

November 16, 2023

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

Re: 1621 Main Street  
Site Plan Review, Special Permit

To the Planning Board:

We are in receipt of the following information package submitted in reference to a proposed commercial development located at 1621 Main Street:

- 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.
- Letter to Leicester Planning Board dated October 16, 2023, from Civil Design Group, LLC identifying responses to review letter dated 10/10/2023.
- A package of information, including
  - a submission letter addressed to Leicester Planning Board dated September 13, 2023, from Thomas R. Reidy, Esq; Bacon/Wilson
  - Applications for Site Plan Review and Special Permit
  - Site Plan Review/Special Permit Narrative, undated
  - Stormwater Management Report, dated August 2023 prepared by Civil Design Group, LLC of North Andover, MA.

- Memorandum addressed to Mr. Hussein Yatim, HY Ventures Leicester, LLC, dated September 14, 2023, regarding “Proposed Starbucks w/ Drive Through & Retail Facility”. Memorandum addresses traffic impacts.

We have reviewed the plans in relation to comments contained in our letter to the Planning Board dated October 10, 2023; 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 that has been brought to the attention of the Planning Board.

Our comments are found below:

1. **No Further Comment.** The submitted information includes the anticipated schedule for development. (REF: Site Plan Review Regulations, II, E, 4)
2. **No Further Comment.** Plans have been revised to include a pedestrian walk to Main Street. (REF: §5.5.02.2, A, 8)
3. **Comment Stands.** Accessible parking spaces are called out to be 8 feet wide; minimum parking space width is 10 feet. (REF: §5.5.02.2,B, 1, and *Leicester Parking Regulations* IV, A). Accessible parking spaces 10 feet wide are not a violation of Massachusetts Architectural Access Board (MAAB) or Americans with Disabilities Act (ADA) standards. Per 521 CMR 23.4.1, MAAB Regulations, “Width: Accessible parking spaces shall be *at least* eight feet wide”.
4. **No Further Comment.** The abutting property at 1625 Main Street appears to be in residential use. §5.5.02.2, B requires a 50 foot landscape buffer on sites where a non-residential use abuts a residential use. Per §5.5.02.2, E, access drives may be allowed in the buffer areas, except that Leicester Planning Board may require an opaque fence and/or other plantings. In the area where the site abuts this property, no landscape buffer is found, however, an access drive is proposed.

Leicester Planning Board may wish to request the Engineer address compliance with these bylaws.

5. **No Further Comment.** Parking spaces are proposed within 50 feet of the of the property line with 1625 Main Street. Parking is not allowed within buffer areas. (REF: 5.5.02.2, H). Applicant may seek relief from this requirement.
6. **Resolved.** The entrance drive from 1603/1605 Main Street has been revised to 25 feet in width. (REF: §5.5.02.2, C, 2; also Leicester Parking Regulations IV, C).
7. **Resolved.** Engineer has documented that the entire site will be filled. (REF: Leicester Stormwater Regulations 4.0, A)
8. **Resolved.** The Engineer has correctly noted that §5.5.02.2, I pertains to parking areas with *greater than* 30 parking spaces; the subject parking area has 30 spaces. §5.5.02.2 does not apply to this plan.
9. **No Further Comment.** Site lighting plan indicates that minimal light spill (less than 1 fc) will occur on the neighboring parcels to the north and west. In the area of the driveway to the proposed commercial development at 1603/1605 Main Street, peak lighting intensity of 2.2 fc is found. At the entrance ramp from Main Street, the peak lighting intensity is 1.4 fc. Site lighting is not regulated in Leicester; it is the opinion of this office that the lighting in these areas is appropriate.
10. **No Further Comment.** The Narrative on the site plan indicates that during times of peak demand, the restaurant may be staffed with 6 – 8 employees. The parking calculation is based on a maximum of 6 employees. Leicester Planning Board may wish to request an opinion from the Leicester Zoning Enforcement Officer as to parking adequacy.

11. **No Further Comment.** The Fire Apparatus Circulation plan has been revised to eliminate conflicts between fire apparatus and parked vehicles and with a light post. Leicester Planning Board may wish to request the input of Leicester Fire Department.

12. **No Further Comment.** Stormwater collected from this site will be discharged to a stormwater basin which will be shared in common with the development at 1603/1605 Main Street. This shared use should be governed by an agreement or easement which will:

- Define how maintenance or repair responsibilities and costs will be shared by parties which use the basin.
- Provide deeded rights which ensure the ongoing use of common stormwater facilities by both parties.

13. **No Further Comment.** Plans for the stormwater basin should depict and identify the (separate) stormwater basin improvements proposed for 1603/1605 Main Street.

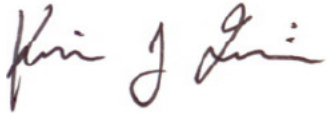
14. **No Further Comment.** Engineer has documented that the drive-through queue line is designed to accommodate the maximum number of vehicles expected and has been optimized for this site. Using the best design tools available, it is still not possible to guarantee that the number of vehicles in the queue line will *never* exceed the line.

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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 written in a cursive, flowing style.

Kevin J. Quinn, P.E.

President