

August 9, 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.
- Plan Sheet C-4.0 and Sheet C-5.0, dated 10/24/2022, with revision date of 7/24/2023, prepared by CMG of Sturbridge. These sheets are to replace Sheets C-4.0 and C-5.0 in the above-described plan submittal.
- 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.

We have reviewed the plans in relation to comments contained in our letter to the Planning Board dated January 5, 2023; any other changes made not in response to our comments must be identified by the applicant.

In the comments, items identified as “**Resolved**” have received sufficient response. “**No Further Comment**” refers to an issue requiring the attention of the Planning Board.

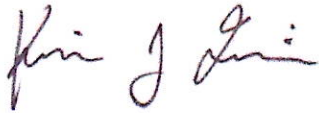
Pertaining to the site plans:

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.) **Resolved.** Plan Sheets C-4.0 and C-5.0 propose installation of a retaining wall which eliminates any need for temporary easements in the area.
  - b.) **Resolved.** Plan Sheets C-4.0 and C-5.0 propose installation of a retaining wall which eliminates the risk of destabilizing the earth slope previously proposed.
  - c.) **Resolved.** Plans have clarified that the “6’ High Screening/Opaque Fence” at the top of the slope shall be vinyl per detail.
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 dark ink, appearing to read "Kevin J. Quinn". The signature is fluid and cursive, with the first name "Kevin" and last name "Quinn" clearly distinguishable.

Kevin J. Quinn, P.E.  
President