

January 4, 2022

Leicester Planning Board  
Town of Leicester  
3 Washburn Square  
Leicester, Massachusetts 01524

Re: Leicester Central, 0, 90, 92 Huntoon Memorial Highway  
Site Plan Review

To the Planning Board:

We are in receipt of the following information package submitted in reference to a proposed Leicester Central located at 0, 90, 92 Huntoon Memorial Highway:

- Plans entitled “Leicester Central, 0, 90, 92 Huntoon Memorial Highway, Leicester Massachusetts 01524”, consisting of 24 sheets, prepared by VHB of Worcester, MA.
- A package of information, dated December 14, 2021, addressed to Alaa Abusalah, including the Site Plan Review Application, project narrative, and supporting information submitted by VHB of Worcester, MA.
- A bound package entitled “Transportation Impact and Access Study, Leicester Central, Leicester, Massachusetts”, prepared by VHB of Worcester, MA, dated December 2021.
- A bound package entitled “Stormwater Report, Leicester Central, 0, 90 & 92 Huntoon Memorial Highway, Leicester, MA 01524”, prepared by VHB of Worcester, MA, dated December 14, 2021.

At the request of the Board, we have reviewed plans for conformance with §5.2.03, *Site Plan Review and Site Plan Review Regulations, Leicester Stormwater Bylaw and Stormwater Regulations* and with certain provisions of the *Zoning Bylaws for Leicester*.

Our comments on the submitted information follows:

1. Plans indicate that the proposed water tank will supply a fire protection water main loop. Will a pump station be required to charge the fire protection water main loop? And if so, will the pump station have a standby generator to supply power, in the event of a utility power failure?
2. It may be appropriate that provisions be made to permit Leicester Fire Department access to fire hydrants onsite, which will likely have greater fire flow capacity than municipal hydrants on Huntoon Highway.
3. The Gravel Wetland, a stormwater basin, extends into the Suburban-Agricultural (SA) zoning district. In the SA district, uses including “manufacturing or industrial” and “storage warehouse” are prohibited. There is some question as to whether stormwater facilities which support a use are equal to that use. Leicester Planning Board may wish to consult with legal counsel on this question.
4. Site plans show locations of site lighting, but should identify the height and appearance of the poles and identify luminaires. REF: Site Plan Review Regulations, Section II, F, 5.
5. Location of earth removal/filling and volume of material to be moved not found on plan. REF: Site Plan Review Regulations, Section II, F, 9.
6. Plans should identify the status of the site in relation to flood plain. If flood plain exists onsite, it should be identified on the plan.

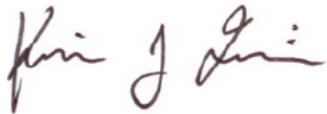
### **Stormwater**

7. On Sheet C6.03, the Gravel Wetland is to be planted with plugs from plant list on planting plan. The planting plan, Sheet L1.00, lists only trees.
8. In the hydrologic analysis, Subcatchment PR2 flows to Basin P2, the Gravel Wetland. In the analysis, the culvert into Basin P2 is modeled as a 24" diameter culvert, but the plans call out a 36" culvert.
9. The hydrology indicates that Basin P2 has a peak water elevation of 742.2 under the 100 year storm. In that basin, the berm elevation is 743.0. It is good engineering practice to provide 1 foot of freeboard above the high water level; the berm does not provide that.
10. It is recommended that Basin P2 have an emergency overflow, to allow for controlled passage of water over the berm, in the event the outlet becomes fouled or an excessively high storm flow occurs.

Please don't hesitate to contact this office with questions you may have.

Sincerely,

QUINN ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read "Kevin J. Quinn".

Kevin J. Quinn, P.E.

President