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December 6, 2022

Zoning Board of Appeals  
Attn: Alaa Abusalah  
Leicester Town Hall  
3 Washburn Square, Leicester, MA 01524

**Re: ZBA Special Permit Narrative  
25 Unit Multi-Family Development  
778 Main Street  
Leicester, MA**

Dear Ms. Abusalah,

On behalf of Charlton Road Realty LLC, (“applicant”), CMG is writing you this letter to provide a summary of the proposed site improvements located at #778 Main Street in Leicester, MA, and its consistency with the findings outlined in Section 7.1.06.e of the Leicester Zoning Bylaws.

The approximately 3.2-acre parcel, known as assessor parcel 21A-11, is located in the Business zoning district with approximately 32,600 s.f. of the front portion of the parcel falling within the Water Resources Protection Overlay District. The site currently contains a single-family dwelling, accessory barn, paved driveway, and lawn/ landscape area along the Main Street frontage. The majority of the rear portion of the site which abuts Waite Pond is undeveloped woodlands. The existing dwelling is serviced by municipal water and sewer services, which are located in the Main Street right-of-way. The site currently does not employ stormwater BMPs to treat or infiltrate stormwater runoff.

The applicant is proposing three (3) multifamily buildings with a total of twenty-five (25) dwelling units. The buildings will be serviced by new water and sewer utilities connected to the municipal services located in Main Street. Proposed paved access driveways will be located along Main Street and Waite Street which will connect to a paved parking area. The development proposes 9,713 s.f. of pavement within the Water Resources Protection Overlay District, which accounts for 29.8% of the overlay. The remaining parking area within the overlay district will utilize porous pavement in order to meet the max 30% impervious area requirement.

An on-site stormwater management system will be utilized to treat and infiltrate stormwater runoff prior to discharging off-site. The system will utilize a combination of deep-sump hooded catch basins and underground Cultec Infiltration Systems equipped with isolator rows. Due to the presence of the Water Resources Protection Overlay District and the presence of rapid infiltrating soils, the proposed stormwater management system will achieve 44% TSS Removal prior to infiltration practices in accordance with the MassDEP Stormwater Handbook. Additional details and calculations associated with the proposed stormwater management system are included in the enclosed drainage report entitled, “Stormwater Report – Proposed Multifamily Residences, #778 Main Street, Leicester, MA”, prepared by CMG, dated 12/6/2022.

In accordance with Section 7.1.04.2.a of the Leicester Zoning Bylaws, the applicant is submitting an application to the Zoning Board of appeals in order to render greater than 15% or 2,500 s.f. of impervious area within the Water Resources Protection Overlay District. CMG is including a summary below to

outline the proposed projects conformance the findings outlined in Section 7.1.06.e of the Leicester Zoning Bylaws:

**1. Is in harmony with the purpose and intent of this by-law and will promote the purposes of the Water Resource Protection Overlay District.**

The project is in harmony with the purpose of the bylaw as the proposed development provides new residential housing in the town which provides betterment in the housing conditions and general welfare of the town inhabitants. Additionally, the site is designed to provide pedestrian walk ways connected to the public way as well as public utilities, private refuse removal, and property maintenance plan to promote public health and safety and lessen the danger of fire and congestion. The project meets the purpose of the WRPOD by preventing contamination of those areas onsite that are within the limits of the district by incorporating the following; a combination of impervious pavement and porous pavement is proposed to meet the maximum 30% impervious area requirement per the Zoning Bylaws. Additionally, the applicant is proposing an on-site stormwater management system which utilizes deep sump hooded catch basins, Cultec separator rows, and underground Cultec infiltration chambers. The system provides the required pre-treatment and TSS removal criteria as outlined in the Massachusetts Stormwater Handbook and exceeds the required Recharge Volume. The system will effectively treat stormwater flows and reduce post-development off-site stormwater runoff in harmony with the requirements of the Zoning Bylaws.

**2. Is appropriate to the natural topography, soils, and other characteristics of the site to be developed.**

The site topography primarily slopes towards Waite Pond, which abuts the rear portion of the property. The proposed site utilizes the existing topography to reduce the amount of cut and fill on the site. The existing drainage flow patterns will remain the same as pre-development and will not increase site runoff. Soils located within the site are Loamy Sands based on test pits conducted by Avizinis Environmental Services, Inc. on May 12, 2022. Due to the Loamy Sand's ability to adequately infiltrate stormwater, the proposed infiltration chambers exceed the required stormwater recharge volume which promotes improvements to the aquifer.

**3. Will not, during construction or thereafter, have an adverse environmental impact on the aquifer, recharge area or watershed.**

The enclosed Plan Set includes a Soil Erosion and Sedimentation Control Plan to be utilized during the construction phase of the project. The plan utilizes best management practices (BMP's) including straw wattles with silt fence backing, crushed stone construction entrances, and catch basin inlet protection silt sacks.

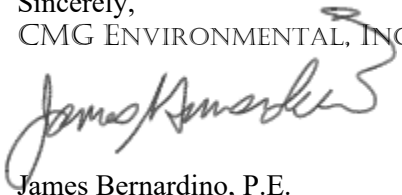
Due to the proposed improvements being larger than 1 acre, the project will also require a NPDES Construction General Permit and SWPPP to be filed with the EPA. The SWPPP will require inspections by the stormwater team during construction in order to better deter any adverse impacts to the abutting resource areas.

**4. Will not adversely affect an existing or potential water supply.**

As stated above, the proposed improvements utilize an extensive on-site stormwater management system which will deter adverse impacts to the underground aquifer as well as promote recharge to the aquifer.

Please contact me if you have any questions or concerns at (774) 241-0901.

Sincerely,  
CMG ENVIRONMENTAL, INC.



James Bernardino, P.E.  
Principal Civil Engineer



Robert Lussier, E.I.T.  
Project Engineer II