

March 25, 2024

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

Re: Amended Site Plan Submission
1621 Main Street
Site Plan Review, Special Permit

To the Planning Board:

We are in receipt of a proposed amendment to the Site Plan, in reference to a proposed commercial development located at 1621 Main Street:

- Plan Sheet 4 of plans entitled “Site Plan Set for Proposed Restaurant & Retail Development, 1621 Main Street (RTE-9), Leicester Ma 01524”, consisting of 19 sheets with revision date of 10/16/23, prepared by Civil Design Group, LLC of North Andover, MA.

At the request of the Board, we have reviewed plans of for conformance with §5.2.03, *Site Plan Review* and other appropriate sections of the Leicester Zoning Bylaw, *Site Plan Review Regulations*, *Special Permit Regulations*, *Parking Regulations* and *Stormwater Regulations*.

It is understood that the proposed changes are made in response to revisions required by Massachusetts Department of Transportation, as part of the traffic signal design. Under these changes the ramp off the east-bound side of Main Street is to be used by vehicles entering the drive-thru queue or the by-pass lane. East-bound vehicles intent on parking in the restaurant parking area must pass to the light, and enter the gas station site, and turn into the parking area on the right. In addition, vehicles which are unable to find

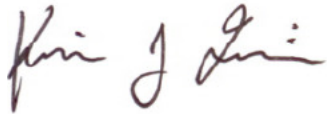
Leicester Planning Board
1621 Main Street
March 25, 2024
Page 2 of 2

parking in the front parking area are obliged to enter the by-pass lane, and pass around the building to the remaining parking spaces on the south or east sides of the building. This traffic pattern may not be convenient for drivers, however, as these changes were apparently necessitated by review of Massachusetts Department of Transportation, we do not object to these changes, but do not endorse the revisions.

Please don't hesitate to contact this office with questions you may have.

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