

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. LEI-0001

July 1, 2021
Revised August 30, 2021

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

RE: #488 Stafford Street
Proposed Non-Retail Marijuana Establishment

Dear Members of the Planning Board:

Hayes Engineering, Inc. (HEI) is in receipt of the review prepared by Carl Hultgren, PE of Quinn Engineering, Inc. for the abover referenced project dated June 14, 2021. Quinn Engineering, Inc.'s comments appear in italic font below followed by the HEI response in plain type, below:

- 1. A wavier is requested to not require a stormwater management report. On the proposed site plan, the existing area to the north of the building is mistakenly identified as paved. This area actually has a gravel finish and is not paved. The Applicant must clarify if this area is proposed to be paved as part of the parking improvements because that may affect runoff from the site and may require a Stormwater Permit. It is recommended that a stormwater report be submitted if an increase in impervious area is proposed. (SPRR II. H, Zoning Bylaw 5.2.05.F, Stormwater Regulations).*

The applicant will retain the existing surface which is gravel and reclaimed asphalt product (RAP). The applicant will retain a similar surface as this area will be solely for employee parking. A waiver is requested to the Stormwater Report and any condition(s) the Board may wish to impose that require that a Stormwater Report be submitted in the future should the surface be paved is amenable to the Applicant.

- 2. Sheet 1 of the proposed site plan identifies that the boundary information and building location are not the result of an actual field survey. There are no exterior changes proposed to the existing building. The Board should note that these existing conditions are not based on field survey. (SPRR II.F.1)*

The Applicant is not seeking to modify the existing site conditions excepting the following:

- Removal of gravel and installation of loam and seed to better define the northerly parking area; and
- Delineation of an ADA / Massachusetts AAB compliant accessible space.



3. *Review by the Board of Health must be conducted in order to confirm the adequacy of the existing leaching area components, public water supply thresholds, etc. (SPRR II.I.2, Zoning Bylaw 5.2.05.E)*

The Applicant will comply with all Board of Health requirements and 310 CMR 15.00, State Environmental Code, Title V.

4. *Common access/egress driveways must be 25 feet wide per IV.C of the Parking Regulations. The existing driveway from Stafford Street is a common driveway serving the property at #488 and the property at #490. The proposed site plan identifies that the driveway is approximately 16 feet wide at the narrowest point. The Board should note that the existing driveway does not meet the width requirement in the regulations. (Parking Regulations IV.C)*

The Applicant contends this is an existing non-conforming condition that has not created issues with the existing uses. The access drive is bordered by steep slopes and increasing the width may require the construction of walls or other stabilized grading.

5. *The proposed accessible parking space and aisle must meet the MAAB and ADA requirements for slope, signage, etc. (Parking Regulations IV.D)*

The Applicant intends to comply with MAAB and ADA requirements and is amenable to any such condition.

6. *There appears to be little to no existing lighting on site. The application identifies that the facility is expected to operate between the hours of 6 AM and 11 PM. It is recommended that the Applicant clarify what type of lighting will be installed. The Board may wish that the Applicant prepare a photometric plan to demonstrate the lighting requirements are met. (Parking Regulations IV.G, Zoning Bylaw 5.2.05.G & 5.15.02.J)*

The Applicant will provide building mounted, dark-sky compliant, LED light fixtures at the Board's request. Late shifts will use the southerly parking area. The Applicant has provided a photometric plan as Sheet 3 of 3 of the Site Plan.

7. *The Applicant must clarify if signage will be proposed. (Zoning Bylaw 5.15.02.C)*

The Applicant is proposing wayfinding signage only utilizing the existing signage at Stafford Street.

8. *The Applicant must clarify if ventilation/odor control will be proposed. (Zoning Bylaw 5.15.02D)*

The Applicant is proposing ventilation and odor control that will meet or exceed the requirements of the Cannabis Control Commission (CCC) and will be subject to CCC architectural review. The Applicant is amenable to any such conditions requiring documentation of said review and approval. The Applicant is only proposing the



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manufacture of cannabis infused edibles made with cannabis distillate purchased wholesale. There is limited odor associated with this activity.

9. *The Applicant must clarify what type of security will be proposed. (Zoning Bylaw 5.15.02.E)*

The Applicant will meet or exceed all security requirements established by the CCC. A comprehensive security plan is required for CCC approval; typically, the contents of the security plan are not provided as part of the public record as an additional security precaution. The Applicant is amenable to any such conditions requiring documentation of said review and approval.

We trust this information to be sufficient to allow the Board to discuss the project at its next hearing. Thank you for your time and attention to this matter.

Sincerely,
HAYES ENGINEERING, INC.



Anthony M. Capachietti
Project Manager

Site Plan in
LEICESTER, MASS.

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Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

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Facsimile: 781.246.7596
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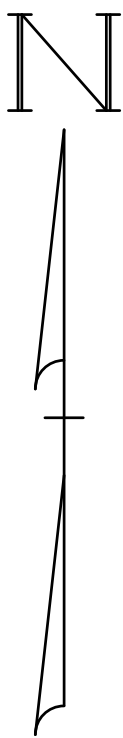
Hayes

Scale: 1" = 100'



May 20, 2021
Rev. August 30, 2021

488 STAFFORD STREET
Sheet 1 of 2 – Locus



OWNER:

K&B LAND HOLDINGS, LLC
4 SIGOURNEY STREET
OXFORD, MA 01540

APPLICANT:

FADED, LLC d/b/a
DRIS PRODUCTION CENTER
30 HEMLOCK STREET
BROCKTON, MASSACHUSETTS 02302

ASSESSOR'S REFERENCE:

488 STAFFORD STREET
PARCEL ID: 34 A1.10 0

DEED REFERENCE:

WORCESTER COUNTY REGISTRY OF DEEDS
BOOK 56,786 PAGE 183

PLAN REFERENCE:

WORCESTER COUNTY REGISTRY OF DEEDS
PLAN BOOK 640 PLAN 43

GENERAL NOTES:

- BOUNDARY INFORMATION AND BUILDING LOCATIONS DEPICTED HEREON ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. AND WERE COMPILED FROM VARIOUS RECORD AND NON-RECORD INFORMATION.
- TOPOGRAPHIC INFORMATION DEPICTED HEREON TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) LIDAR TOPOGRAPHY AS PROVIDED BY MASSGIS. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.
- THIS PLAN WAS PREPARED FOR REVIEW BY AND TO OBTAIN APPROVAL FROM PUBLIC AGENCIES AND IS NOT INTENDED AS CONSTRUCTION DOCUMENTS.

Site Plan in
LEICESTER, MASS.

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Hayes

Scale: 1" = 20'

0' 10' 20' 40' 60'

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488 STAFFORD STREET
Sheet 2 of 2 - Site Plan

OWNER:
K&B LAND HOLDINGS, LLC
4 SIGOURNEY STREET
OXFORD, MA 01540

ZONE: BUSINESS INDUSTRIAL 1 (B1)

MINIMUM SETBACKS:
FRONT = 50 feet
SIDE = 40 feet
REAR = 40 feet
MIN. FRONTAGE = 150 feet
MIN. LOT AREA = 20,000 sf.

APPLICANT:
FADED, LLC d/b/a
DRIS PRODUCTION CENTER
30 HEMLOCK STREET
BROCKTON, MASSACHUSETTS 02302

ASSESSOR'S REFERENCE:
488 STAFFORD STREET
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BOOK 56,786 PAGE 183

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PARKING CALCULATIONS:

MANUFACTURING REQUIRED:

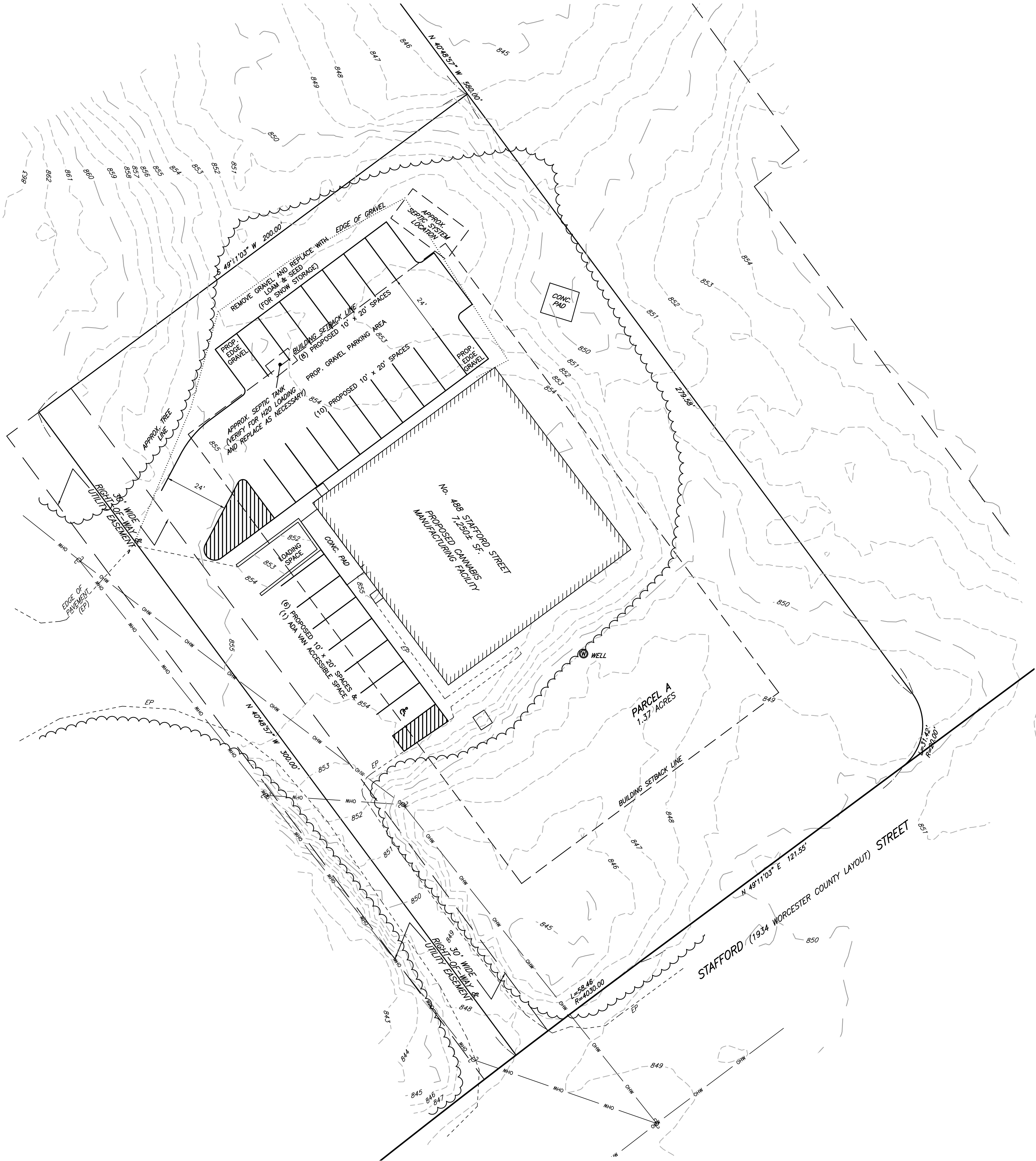
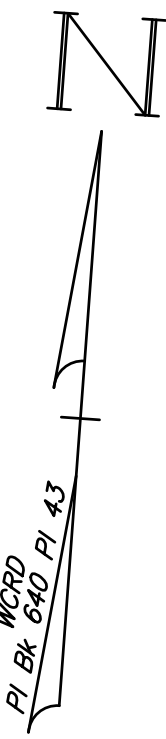
1 SPACE / 1,000 sf x 7,250 sf MANUFACTURING = 8 SPACES

TOTAL REQUIRED = 8 SPACES
TOTAL PROVIDED = 25 SPACES

TOTAL ADA ACCESSIBLE REQUIRED 1-25 SPACES = 1 SPACE
TOTAL ADA ACCESSIBLE PROVIDED = 1 VAN ACCESSIBLE SPACE

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Scale: 1" = 20'



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488 STAFFORD STREET
Sheet 3 of 3 - Photometric Plan

OWNER:
K&B LAND HOLDINGS, LLC
4 SIGOURNEY STREET
OXFORD, MA 01540

ZONE: BUSINESS INDUSTRIAL 1 (B1)

MINIMUM SETBACKS:
FRONT = 50 feet
SIDE = 40 feet
REAR = 40 feet
MIN. FRONTAGE = 150 feet
MIN. LOT AREA = 20,000 sf.

APPLICANT:
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BROCKTON, MASSACHUSETTS 02302

ASSESSOR'S REFERENCE:
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**KAXW**
LED Wall Luminaire



Specifications
Length: 14" (35.6 cm)
Width: 12" (30.5 cm)
Height: 5" (12.7 cm)
Weight (max): 19.7 lbs (8.9 kg)



LITHONIA KAXW-LED WALL PACK
NOT TO SCALE

PHOTOMETRIC LEGEND:

DENOTES ISOFOOTCANDLE VALUE 1.4

DENOTES ISOFOOTCANDLE LINE 2.0

GENERAL LIGHTING NOTES:

ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.


PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.

CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	VOLTS	QUANTITY
A		KAXW LED, PERFORMANCE PACKAGE 3, 5000K, TYPE 4, 120-277V, 12' H	120V 1P 2W	7