

March 5, 2021

**To:**

Michelle R. Buck, Town Planner  
Leicester Development and Inspectional Services  
3 Washburn Square  
Leicester, Massachusetts 01524

**A&M Project #:**

2889-01

**Re:**

Preliminary Subdivision Plan  
651 Main Street  
Map 21/Parcel B5.1

**Copy:**

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Dear Ms. Buck

On behalf of our client, MKEP 770, LLC, the Applicant, Allen & Major Associates, Inc. is filing a Preliminary Subdivision Plan for the construction of a proposed subdivision off Main Street in Leicester, Massachusetts. The project includes land depicted on the Assessor's Map #21 as Parcel B5.1 (651 Main Street), owned by E.F.G. Realty Trust. The plans submitted intend to depict the land encompassing the subdivision based on the Existing Conditions Plan created by Allen & Major Associates, Inc. Dated: February 10, 2021.

It is the intent of the applicant to create a subdivision with three roadways to provide access to 35 new building lots. Enclosed, as part of this submittal, is the Application Form, the filing fee of \$2,135.00 and the review fee of \$3,150.00. We are also including two (2) full size sets of plans, two (2) reduced copies for ease of distribution and four (4) copies of all the supporting documentation.

The project property is located along the southwestern side of Main Street and northern side of Henshaw Street. The majority of the property consists of mainly woodland and brush, with a brook and small wetland pockets near the property's boundary. Electrical utility lines and a tower are located at the southwestern portion of the parcel. As stated above, the existing electrical utility lines will be separated from the development and protected by a 250 foot electric easement.

The property contains several areas subject to the Wetland Protection Act, all of which being outside direct impacts associated with the proposed roadway construction. These areas have been delineated by Gove Environmental Services, Inc. and are depicted on the Proposed Subdivision Plan. Some of the proposed drainage detention/infiltration basins are proposed to be located within the buffer zone and a filing with the Conservation Commission will be required. This will be made concurrent with the Definitive Subdivision review process.

As part of the proposed development, three interconnected roadways will be constructed to provide access to individual lots. Being considered a residential subdivision, the roadways are proposed to be 28-feet wide with a 40-foot wide right of way to be maintained. At the end of the southernmost road is a cul-de-sac that will allow vehicles to effectively turn around and return to the entrance of the development along Main Street. The length of the dead end road connected to the cul-de-sac is approximately 207 feet long.

Along with the construction of the proposed roadway, several other utility improvements will be provided as part of the overall development. The project stormwater management system will be addressed by a system of catchbasins and drainage manholes, capturing the surface runoff and directing it to various drainage detention basins for peak rate mitigation and stormwater treatment. An initial review of the drainage system and watersheds has been performed and the Grading & Drainage Plan depicts the anticipated drainage system

for the project. A full stormwater analysis will be provided as part of the Definitive Subdivision submittal. The project proposes sewer manholes to be placed within the newly aligned roadways at various locations to collect sewage and direct it to the existing municipal sewer system along Main Street. Domestic water for the property is intended to be sourced from the existing municipal water main within Main Street.

As part of this submittal, and in effort to provide comprehensive review for the Definitive Subdivision submittal, a preliminary list of waivers to the Leicester Subdivision Regulations is being submitted herewith. The applicant reserves the right to amend the list of waivers as needed during the Definitive Subdivision design and review process.

**Waivers:**

Section VI.B.1a – Reinforced concrete storm drainage piping required

A waiver is requested to utilize high density polypropylene (HDPE) drainage lines or approved equal within the drainage system of the subdivision.

Section VI.B.1b – Granite headers shall be placed in back of all Catch basins

A waiver is requested for the requirement of granite curb inlets at the catchbasins within the subdivision roadway.

Section VI.G.1 – Sidewalks shall be installed on both sides of all streets within a subdivision

A waiver is requested to install sidewalks on only 1 side of the roadway due to the steep terrain of the proposed subdivision and lack of connection to a municipal sidewalk along Main Street (aka Route 9)

At this time, Allen & Major Associates, Inc. is requesting to be placed on the agenda for the next available meeting of the Planning Board to discuss this Preliminary Subdivision Plan. Representatives of this office and the owner/applicant will attend to present the plan and address any concerns raised by the Board at that time. We thank you in advance for your anticipated cooperation regarding this project and look forward to meeting to discuss the plans.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Michael Malynowski, PE  
Senior Project Manager