

Project Narrative for Stafford Street, Leicester Ma

The project consists of an existing parcel that is approximately 37.1 acres. in size. The Site is located on Stafford Street in the Town of Leicester. There are wetlands located adjacent to the lot but no work is being proposed within 100' of the wetlands. The purpose of this Special Permit is to create a Pad Site for future building, which is not known at this time. The Proposed Pad Site will need 125,000 c.y. of fill to achieve the proposed grades shown on the Grading Plan.

The parcel is located on Stafford Street near the intersection of Auburn Street and the parcel has its own access roadway off of Stafford Street. See Existing Condition Plan.

The proposed traffic flow for the project will consist of the following.

The project will access Stafford Street at the proposed location as shown on the Grading Plan. The sight distance to the East and to the West is over 500 feet. The proposed project will have construction entrance within the parcel before trucks enter Stafford Street. Please refer to the Grading Plan. From the owner the number of trucks per day that will enter and exit will be 10 to 20 approximate.

Once the pad site has been filled to the final grades as shown on the Grading Plan the areas will be loamed and seed. All slope 2:1 will have stump grindings applied to them and 3:1 slopes will be loamed and seeded. All areas will be protected with wattles and wood chip berms will direct runoff to temporary basins. The temporary basin will remain and be maintained until the lot has a final commercial building constructed on it. The proposed site plan will be submitted to the town of Leicester Planning Board for Site Plan Review. The runoff will flow through the temporary basins and directed toward the existing basin that is located on the parcel. Stormwater Report was performed to shown no increase of flow into the existing basin from the developed site. The existing basin was design for full build out of both pad sites.

The earth removal operations will consist of the import of 95,000 c.y. of clean fill. All fill will be tested prior to delivery to the site. The purpose of the earth removal is to construct a future commercial pad site. The overall project will take approximately 3 to 5 months. The work will be performed Monday thru Friday 8 am to 4 pm. All stumps and brush will be removed from site or used in the erosion control creating berms to direct the runoff generated on site.

The Earth Filling Operations will include the following by a Licensed Site Professional.

1. Summary of environmental pre-fill characterization findings and sample location.
2. Verification of the fill material origin and acceptance procedures.
3. Record keeping of all practices shall be on site.
4. Site Shall be secured with locked gate at entrance. Fill shall be inspected by LSP. Site shall be inspected by design engineer to ensure that the stormwater controls are functioning per designed.
5. Erosion Control, Dust Control shall be inspected and maintained daily and inspection shall occur after any rainfall event.
6. Site Contact information shall be on site as well as contact person shall be given to the Town of Leicester Department prior to start of work. Site preconstruction meeting with the town shall be setup prior to start of work to ensure that town knows who lead contact person is.