



Town of Leicester PLANNING BOARD

3 Washburn Square
Leicester, Massachusetts, 01524-1333
Phone: 508-892-7007 Fax: 508-892-7070
www.leicesterma.org

PLANNING BOARD AGENDA

Tuesday, March 7, 2023
Meeting Room 3

1. 7:00 PM **Public Hearing, Special Permit, Site Plan Review, & Stormwater Permit**
69 Main Street (SP2022-08), Rental Self-Storage Facility, Applicant: SNL MA I, LLC
2. 7:15 PM **Public Hearing, Special Permit, Site Plan Review, & Stormwater Permit**
147 Main Street (SP2022-09), Rental Self-Storage Facility, Applicant: SNL MA II, LLC
3. 7:30 PM **Public Hearing, Definitive Subdivision**
1355 Main Street (DSUB2022-01), single roadway subdivision to provide access to two new lots, Applicant: ZP Battery DevCo, LLC
4. 7:45 PM **Site Plan Review**
803 Main Street (SPR2023-01), childcare center/facility and associated site improvements, Applicant: Spencer Child Care Center, Inc.
5. 8:00 PM **Request for Surety Reduction**
Parker Street North (DSUB2021-01), Applicant: Schold Development, LLC
6. 8:15 PM **Town Planner Report/General Discussion:**
 - A. Zoning Bylaw Amendments
 - B. Miscellaneous Project Updates
 - C. Board Member Committee Updates
7. **Adjourn**

***Note: Agenda times for items that are not public hearings may be taken out of order.**

"The listings of matters are those reasonably anticipated by the Chair 48 hours before said meeting, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law"

RECEIVED
2023 FEB 27 PM 12:38
TOWN CLERK'S OFFICE
LEICESTER, MASS.

QUINN ENGINEERING, INC.
P.O. Box 107, 579 Pleasant Street
Paxton, Massachusetts 01612-0107
Phone (508) 753-7999
Fax: (508) 795-0939

MEMORANDUM

To: Leicester Planning Board

Date: 2/17/2023

From: Kevin Quinn

Re: Parker Street North - Surety

At the request of Matt Schold, attached is a breakdown of the budget for surety at Parker Street North.

The revised total budget is \$162,918.75

QUINN ENGINEERING, INC.

DATE: March 15, 2022

SITE DEVELOPMENT BUDGET

February 17, 2023

PROJECT:

Parker Street North

LOCATION:

ITEM	UNITS	UNIT COST	QUANTITY	EXTENDED VALUE
ROADWAY				
Roadway Top Course Pavement	Tons	\$150.00	239.0	\$35,850.00
Roadway Binder	Tons	\$120.00		\$0.00
Roadway Gravel Base	Cu. Yds.	\$18.00		\$0.00
Survey Staking	Allow			\$5,000.00
Sidewalk Fine Grade and Roll	Sq. Yds.	\$5.00		\$0.00
Sidewalk Binder Course Pavement	Tons	\$110.00		\$0.00
Sidewalk Top Course Pavement	Tons	\$140.00	0.0	\$0.00
Bit. Conc. Berm	Lin. Ft.	\$6.00		\$0.00
ROW Fine Grade and Roll	Sq. Yds.	\$3.00		\$0.00
Lots Fine Grade and Roll	Sq. Yds.	\$5.00		\$0.00
ROW Loam & Seed	Sq. Yds.	\$5.00	1,900.0	\$9,500.00
Lots Loam & Seed	Sq. Yds.	\$5.00	0.0	\$0.00
Street Trees	Each	\$350.00	10	\$3,500.00
COMMENT: Surety based on completion observed on 02-17-2023				
SUBTOTAL:				\$53,850.00

DRAIN SYSTEM				
Swale Finish Grading	Sq. Yds.	\$2.50	1,900.0	\$4,750.00
	Sq. Yds.	\$5.00	0.0	\$0.00
Swale Loam & Seed	Sq. Yds.	\$5.00	1,900.0	\$9,500.00
Swale Rip Rap/Check Dams	Tons	\$20.00	190.0	\$3,800.00
Swale Subdrain and stone	Lin Ft	\$3.00		\$0.00
Infiltration Basin, rough excavation	Cu. Yds.	\$12.00		\$0.00
Basin Rip Rap	Sq. Yds.	\$5.00	97.0	\$485.00
Basin Finish Grade, Loam and Seed	Sq. Yds.	\$5.00	6,500.0	\$32,500.00
Rosa Rugosa Plantings	Each	\$25.00	162.0	\$4,050.00
COMMENT: Basin finish grading includes temporary basin cleanup and stabilize				
SUBTOTAL:				\$55,085.00

EROSION CONTOLS				
Silt Fence/Wattles & Maintain	LF	\$3.50	1900	\$6,650.00
COMMENT:				
SUBTOTAL:				\$6,650.00

ELEC/CATV/COMM.				
Elec/CATV/Tel Conduit	Lin. Ft.	\$25.00		\$0.00
				\$0.00
SUBTOTAL:				\$0.00

WETLAND REPLICATION				
Confirm Boundary & Survey	Allow		0	\$0.00
COMMENT:				
SUBTOTAL:				\$0.00

COMPLETION				
Set Bounds	Allow	\$300.00	20	\$6,000.00
Record & Acceptance Plans	Allow	\$7,000.00	1	\$7,000.00
Clean Swale, basin etc	Each	\$750.00	1	\$750.00
Sweep Streets	Allow	\$1,000.00	1	\$1,000.00
COMMENT: Allowance for bounds: number of bounds not set, as ROW is variable				
SUBTOTAL:				\$14,750.00

SUMMARY	SUBTOTAL
ROADWAY	\$53,850.00
DRAIN SYSTEM	\$55,085.00
EROSION CONTOLS	\$6,650.00
ELEC/CATV/COMM.	\$0.00
WETLAND REPLICATION	\$0.00
COMPLETION	\$14,750.00

SUB-SUBTOTAL:	\$130,335.00
10 % CONTINGENCY/INFLATION:	\$13,033.50
15% CONSTRUCTION ADMIN.:	\$19,550.25
LEGAL:	\$0.00
TOTAL:	\$162,918.75

QUINN
ENGINEERING, INC.

P.O. Box 107
Paxton, Massachusetts 01612
Phone: (508) 753-7999
Fax: (508) 795-0939

December 28, 2022

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

Re: Disclosure of Potential Conflict
1355 Main Street

To the Board:

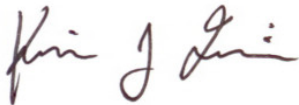
On behalf of Leicester Planning Board, we reviewed subdivision plans at 1355 Main Street, proposed by applicant, ZP Battery Devco, LLC. Recently we were retained by the firm Goventure Capital Group, LLC, and currently provide services. Brendon Gove is an officer of both Goventure Capital Group, LLC and ZP Battery Devco, LLC.

Our agreement with the Planning Board requires that we accept no work which would present a conflict of interest with the services we provide the Planning Board. It is our belief that we are able to serve Leicester Planning Board on this project without compromise, however, we defer to the Board on the question.

If the Planning Board is in any way uncomfortable with Quinn Engineering, Inc operating on this project, we will withdraw from the assignment. Leicester Planning Board remains our first priority.

Please contact this office should you have questions.

Sincerely,
QUINN ENGINEERING, INC.



Kevin J. Quinn, P.E.
President

Alaa Abusalah

From: Chris Anderson <canderson@hanniganengineering.com>
Sent: Tuesday, March 7, 2023 11:10 AM
To: Alaa Abusalah
Subject: RE: Main Street Subdivision Hearing 3/7

Alaa,

I figured they couldn't, just wanted to see if the agenda I was looking at was the most up to date.

Not yet I had reached out to Quinn a few times and left messages to review the last few comments:

1. Regarding the Waiver for the HDPE – they had requested verbiage regarding the double wall smooth interior pipe which we included in the last waiver list
2. Regarding the retaining wall – we wanted to review with the Board their stance on retaining walls within the ROW.
3. Drainage supporting documents – specifically wanted to review this with Quinn, this concern is more paperwork rather than design.

Sincerely,

Chris

Christopher M. Anderson, PE
Project Manager

HANNIGAN
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE
LEOMINSTER, MA 01453

(978) 534-1234 (O)

CELEBRATING 25 YEARS OF SERVICE.

Alaa Abusalah

From: Kevin Quinn <kquinn@qeicivil.com>
Sent: Thursday, February 9, 2023 3:51 PM
To: Alaa Abusalah
Subject: 1355 Main Street Subdivision, ZP Battery
Attachments: LPB 02092023 ltr Definitive Plan Review 2.pdf

Hi A

My comments on the resubmitted plans are attached. This is an approvable plan, but I still have a couple of issues:

- Waiver #7; the plans call for a very large retaining wall (38 feet high)
- Comment #10. I asked the engineer to document compliance with the stormwater standard for removal of suspended solids. He kind of blew me off. Not difficult documentation to produce, he only has to call the manufacturer's salesman to get this info.

Call with questions.

K

Kevin J. Quinn, P.E.
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(508) 753-7999 Ext 1
KQuinn@QEICivil.com

QUINN
ENGINEERING, INC.

P.O. Box 107
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February 9, 2023

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

Re: Definitive Subdivision Plan
1355 Main Street
Second Submission

To the Board:

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

- Plans entitled “Definitive Subdivision Plan, 1355 Main Street in Leicester, Massachusetts, November 30, 2022”, sheets 1 through 6, dated Nov 30, 2022, as revised 1/23/23, by Hannigan Engineering, Inc.
- Letter addressed to Alaa M. Abusalah, Town Planner, dated November 30, 2022, providing a project narrative, requests for waivers, Definitive Subdivision Plan Application and Emergency Vehicle Turning Maneuver.
- Letter to Jason Grimshaw, Chair, Leicester Planning Board, dated January 23, 2023, from Hannigan Engineering, Inc. addressing responses to the review letter from this office dated December 28, 2022.
- A bound package entitled Drainage Analysis for Definitive Subdivision, ZP Batter Devco, LLC”, dated November 30, 2022, revised through January 23, 2023, prepared by Hannigan Engineering, Inc. of Leominster

We have reviewed this submittal for responses to comments of this office provided in a letter to Leicester Planning Board dated December 28, 2022 only. Any 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. “**Further Comment**”

refers to an issue raised in relation to the response. “**No Further Comment**” refers to an issue requiring the attention of the Planning Board.

The Engineer has requested waivers of the following subdivision requirements. Our comments follow, *in italics*:

1. §V.A.4, b, Dead End Streets. Waiver requested to permit a T-turnaround in lieu of the required cul-de-sac.

No Further Comment. *A cul-de-sac allows emergency apparatus to reverse direction without need of backing. The T-turnaround requires a three-point turn to reverse direction, but requires much less impervious asphalt area. This office has no objection to the use of a T-turnaround on this small project, however it is recommended that Leicester Planning Board seek input from Leicester Police, Fire and Highway Departments.*

2. §VI.B.1, Storm Drainage System. Waiver requested to permit HDPE drainage lines in lieu of reinforced concrete pipe.

No Further Comment. *The use of HDPE pipe as drainage culvert has been permitted and even requested by Leicester Highway Department in the past. This product is long-lived and performs well, if correctly designed and installed. We do not object to this requested waiver.*

A waiver should specify double wall HDPE pipe, with smooth interior.

3. §VI.G, Sidewalks. Waiver requested from requirement for sidewalks.

No Further Comment. *We defer to Leicester Planning Board on this non engineering-related waiver request.*

4. §VI.J, Curbing. Waiver requested from requirement for granite gutter inlets at catch basins.

No Further Comment. *The Board may wish to seek input from Leicester Highway Department on this requested waiver; in the past LHD has requested that granite gutter inlets not be installed, due to problems with snow plowing operations. We do not object to this requested waiver.*

5. §VI.R.3, Pavement Width, Industrial Subdivisions. Waiver requested to permit reduction of pavement width to 20 feet, from required width of 36 feet.

No Further Comment. *§VI.R.3 and §VI.R.4 pertain to road geometry required to accommodate vehicles using the roadway, and entering and departing the*

subdivision. If Leicester Planning Board wishes to consider this waiver, the subdivision plans have been revised to increase the roadway width to 26 feet and enlarge the opening to Main Street to 50 feet radii to ensure that the road is accessible to large vehicles including fire apparatus and tractor-trailers.

6. §VI.R.4, Berm Radii, Industrial Subdivisions.

This waiver is no longer required; the plans have been revised to comply with the required radii of 50 feet.

7. §VI.K. Grading of Slopes. Waiver requested to permit embankment sideslopes of 1.5:1 in lieu of required 3:1 sideslopes.

Further Comment. *The original waiver request has been withdrawn, as plans now call out an extensive retaining wall with sideslopes which comply with §VI.K. We do not object to the use of a retaining wall, however, the proposed retaining wall is located partially within Town right-of-way and partially out of right-of-way. In the past Leicester Planning Board has considered retaining walls if installed outside of Town right-of-way. It would be appropriate for the proposed wall to be located entirely outside right-of-way.*

Plans do not define the type of retaining wall, nor the appearance of it. If Leicester Planning Board members are concerned as to the appearance of the retaining wall, it may be appropriate to request the plans specify what type of wall is to be installed.

The underground stormwater recharge gallery is located immediately behind the retaining wall. As a result, the structural design of the retaining wall must account for soil saturation caused by the stormwater gallery.

Due to the exceptional height of the proposed retaining wall (approximately 38 feet) it will be subject to Massachusetts State Building Code, and must be designed by a Massachusetts Registered Professional Engineer.

Plans now include a separate earthen embankment on the east side of Robert's Way, which slopes at 2:1. In this area, the slope is stabilized with rock armor, to improve stability. This office does not object to the revised embankment slope, but a waiver from §VI.K to permit the proposed slope of 2:1 must be granted.

8. §VI.R.7, Pavement Markings. Waiver requested of requirements for pavement markings.

***No Further Comment.** We do not object to waiving pavement markings on this short section of roadway.*

Our comments follow:

1. Regarding plan contents:
 - a.) **Resolved.** Subdivision street name “Robert’s Way” is proposed. (REF: §IV, 2, d)
 - b.) **Resolved.** Granite bounds are now shown on plan. (REF: §VI, H, “Monuments”)
 - c.) **Resolved.** Signature blocks are now included on all sheets, for signing by Planning Board members. (REF: §IV, 2, i)
2. **Resolved.** Plans now call for an 8” diameter water main with a fire hydrant. Leicester Planning Board may wish to seek input from Leicester Fire Department as to the hydrant location.
3. **Resolved.** Guardrail is now specified in appropriate locations.
4. **Resolved.** Emergency Vehicle Turning Maneuver diagrams document that apparatus can enter, turn around, and depart the subdivision road.
5. **No Further Comment.** Plans call for timber guardrail, an attractive product but which has a shorter life than conventional steel guardrail. Leicester Planning Board may wish to require steel guardrail, which will likely provide many more years of service than timber.

Drainage and Hydrology

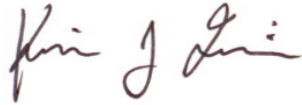
6. **Resolved.** Plans now require a concrete manway to the cleanout opening in the stormwater chamber gallery, to permit inspection and maintenance activities.
7. **Resolved.** Rainfall figures applied in the Hydrology analysis have been revised to current NOAA rainfall statistics.
8. **Resolved.** Plans now specify that the stormwater chambers must be constructed so as to sustain HS-20 wheel loads.
9. **Resolved.** Engineer has documented that the 4 inch diameter underdrain called out beneath the base of the chamber gallery is appropriate.

Leicester Planning Board
1355 Main Street, Definitive Subdivision Plan
February 9, 2023
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10. **Comment Stands.** Information is not found which documents that the Hydroworks stormwater treatment unit meets Massachusetts Stormwater Management Policy requirements for removal of suspended solids at all flow rates. The performance of proprietary treatment units must be certified by the manufacturer.
11. **Resolved.** Plans now include a detail for the straw wattle/silt fence erosion controls.

Please feel free to call, should members 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