



March 8, 2022

Ref: 15392.00

Ms. Alaa Abusalah, Town Planner
Town of Leicester
3 Washburn Square
Leicester, MA 01524

Re: Amendments to the Site Plan Approval SPR 2022-01
Proposed Warehouse/Manufacturing Development at
0, 90, and 92 Huntoon Memorial Highway (Route 56)

Dear Ms. Abusalah:

On behalf of our client JMC/TBG Leicester LLC (Applicant), VHB respectfully requests Planning Board approval of minor engineering changes to Site Plan Approval SPR 2022-01. As we have discussed with you and the Board, the Applicant's leasing consultant has reviewed the approved plans and strongly recommends some minor changes to enhance the marketability of the development.

The proposed minor changes will improve future tenant access by adding a new entrance mid-building on the south side of the building and relocating and expanding the existing west end vehicle parking to the building's south side. The implementation of the proposed changes will require minor adjustments to the width and grading of certain areas including the drive aisles. A circumferential road at the west end and the south side drive aisle will be maintained and both the west end and south side drive aisles will continue to accommodate fire and emergency vehicle access. The building will be extended and moved to the west and the locations of the propane and water tank pads will be switched. The locations of both driveway entrances to Huntoon Memorial Highway remain unchanged. All building, drive aisles and parking construction will continue to be within the HB-2 district and the development will continue to be in full compliance with the zoning bylaws.

Below is a general overview of the proposed changes:

- New entrance on the south side mid-building
- Adjust the location of the building's east and west end entrance
- Relocate and expand existing west end parking spaces to head-in parking spaces on south side
- Reduce building width by 10'
- Extend building length by 50' and shift to the west
- Reduce south side drive aisle width by 6' resulting in 24' width to continue to accommodate fire and emergency vehicles
- Reduce north side truck court depth by 5' resulting 185' total depth
- Maintain a west end circumferential road at 20' wide to maintain fire and emergency vehicle accommodation
- Switch locations of the propane and water storage tank pads for improved aesthetics and arrival experience

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- Building area square footage increases by approximately 7,600 sf
- Added 3 truck docks
- Added 1 drive-up bay
- Added 20 passenger vehicle parking spaces

Submitted herewith is a detailed set of Site Plans entitled "Leicester Central, 0, 90, & 92 Huntton Memorial Highway, Leicester, MA 01524" prepared by Vanasse Hagen Brustlin, Inc. (VHB) with the latest revision date of March 7, 2022 and an updated Stormwater Management Report dated March 7, 2022. The Site Plans include existing conditions plans, building floorplans and elevations, and site lighting photometrics plans. These documents set out in detail the proposed minor engineering changes to Site Plan Approval SPR 2022- 01.

Thank you and the Board for your continued assistance and cooperation on this development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rich Whitehouse", with a long horizontal line extending to the right.

Rich Whitehouse
Project Manager