

February 22, 2024

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

Re: Central Mass Crane
Site Plan Modification 2024

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 7 sheets, dated 1/31/2024 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 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, dated 1-31-24
 - 300 Feet Abutters List Report, certified by Leicester Assessor’s Office

We have performed a review of the submitted plans for conformance with Leicester Zoning By-Laws including §5.2: *Site Plan Review and Site Plan Review Regulations*; §3.31 *Highway Business-Industrial District 2*; Chapter 15, *Stormwater Bylaw and Stormwater Regulations*; *Landscaping Regulations*.

Our comments are found below:

1. Under Chapter 15, *Stormwater Bylaw*, Section 4.0, A & D, a stormwater permit is required.
2. Site plans are found to be complete, with the following exceptions:
 - a.) Proposed landscaping not found (REF: Site Plan Review Regulations, Section II, F, 6)
 - b.) Location where earth removal or filling is proposed, and volume of material to be moved not found. (REF: Site Plan Review Regulations, Section II, F, 9)
 - c.) Elevations for exterior facades of the proposed structure (REF: Site Plan Review Regulations, Section II, F, 10)
3. 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.

Leicester Planning Board may wish to request the Engineer explore the use of lights which direct light downward, or the use of shields, which re-direct light in a downward direction.

4. Plans do not propose landscaping. Section 5.5.02.2 *Landscaping*, provides requirements for landscape plantings and landscape buffer.

5. A note should be added to the plan which requires that the building roof have gutters, and that downspouts be connected into the underground roof drain system.
6. Leicester Planning Board may wish to request the Engineer address the need for (or lack of need for) parking; plans propose no parking.
7. Pertaining to hydrology and stormwater:
 - a.) Per Massachusetts Stormwater Management Policy and Leicester Stormwater Regulations, Section 4.0, A, 19, soil testing is required within the Infiltration Basin.
 - b.) Leicester Planning Board may wish to consider if restricting access to the Infiltration Basin is necessary. Plans do not require a fence on the perimeter of the basin. The basin will retain approximately 2 feet of water for limited periods following severe storm events.
 - c.) In the hydrologic analysis, the Routing Diagram is too small to be legible.

Please contact this office should you have questions.

Sincerely,
QUINN ENGINEERING, INC.

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

Kevin J. Quinn, P.E.
President