

January 31, 2023

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

Re: 147 Main Street, Self Store
Site Plan Review

To the Board:

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

- Plans entitled “Site Plan for Proposed Self Storage, 147 Main Street, Leicester, MA”, consisting of 10 sheets, dated 11/22/2022 without revision date, prepared by Howard Stein Hudson of Chelmsford.
- A bound package entitled “Supplemental Data Report, Proposed Redevelopment, Self-Storage Facility, 147 Main Street, Leicester, Massachusetts”, prepared by Howard Stein Hudson of Chelmsford, dated November 2022. Package contains drainage information and hydrology report.
- Memorandum to Leicester Planning Board from Howard Stein Hudson, of Chelmsford, addressing Special Permit Criteria, dated 12/12/2022.
- Site Plan Review application, date stamped November 28, 2022

We have performed a review of the submitted plans for conformance with §5.2 of the *Leicester Zoning By-Laws, Site Plan Review; Site Plan Review Rules and Regulations, Stormwater Regulations, and Parking Regulations*.

Our comments are found below:

1. Floor Insurance Rate Map (FIRM) panel number not found on plan. It is understood that Leicester FIRMs have recently been updated. The site plan proposes work within flood plain which should be based on current FIRM mapping.

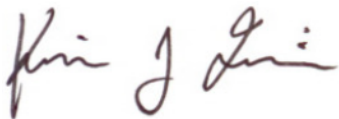
2. Locations of earth removal and/or filling not found on plan. Volume of earth moving not found on plan. (REF: Site Plan Review Regulations, §II, F, 9).
3. Elevations of exterior building facades not found in this package. (REF: Site Plan Review Regulations, §II, F, 9)
4. Engineer must submit calculations documenting fill volumes within Flood Plain and Compensatory Storage areas.
5. Plans will be subject to the Leicester Stormwater Bylaw, for which a Stormwater Permit must be secured.
6. Project Narrative not found in plan package. REF: Site Plan Review Regulations, Section E.
7. Engineer should document that adequate internal maneuvering room exists to accommodate fire apparatus, to the satisfaction of Leicester Fire Department.
8. The Parking Proof Plan appears to document that room has been provided to accommodate parking, but plans do not require painted parking spaces. For a self-store use, specifically labeled parking spaces may not be necessary.
9. The Parking Proof Plan does not address handicapped accessible parking onsite.
10. Plans do not address site lighting. Leicester Planning Board may wish to request the Applicant submit lighting intensity (photometric) plans, to ensure that abutting neighbors are not subject to excessive light spill, and that lighting is adequate for security purposes. Ref: §IV, G of the Parking Regulations.
11. The pavement at the entrance should be detailed to ensure that flow in the gutter line of Main Street remains in the gutter, and that no flow originating onsite flows into the street.
12. The Massachusetts DEP Checklist for Stormwater Report must be signed and stamped by a Massachusetts-registered Professional Engineer.
13. FES-2, associated drains and a portion of the rip-rap stormwater outlet is located more than 30 feet inside the Residential-2 Zoning district, extending from the Business (B) district. Under Leicester Zoning Bylaw §2.3.04, a use permitted in a less-restrictive district may be extended into a

more-restrictive district by up to 30 feet. The Leicester Building Commissioner should determine whether the drainage associated with the self-store use is itself, self store use.

14. The Contech stormwater treatment devices specified are intended for in-line connection, and not as catch basins. Both CDS-1 and CDS-2 are configured in catch basin applications. A stormwater treatment device suitable for use as a catch basin must be specified.
15. The gated entrance to the site from Main Street must be coordinated with Leicester Public Safety departments, to enable emergency access to the site.
16. The asphalt surface in the upper travel lane is graded to a low point (approximate Elev 703), where stormwater will collect and flow between two storage units to the lower travel lane and into CDS-2. The floor elevation of the storage units is set somewhat close to the ground level in this area. Ice/snow, leaves or other detritus accumulating in the narrow space between the storage units, could impede or block the flow of stormwater, potentially causing the flow to reach the floor level.

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, flowing style.

Kevin J. Quinn, P.E.
President