

March 11, 2024

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

Re: Central Mass Crane
Site Plan Modification 2024
First Resubmittal Package

To the Board:

We are in receipt of the following information in association with the above referenced project:

- Plan entitled “SITE PLAN MODIFICATION, 112 HUNTOON MEMORIAL HIGHWAY, ROCHDALE, MA”, comprised of 6 sheets, with revision date of 3-7-2024 by McClure Engineering, Inc. of Charlton.
- Bound package entitled “Stormwater Management Report, Site Plan Modification, Central MA Crane Service, Inc, 112 Huntoon Memorial Highway by McClure Engineering, Inc. of Charlton, dated January 26, 2024.
- Letter to Leicester Planning Board, dated March 6, 2024, from McClure Engineering, Inc. of Charlton, summarizing the responses to comments of this office, and Leicester Fire Department.
- Letter to Leicester Planning Board, dated March 6, 2024 from McClure Engineering, Inc. of Charlton identifying requested waivers.
- Letter addressed to Kristen Jacobsen, providing narrative of project, dated January 29, 2024, by McClure Engineering, Inc. of Charlton, with attachments including:
 - Request for Modification of Approval, dated 1/31/24
 - Land Owner Authorization Form, date 1/31/24
 - Billing Authorization Form, datged 1-31-24
 - 300 Feet Abutters List Report, certified by Leicester Assessor’s Office

We have reviewed the plans in relation to comments contained in our letter to the Planning Board dated February 22, 2024; any other changes made not in response to our comments must be identified by the applicant.

In the comments, items identified as “**Resolved**” have received sufficient response.

“**Comment Stands**” refers to an issue not satisfactorily resolved. “**No Further Comment**” refers to an issue requiring the attention of the Planning Board.

Our comments are found below:

1. **No Further Comment.** Under Chapter 15, *Stormwater Bylaw*, Section 4.0, A & D, a stormwater permit is required. Engineer indicates that a Stormwater Permit application will be submitted.
2. Site plans are found to be complete, with the following exceptions:
 - a.) **No Further Comment.** Landscaping not proposed on plan; Engineer has requested a waiver of landscaping requirements. (REF: Site Plan Review Regulations, Section II, F, 6). See comment 4 below.
 - b.) **Resolved.** Plans indicate that this will be entirely a fill site, and that the total fill volume will be 60,735 cubic feet of fill. (REF: Site Plan Review Regulations, Section II, F, 9)
 - c.) **No Further Comment.** Elevation plans of exterior facades of the proposed structure not included; Engineer indicates that the proposed building will be 20 feet high, and that the roof will be 21.5 feet high. (REF: Site Plan Review Regulations, Section II, F, 10)
3. **No Further Comment.** A photometric plan has been submitted, which indicates that light intensity on adjoining properties will be .1 Fc or less, a minimal impact. The information received does not document the specific type of light fixture proposed. The original building constructed on this property is equipped with

“wall-pack” fixtures, which emit light directly from the side of the building.

Following construction, comments were received from neighbors, some located hundreds of feet away, complaining of glare from the lights.

Engineer indicates that light shields will be provided. No detail or information is provided on the light or the shield.

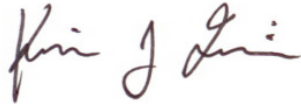
4. **No Further Comment.** Landscaping not proposed on plan; Engineer has requested a waiver from landscaping requirements. Section 5.5.02.2 *Landscaping*, provides requirements for landscape plantings and landscape buffer.
5. **Resolved.** A note has been to plan Sheet C3, which requires that the building roof have gutters, and that downspouts be connected into the underground roof drain system. A downspout detail has been provided on Sheet C6.
6. **No Further Comment.** Engineer has addressed the lack of need for additional parking. It is the opinion of this office that the proposed building will not create any increased demand for new parking.
7. Pertaining to hydrology and stormwater:
 - a.) **Resolved.** It is the opinion of this office that using the existing soil test results for the design of the basin on this plan is reasonable and justified. It is also noted that the design of the basin is conservative in meeting the requirements of the Massachusetts Stormwater Management Policy.
 - b.) **No Further Comment.** Engineer indicates that fence should not be necessary on small shallow pond in an industrial site. At maximum depth, the basin will store 2.05 feet of water, for extremely limited

periods. It is the opinion of this office that the hazard to the public is so small as to be negligible.

c.) **Comment Stands.** In the hydrologic analysis, the Routing Diagram is too small to be legible. Although the Engineer has indicated that an enlarged Routing Diagram was submitted, it is not found in this package. Leicester Planning Board may wish to make a condition of approval that the Engineer submit the requested diagram.

Please contact this office should you have questions.

Sincerely,
QUINN ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read "Kevin J. Quinn". The signature is fluid and cursive, with the first name "Kevin" and last name "Quinn" clearly distinguishable.

Kevin J. Quinn, P.E.
President