



55 Mead Street Leominster MA 01453
O: 978.840.4200 C: 978.580.7100

Town of Leicester
3 Washburn Square
Leicester MA 01524

Attention: Alaa Abusalah

Dear Alaa:

We are less than 1 week away from the planning board meeting and I wanted to get from you a list of your recommendations to the board for their approval of the project at 651 Main Street.

When I go back in time and review my notes from the past meetings and the promises made to the board, I have the following list of recommendations and requirements from the board to us.

Please send me your recommendations as soon as you can so we have time to review with our team.

Suggested Conditions of Approval:

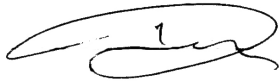
1. The entire property (excluding ANR lots) is to be deeded, and kept private.
2. The owner shall submit an annual stormwater summary report and the completed Operation & Maintenance Schedule & Checklist to the town. the.
3. The owner shall submit an annual sanitary sewer summary report to the Town.
4. Warm-Up Road Heating system for main part of entrance road to be installed & maintained by HOA, with creation of dedicated repair/replacement fund for said system.
5. Development will be a Home Owners Development with full HOA Documents and submitted to the Town for their records.
6. Proponent shall submit a more detailed landscaping plan will be provided during the building permit phase
7. An amendment to current RDA, if needed as issued by the Leicester Conservation Commission will be provided to the planning staff for their files.
8. That buoyancy calculations will be included as part of the shop drawing process for the specific subsurface stormwater detention systems
9. Additional test pits to be dug with the footprint of each proposed drywell. In the event the on-site conditions are not consistent with the modeled infiltration rate, modifications to the system must be reviewed approved by the Town's engineer and planning staff.
10. Provide documentation that Retain-It retentions structures meet or exceed 80% TSS removal to the Town's engineer and planning staff for their files.

Agreement of Design Intent:

1. Concur with the removal of Colonial Extension.
2. Approve the emergency access to Church Corner with a slope no greater than 12%, Quinn concurs.
3. Approve the construction 92 units and 6 units on ANR lots.

4. Approve the use of carriage lights at the end of each driveway.
5. Approve the waiver to permit roadway centerline radius of curvature of 135 feet and 120 feet, , Quinn concurs.
6. Approve the waiver to permit the use of HDPE drain pipe, Quinn concurs.
7. Approve the waiver to permit flow velocities in drains of 11.92 and 14.0 feet per second, Quinn concurs.
8. Approve waiver to permit sidewalks on one side of the roadway.

Have a Fantastic Day!

A handwritten signature in black ink, appearing to read 'David King', with a stylized flourish at the end.

David King
Commander of Results
978-580-7100