

June 27, 2023

Leicester Planning Board  
Town Of Leicester  
3 Washburn Sq  
Leicester MA 01524-1357

Re: 778 Main Street  
Site Plan Review and Special Permit

To the Board:

We are in receipt of the following information in association with the above referenced project:

- Plan set entitled "Proposed Multifamily Residences, #778 Main Street, Leicester, Massachusetts 01524", consisting of 15 sheets, dated 10/24/2022, with revision date of 5/12/2023, prepared by CMG of Sturbridge.
- Letter addressed to Leicester Zoning Board of Appeals, dated April 12, 2023, identified as "ZBA Special Permit Narrative, 13 Unit Multi-Family Development, 778 Main Street, Leicester, MA", prepared by CMG of Sturbridge.
- Letter addressed to Leicester Planning Board, dated May 12, 2023, identified as Special Permit and Site Plan Review, 13 Unit Multi-Family Development, 778 Main Street, Leicester, MA, prepared by CMG of Sturbridge. Letter includes attachments in support of application.
- Application for Site Plan Review & Special Permit, undated.
- Bound package entitled "Stormwater Report, Proposed Multifamily Residences, #778 Main Street, Leicester, MA", prepared by CMG of Sturbridge, revised May 12, 2023.
- Bound package entitled "Traffic Assessment, Townhouse Development, 778 Main Street, Leicester, Massachusetts, prepared by Ron Muller & Associates, dated May 9, 2023.

It is understood that project plans have been submitted for approval of applications for Site Plan Review, and Special Permit, both before Leicester Planning Board. A separate application for Special Permit has been submitted to Leicester Zoning Board of Appeals

under §7.1, Water Resources Protection Overlay District. At the request of Leicester Zoning Board of Appeals, we have reviewed the project in relation to §7.1, and submitted a review letter to the Zoning Board of Appeals on June 23, 2023, with copy to Leicester Planning Board.

Pertaining to plan completeness, no deficiencies in completeness were identified. Plans are regarded as complete.

Pertaining to the site plans:

1. **No Further Comment.** Plans will be subject to the Leicester Stormwater Bylaw, for which a Stormwater Permit must be secured.
2. **No Further Comment.** In the “Zoning Information Table” shown on Sheet C-4.0, the required minimum lot size is listed as 15,000 S.F. In the Leicester Zoning By-laws, under Multi-Family use in the Business (B) district, 15,000 S.F is the minimum for the first apartment, however, for apartments 2 – 5, the required additional area is 7,500 sq. ft. per apartment, and for apartments 6 – 13, 2,000 sq. ft. per apartment is required. On that basis, as proposed, the total area required is 61,000 sq. ft. The subject parcel of land has 140,006 sq. ft. area.
3. Pertaining to the reinforced cut slope, proposed at the rear of abutting properties located at 774 Main Street, and 1 Waite Street:
  - a.) It would be appropriate to secure temporary easements for the excavation required immediately adjacent to the properties at 774 Main Street and 1 Waite Street.
  - b.) It is recommended that at the base of the cut slope, a subdrain be installed, to reduce the likelihood that groundwater could destabilize the slope.
  - c.) Plans call out a “6’ High Screening/Opaque Fence” at the top of the slope. Plans should clarify if that fence is the “Wood Stockade Fence” detailed on Sheet C-8.0.
4. **No Further Comment.** The submitted Traffic Assessment recommends that landscape plantings proposed near the front of the property be low-growth varieties which will not impede sight distances for drivers. Leicester Planning Board may wish the Landscape Architect address the types of plantings along the frontage of the site.

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Please contact this office should you have questions.

Sincerely,  
QUINN ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Kevin J. Quinn". The signature is written in a cursive style with a large, stylized "K" and "Q".

Kevin J. Quinn, P.E.  
President