTOSA)	3
ROSA RUGOSA	202
PROPOSED TREE	

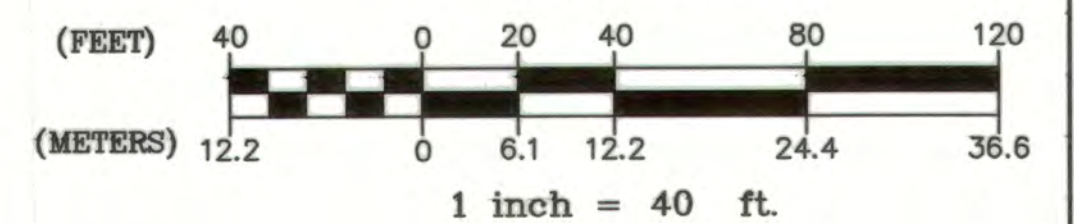
- PLANTING NOTES:**
- THE LANDSCAPING DEPICTED HEREON REPRESENTS THE MINIMUM REQUIREMENTS. THE TYPE, LOCATIONS, & QUANTITIES SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER PLANNING BOARD. STREET TREES, WHERE REQUIRED, SHALL BE INSTALLED AS SOON AS PRACTICAL IN THE CONSTRUCTION PROCESS AND IN CONFORMANCE WITH THE REQUIREMENT THAT STREET AND ROAD ACCEPTANCE.
 - ALL TREE PLANTINGS SHALL BE FROM AN APPROVED LIST OF NON-HOST TREES OF THE ASIAN LONG HORNED BEETLE.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED.
 - ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
 - THE QUALITY OF ALL TREES & PLANTS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
 - CALIPER SIZE OF TREES SHALL BE 3" MINIMUM. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
 - ROSA RUGOSA PLANTS SHALL BE 5 GALLON POTS OR EQUIVALENT AND PLANTED SPACED 5 FEET 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.

STREET/LOT LIGHTING

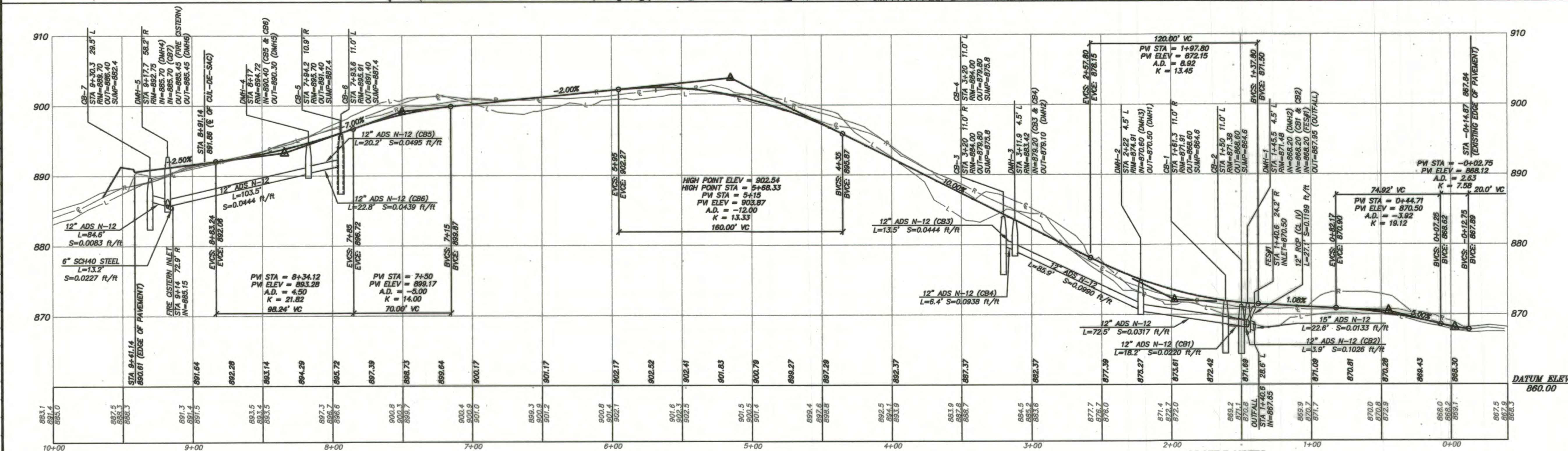
- A SINGLE STREET LIGHT SHALL BE INSTALLED ON THE RELOCATED UTILITY POLE AT THE INTERSECTION OF OAK BLUFF LANE WITH BALDWIN STREET. THE TYPE AND INSTALLATION SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER SELECT BOARD & PLANNING BOARD.
- EACH LOT SHALL BE PROVIDED WITH A STANDARD LAMP POST LIGHT ON THE LOT NEAR THE INTERSECTION OF DRIVEWAY WITH THE STREET RIGHT-OF-WAY LINE. THE TYPE AND INSTALLATION SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER PLANNING BOARD AND IN ACCORDANCE WITH THE STATE ELECTRICAL CODES.

**PROPOSED STREET LIGHTING PLAN
11/04/2020**

GRAPHIC SCALE



PLAN
SCALE: 1" = 40'



APPROVED UNDER THE
SUBDIVISION CONTROL LAW
PLANNING BOARD OF LEICESTER

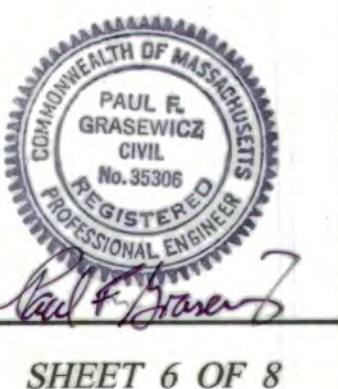
Debra Fleweller
DATE: April 16, 2019

OAK BLUFF LANE - DEFINITIVE SUBDIVISION
LEICESTER, MASSACHUSETTS

OAK BLUFF LANE - PLAN & PROFILE
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

DATE: NOVEMBER 27, 2018
DRAWN BY: BCM
SCALE: AS-SHOWN

REV. DATE DESCRIPTION
1 3/5/19 REVS PER TECH. REVIEW, LFB, & DEP
2 3/13/19 MINOR DRAINAGE & LANDSCAPE REVS BCM



SHEET 6 OF 8

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