

January 16, 2023

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

Re: 16 Pleasant Street
The Refuge Christian Center

To the Board:

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

- Plan entitled “EXISTING CONDITIONS PLAN, THE REFUGE CHRISTIAN CENTER, 16 PLEASANT STREET, LEICESTER, MASSACHUSETTS”, 1 sheet, dated June 25, 2022 with revision date of 12/23/2022, prepared by B & R Survey, Inc. of Worcester, Massachusetts.
- Architectural plan sheets 1 and 2, entitled “THE REFUGE, 16 PLEASANT STREET, LEICESTER, MA” prepared by J. R. Associates of Sutton, Massachusetts.
- Package entitled “CODE REVIEW, The Refuge, 16 Pleasant Street, Leicester, Ma”, issued September 21, 2022, prepared by J. R. Associates of Sutton, Massachusetts.
- “*Site Plan Review Application*”, dated as received Oct 20, 2022.
- Email to Alaa M Abusalah, Town Planner dated November 17, 2022, indicating that additional property may be available. An attached sketch shows 2 additional spaces on the adjoining property, with note “permission to use”.
- Letter to Leicester Planning Board, dated October 19, 2022, from Michael Silva, Building Commissioner/Code Enforcement Officer, requesting an advisory opinion as to the appropriate number of parking spaces for this project.
- “Project Description Narrative” with history of the subject property and discussion as to parking.

The revised plan shows 13 parking spaces. A parking analysis by the Applicant is not found.

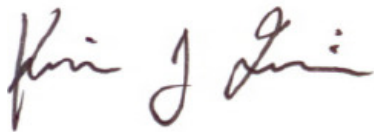
The applicant has indicated that the building occupancy will be 113 persons. In the Parking Regulations, Section III, under the use described as “other places of assembly”, the number of required parking spaces is “1 space per four seats or occupants of total seating/occupancy capacity”. On that basis, an occupancy of 113 seats would require 29 parking spaces.

It remains my opinion that the proposed parking is grossly insufficient to satisfy parking requirements.

It is my belief that any relief from parking requirements must be formally requested of either the Planning Board or Zoning Board of Appeals. The request should justify the requested relief, as identified in Section V of the Parking Regulations.

Please contact this office should you have questions.

Sincerely,
QUINN ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read "Kevin J. Quinn". The signature is written in a cursive style with a large, stylized 'Q' and 'K'.

Kevin J. Quinn, P.E.
President