

February 21, 2023

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

Re: 803 Main Street, Child Care Center
Site Plan Review

To the Board:

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

- Plans consisting of 2 sheets, entitled “Site Plan, Code Summary and General Notes”, and “First Floor Plan”, dated 1/18/2023 without revision date, prepared by Gallant Architecture.
- Project narrative, dated 12/26/2022, which provides information on the proposal.
- Site Plan Review application.

Plans propose change of use for a portion of the existing building with no significant physical changes to the site. On that basis, review of stormwater, flood plain, site lighting, landscaping and other site issues have been set aside.

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*.

Our comments are found below:

1. **Parking.** Plan identifies 32 parking spaces existing onsite, and documents parking requirements for spaces within the building except for Unit 2, and the basement area under the proposed Child Care Center. It is understood per the Applicant that the basement area is not in use, except for storage. The basement area is accessible by overhead doors at the rear of the

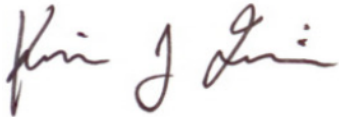
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building. Engineer should document parking and loading requirements for all spaces within the building.

2. Leicester Planning Board may wish to request the Applicant address solid waste storage and removal.

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