

## LETTER OF TRANSMITTAL

**TO: Kristen Jacobsen**  
**Planning Board**  
**Town of Leicester**  
**3 Washburn Square**  
**Leicester, MA 01524**  
**508-892-7007**

**PROJ. NO:** 151-3016-O **DATE:** 3/7/24

**PROJECT:** Site Plan Modification

**LOCATION:** 112 Huntoon Memorial Highway  
Parcel IDs: 46-A-1.2, 44-A-10

**SENT BY WAY OF THE FOLLOWING:** Hand Delivery

COPIES	DATE	ITEM DESCRIPTION
		SITE PLAN MODIFICATION
1	3/7/24	McClure Response to Quinn Engineering Peer Review comments date 9/23/21
1	3/7/24	Planning Board waiver request letter dated 3/7/24
3	3/7/24	"Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA revise date 3/7/24 (Size 24x36)
6	3/7/24	"Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA revise date 3/7/24 (Size 11x17)

**REMARKS:**

Dear Planning Board Members,

Enclosed are the above listed documents pertaining to the Site Plan Modification for 112 Huntoon Memorial Highway, Rochdale, MA. Please call me with any questions or comments at (508) 248-2005.

Sincerely,



Robert J Duff, P.E.  
Senior Engineer

cc: Jack Daige, Central MA Crane Service, Inc., 112 Huntoon Memorial Highway, Rochdale, MA 01542

March 6, 2024

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

**Re: McClure Response to Quinn Engineering Peer Review comments date 2/22/24  
Central Mass Crane - 2024 Site Plan Modification: Proposed Building  
112 Huntoon Memorial Highway; Parcel IDs: 44-A-10 and 46-A-1.2**

Dear Planning Board Members:

McClure Engineering, Inc. (McClure) is in receipt of the following peer review comments from Quinn Engineering (Quinn) date February 22, 2024 relating to the "Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA, dated 1/31/24 by McClure Engineering, Inc. McClure provides the following technical responses to each comment:

**Quinn Comments:**

1. Under Chapter 15, *Stormwater Bylaw*, Section 4.0, A & D, a stormwater permit is required.  
**McClure Response: The applicant will apply for the stormwater permit.**
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)  
**McClure Response: Applicant has requested a waiver from this requirement.**
  - 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)  
**McClure Response: Area of fill has been added to Sheet C3. The preliminary estimate is approximately 5,000 to 6,000 CYD of material will be imported,**
  - c.) Elevations for exterior facades of the proposed structure (REF: Site Plan Review Regulations, Section II, F, 10)  
**McClure Response: Per the owner, the proposed building will be 20 feet high with the roof peak of 21.5 feet at the center of the building.**
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.

**McClure Response: The submitted lighting plan shows no spillage into abutting properties. The proposed wall packs are on the front and rear of the building which means the lighting is not directed towards the abutters. The applicant is aware of the previous concerns and will provide shields to further prevent protection if deemed necessary by the Board at a further date. We request that this be included as a condition of approval.**

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

**McClure Response: Applicant has requested a waiver from this requirement.**

5. A note should be added to plan which requires that the building roof have gutters, and that downspouts be connected into the underground roof drain system.

**McClure Response: Note added to Sheet C3. Downspout Detail added to Sheet C6**

6. Leicester Planning Board may wish to request the Engineer address the need for (or lack of need for) parking; plans propose no parking.

**McClure Response: Currently the site has 20 parking spaces in front of the office building. This parking spaces count meets the required for both current and proposed development of the site. The applicant has requested a waiver from this requirement.**

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.

**McClure Response: Witnessed soil testing was done in 2006 with the original site design. The testing produced consistent results in terms of soil type and estimated seasonal groundwater depth. This test data was used in the current design methodology. We believe that additional testing will not provide any different soil results.**

- b.) The 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.

**McClure Response: Fencing is not required and, in this design, not needed. This is a commercial site instead of a residential subdivision which greatly reduces the chance of unauthorized playing in the area. The basin will crest at 2.05 'during the 100 yr. storm event then quickly empty out. Besides the actual cost to install fencing, there is the on-going maintenance cost. The applicant requests not to install fencing with this site plan application.**

- c.) In the hydrologic analysis, the Routing Diagram is too small to be legible.

**McClure Response: revised Routing Diagram resubmitted.**

Leicester Fire Department February 15, 2024 e-mail regarding access around the building

**McClure Response: 25-foot gravel driveway is to be placed around the right side of the proposed building. This should provide sufficient access for fire vehicles around the entire building.**

Cherry Valley and Rochdale Water District February 16, 2024 letter

**McClure Response: We have contacted the water district Superintendent Benjamin Morris and he requested that we delay the Water Districts plan review application until the site plan has been approved by the Planning Board. We request that the Planning Board make this a condition of approval.**

McClure is providing "Site Plan Modification" 112 Huntoon Memorial Highway, Rochdale, MA 01542," plan set revise date 3-7-24.

Please call me with any questions or comments at (508) 248-2005.

Sincerely,



Robert J Duff, P.E.  
Senior Engineer

Enclosures

cc: Jack Daigne, Central MA Crane Service, Inc., 112 Huntoon Memorial Highway, Rochdale, MA 01542

March 6, 2024

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

**Re: Planning Board waiver request  
Central Mass Crane - 2024 Site Plan Modification: Proposed Building  
112 Huntoon Memorial Highway; Parcel IDs: 44-A-10 and 46-A-1.2**

Dear Planning Board Members

McClure Engineering on behalf of the applicant Mr. Jack Daigle Central Mass Crane Service requests waiver from the following Leicester Site Plan Regulations

Section II & Section 5.5.02.2 Landscaping. The original approved site plan has landscaping (trees) only on the southern property line. The proposed building will be in the rear of the property. There are no abutting structures in line with the proposed building. On the north and east side there are woods. Providing additional landscaping will not provide any benefit to the project.

Parking The project currently has 20 parking stalls located in the front of the office building. This number of parking spaces is sufficient for both the existing and proposed development of the site. Additional spaces for the proposed non-public building will not provide any benefit to the proposed project.

We thank the Planning Board for their consideration on this waiver requests. If there are any questions, please contact the undersigned at 508-248-2005

Respectfully



Robert J Duff P.E.

Senior cc: Jack Daigle, Central MA Crane Service, Inc., 112 Huntoon Memorial Highway, Rochdale, MA 01542