

February 20, 2023

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

Re: 147 Main Street, Self Store  
Site Plan Review, Second Submission

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 12 sheets, dated 11/22/2022 with revision date of 1/21/23, 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, with revision date of January 2023. 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 reviewed the plans in relation to comments contained in our letter to the Planning Board dated January 31, 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 requiring the attention of the Planning Board.

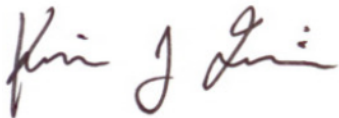
Our comments are found below:

1. **Resolved.** Floor Insurance Rate Map (FIRM) panel number identified plan.
2. **Comment Stands.** 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. **Comment Stands.** Elevations of exterior building facades not found in this package. (REF: Site Plan Review Regulations, §II, F, 9)
4. **Comment Stands.** Calculations documenting fill volumes within Flood Plain and Compensatory Storage areas not found. Site plans require earthwork within Flood Plain.
5. **No Further Comment.** Plans will be subject to the Leicester Stormwater Bylaw, for which a Stormwater Permit must be secured.
6. **No Further Comment.** Project Narrative not found in plan package. REF: Site Plan Review Regulations, Section E.
7. **Comment Stands.** Engineer should document that adequate internal maneuvering room exists to accommodate fire apparatus, to the satisfaction of Leicester Fire Department.
8. **Resolved.** The plans document that parking has been provided in compliance with Bylaw requirements.
9. **Comment Stands.** Plan does not address handicapped accessible parking onsite.
10. **Further Comment.** Plans call for “Wall-Pack” lighting, which directs light straight out from the wall. Although a photometric plan has been supplied, to document that the light levels at the perimeter of the site are below industry standards, Leicester Planning Board may wish to condition an approval upon provision of light shields at each Wall-Pack, to ensure that abutting neighbors are not subject to excessive glare.
11. **Comment Stands.** 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. **Resolved.** The Massachusetts DEP Checklist for Stormwater Report has been signed and stamped by a Massachusetts-registered Professional Engineer.
13. **Further Comment.** Plans propose parking more than 30 feet in 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 parking associated with the self-store use is itself, self store use.
14. **Resolved.** Drainage has been reconfigured such that Contech stormwater treatment devices connect in-line, and not as catch basins, in accordance with the manufacturer's intent.
15. **No Further Comment.** 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. **Resolved.** The asphalt surface in the upper travel lane has been re-graded to deliver flow into a catch basin.

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 initial "K".

Kevin J. Quinn, P.E.  
President