

February 19, 2020

Mrs. Michelle Buck, Town Planner
Town of Leicester Planning Department
3 Washburn Square
Leicester, MA 01524

**Re: Greenville Baptist Church - 2020 Site Plan Modification: Proposed Storage Building
674 Pleasant Street, Leicester, MA 01524 (Assessor's Parcel 43-A7-0 and 43A-A13A14-0)**

Dear Planning Board Members,

On behalf of the Applicant, Greenville Baptist Church, McClure Engineering, Inc. (McClure) is hereby submitting this request for a Site Plan Modification to the 2004 Site Plan Approval for the Greenville Baptist Church located at 674 Pleasant Street, Leicester, MA 01524 (Site).

The Greenville Baptist Church currently owns 8.25 Acres +/- at 674 Pleasant Street, Rochdale, MA, known as assessor's parcel numbers 43-A7-0 and 43A-A13A14-0. The site is currently home to a church, cemetery, parsonage, and Clark Building (facility for religious education), and existing parking facility. The Site is located in Greenville Neighborhood Business and Suburban Agriculture zones. The Site sits within the Rochdale Water District and the Oxford Rochdale Sewer District and is currently connected to both. The original site plan was developed and approved in 2004, designed by Cuoco & Cormier.

The Applicant's intent of this proposed Site Plan Modification is the abandonment of the phase 2 construction of a large classroom addition to the existing church, in lieu of the construction of a new a 1,300 s.f. dry storage building, parking lot expansion, and a sidewalk reconfiguration, along with associated site work and grading as detailed on the "Site Plan Modification" plans prepared by McClure Engineering, Inc. dated February 14, 2020.

There is no proposed increase to the traffic volumes at this time as the parking expansion is meant to accommodate the already increased size of the church attendees. The 1,300 s.f. storage building will not be tied into the water or sewer service and is meant for dry storage of tables, chairs, miscellaneous church equipment, etc. A 10' access aisle has been provided between the new structure and the existing church, as well as around the entire proposed structure for access in case of emergency, as this was a requirement of the Fire Department during the 2004 Site Plan Approval process.

The parking lot expansion will include the proposed addition of (28) 10'x20' parking aisles. Travel lanes between parking aisles are proposed at 20' wide, to match the existing and previously approved travel lane width of the parking facility. The construction of the storage building, and parking lot expansion will result in the loss of (5) existing spaces. No new ADA compliant parking spaces are proposed as there are already (6) provided on site, (2) of which are van accessible, and only (5) are required for the number of spaces per ADA regulations. Additional site lighting is proposed for the parking lot expansion as shown on the plans to provide adequate lighting for the new spaces. A photometric plan has been provided to show no light spillover to abutting properties.

Also proposed is a slight sidewalk reconfiguration on site. The originally approved site plans from 2004 show a sidewalk along the northern edge of the parking lot which would tie into sidewalk access to the Clark Building. The Applicant wishes to create ADA accessible access to the Clark Building, and with the original sidewalk design location the ADA regulations would not be met due to topography. The sidewalk is being proposed to be shifted to the north and through existing lawn area in order to be able to better meet ADA access regulation for sidewalks (5% maximum grade). An ADA compliant ramp is also proposed in order to provide accessibility to the Clark Building.

Stormwater Management has been analyzed, modeled, and designed to meet MA Stormwater Standards, and a Stormwater Management Report has been provided. During the 2004 Site Plan Approval process, a stormwater drainage analysis was performed by Cuoco & Cormier. The analysis resulted in a design of a single underground stormwater detention/infiltration system consisting of 192 Cultec R-330 chambers within a bed of crushed stone to attenuate peak flows, and to provide groundwater infiltration and water quality treatment. The previously approved and constructed stormwater system is proposed to be utilized for the increased developed and impervious areas under the site plan modification, as hydrologic modeling has confirmed ample storage volume within the system to meet current stormwater standards. The underground system was originally designed and sized for a phase 2 building construction which would have accounted for an additional 12,000 s.f.+/- of impervious rooftop runoff. At this point in time, the phase 2 construction is seen as too costly to peruse and is planned on being abandoned by the Greenville Baptist Church. In the event that this phase does at some point become financially feasible in the future, additional stormwater management measures will need to be explored. Stormwater from the proposed parking lot expansion will be conveyed to a Hydro Works proprietary BMP for water quality treatment, prior to discharging to the existing drainage system for peak flow attenuation and groundwater recharge.

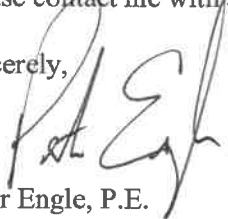
The Greenville Baptist Church is requesting a modification to the existing "Site Plan Approval" issued by the Leicester Planning Board in 2004 pursuant to the Leicester Zoning By-Law. McClure is providing details for the proposed modification on the "**Site Plan Modification, 674 Pleasant Street, Leicester, MA 01542,**" plan set date 2/14/20.

A wetland resource area delineation was performed by EcoTec, Inc. on June 25, 2002, to distinguish the limits of Greenville Pond which is located along the western side of the property. No work is proposed within the 100' BVW buffer zone, therefore Leicester Conservation Commission and MassDEP approval is not required.

Check #9494 for \$200 has been submitted for the Site Plan Modification filing fee, however the Greenville Baptist Church would also like to request a waiver for the Site Plan Review filing fee. Such a request was granted in 2004 for the original Site Plan Review.

Please contact me with any questions or if you need additional information at (508) 248-2005.

Sincerely,



Peter Engle, P.E.
Senior Engineer

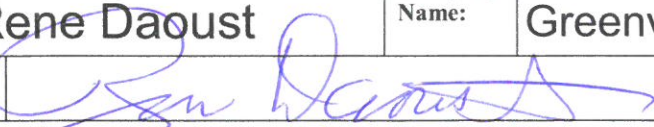
cc: Rene Daoust, Greenville Baptist Church, 674 Pleasant Street, PO Box 396, Rochdale, MA 01542

For Planning Office Use:
File #: _____

**Leicester Planning Board
Site Plan Review & Special Permit Application Form**

PERMIT TYPE: Special Permit Site Plan Review

CONTACT INFORMATION

Owner Information			
Name:	Rene Daoust	Company Name:	Greenville Baptist Church
Signature:			
Address:	674 Pleasant Street PO Box 396 Rochdale, MA 01542		
Phone:	(508) 981-8110	Email:	daoustr@yahoo.com
Applicant Information			
Name:	Same As Above	Company Name:	
Signature:			
Address:			
Phone:		Email:	
Primary Contact Person <i>(The person that will be contacted by Planning Board staff during the application process.)</i>			
Name:	Peter C. Engle, PE	Company Name:	McClure Engineering, Inc.
Address:	119 Worcester Road Charlton, MA 01507		
Phone:	(508) 248-2005	Email:	pengle@mcclureengineers.com

PROJECT INFORMATION

Project Address:	674 Pleasant Street	Zoning District:	NB/ SA
Assessors Map & Parcel #	43-A-07 and 43A-A1314-0	Deed Reference (Book & Page):	1777/77 and 3907/106
Applicable Zoning Bylaw Section(s):	3.2.06.1, 5.2.02.1.e		
Proposed Land Use:	Same as existing with proposed storage structure and additional parking.		
Existing Land Use:	Church, Cemetery, Associated Parking		

For Planning Office Use:
File #: _____

PROJECT INFORMATION, Continued

Size of Proposed Structure(s):	1,300 s.f.	
Total Lot Area:	8.25 Acres (359,370 s.f. +/-)	
Water Source: (Select One)	<input type="radio"/> Private Well	<input checked="" type="radio"/> Cherry Valley & Rochdale Water District
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District
Sewer Source: (Select One)	<input type="radio"/> Private Septic System	<input type="radio"/> Cherry Valley Sewer District
	<input type="radio"/> Hillcrest Water District	<input type="radio"/> Leicester Water Supply District
	<input checked="" type="radio"/> Oxford Rochdale Sewer District	
<p>Brief Project Description: Please include a brief description on this form (i.e. do not write "see attached"). [Examples: New construction of a 20,000s.f. retail building and associated parking; Use of a 1,000s.f. portion of an existing structure for a proposed pet grooming clinic.]</p> <p>New construction of a 1,300 s.f. dry storage building (no water or sewer tie in), construction of a new 28 parking space parking lot expansion, reconfiguration of site sidewalks, and associated site work.</p>		

Application Checklist

Use this checklist to ensure you have provided all required information. See Planning Board Site Plan Review & Special Permit Regulations for details. 13 copies are required except where noted.

<input checked="" type="checkbox"/> Plans (2-full-size & 11-11"x17")	<input checked="" type="checkbox"/> Detailed Project Narrative including any waiver requests ¹	<input checked="" type="checkbox"/> Drainage Analysis/ Stormwater Report, (3 copies) <input type="checkbox"/> n/a
<input checked="" type="checkbox"/> Documentation of Availability of Water & Sewer <input type="checkbox"/> n/a	<input checked="" type="checkbox"/> Certified Abutters List (1 copy) ² <input type="checkbox"/> n/a	<input type="checkbox"/> Traffic Study (3 copies) <input checked="" type="checkbox"/> n/a
<input checked="" type="checkbox"/> Fees ³	<input checked="" type="checkbox"/> .pdf copy of all required submittals (CD or USB Drive)	

¹ See Planning Board Site Plan Regulations for details on what should be included in a Project Narrative. For special permits that don't require conformance with Site Plan Review submittal requirements, submit a narrative explaining conformance with special permit approval criteria (see Special Permit Regulations for details).

² certified abutters lists are required for all Special Permits applications and for Major Site Plan Review Applications (new construction over 30,000 s.f. and ground-mounted solar over 250,000 s.f or 2 acres or more of tree clearing)

³ Please refer to the Planning Board's Fee Regulations. Checks must be made out to the Town of Leicester

For Planning Board Use:			
Date of Submittal:			
Public Hearing/Meeting Date(s):			
Date of Planning Board Vote:			
Date Decision Filed with Town Clerk:			

Greenville Baptist Church

9494

02/17/2020 Town of Leicester
SITE PLAN REVIEW Town of Leicester

200.00

CHECK AMOUNT

200.00

Greenville Baptist Church
P.O. BOX 396
ROCHDALE, MASSACHUSETTS 01542-0396
(508) 892-3100

websterfive™
Webster Five Cents Savings Bank
53-7285/2113

9494

Two hundred and 00/100 * * * * *

DATE 02/17/2020

AMOUNT \$200.00

PAY TO THE ORDER OF
Town of Leicester
3 Washburn Square
Leicester MA 01524

GREENVILLE BAPTIST CHURCH

Rene Dault
AUTHORIZED SIGNATURE

Security features. Details on back.

HOLD TO LIGHT TO VIEW THE WATERMARK (WARD) - HEAT SENSITIVE RED LOCK ON MARKS WHICH REVEAL:

⑆009494⑆ ⑆211372857⑆ 603 10519 3⑆

Town of Leicester Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
43 A10 0	724 PLEASANT ST	JONES GUY G	JONES MAUREEN B	724 PLEASANT ST	ROCHDALE	MA	01542
43 A17 0	RIVER ST	TOWN OF LEICESTER	TOWN HALL	3 WASHBURN SQUARE	LEICESTER	MA	01524
43 A8 0	710 PLEASANT ST	LODDING CAROLE R		P.O. BOX 381	LEICESTER	MA	01524-0381
43 A9 0	PLEASANT ST	BAPTIST PARSONAGE		700 PLEASANT ST	ROCHDALE	MA	01542
43 D10 0	2 CHARLTON ST	HENRY RONALD L	HENRY ELIZABETH A	2-4 CHARLTON ST	ROCHDALE	MA	01542
43 D11 0	10 CHARLTON ST	LENO ROBERT J	LENO DEBRA L	PO BOX 356	ROCHDALE	MA	01542-0356
43A A11 0	668 PLEASANT ST	JAQUITH RICHARD P		668 PLEASANT ST	ROCHDALE	MA	01542
43A A12 0	666 PLEASANT ST	DFC PROPERTIES LLC		5 COTTAGE ST	SPENCER	MA	01562
43A A8 0	660 PLEASANT ST	JK2 FINANCIAL		12758 OVERLOOK MOUNTAIN	CHARLOTTE	NC	28216
43A A9.2 0	PLEASANT ST	COLBY CHRISTINE		33 WELLS ST	ROCHDALE	MA	01542
43A C3 0	665 PLEASANT ST	MEERSMAN DEAN P	MEERSMAN CYNTHIA A	665 PLEASANT ST	ROCHDALE	MA	01542
43A C4 0	657 PLEASANT ST	SPANGLER SAMANTHA	ZIGUE LEANDRO P	657 PLEASANT STREET	ROCHDALE	MA	01542
43A C5 0	669 PLEASANT ST	BOW KEVIN R		347 PLEASANT STREET	LEICESTER	MA	01524
43A C5.1 0	673 PLEASANT ST	TROTTO JR ANTHONY J		18 FRUIT ST	SHREWSBURY	MA	01545
43A C6 0	679 PLEASANT ST	SETTLE COLLEEN L	SETTLE CHRISTOPHER E	679 PLEASANT ST	ROCHDALE	MA	01542
43A C7 0	683 PLEASANT ST	TARR DENISE M	BUOTE JR JEROME	683 PLEASANT ST	ROCHDALE	MA	01542
43A C8 0	685 PLEASANT ST	ONEIL NANCY B		PO BOX 584	HYANNIS PORT	MA	02847-0584
43A C9 0	693 695 PLEASANT ST	MURPHY EDWIN L	BERNIER SHARON A	693-695 PLEASANT STREET	ROCHDALE	MA	01542
43B A2 0	713 PLEASANT ST	VETERANS OF FOREIGN WARS	POST#7556-R WEYMOUTH E	PO BOX 47	ROCHDALE	MA	01542-0047
43B A3 0	PLEASANT ST	TOWN OF LEICESTER		3 WASHBURN SQUARE	LEICESTER	MA	01524
43B A4.1 0	719 PLEASANT ST	PAQUETTE ARTHUR J	PAQUETTE KATHLEEN M	17 CRAIG STREET	ROCHDALE	MA	01542
47A A1 0	15 RIVER ST	DOUCIMO VIEO F	DOUCIMO JEANNETTE	15 RIVER ST	ROCHDALE	MA	01542

End of Report

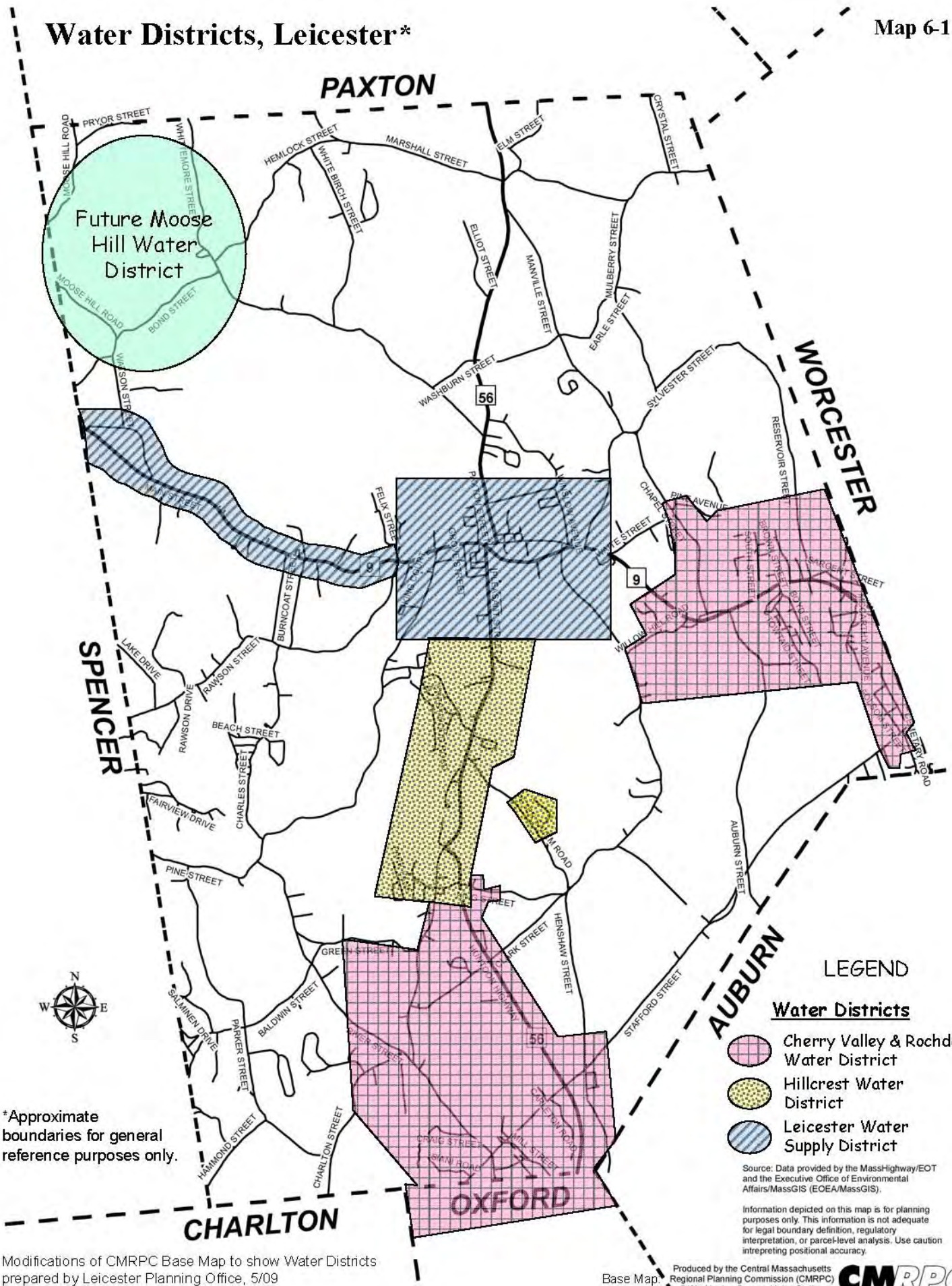
Above is a certified list of abutters and abutters to abutters within 300 feet of subject.
 Subject property: 674 Pleasant Street, Assessors Map 43-A7-0, Deed Ref. 1777/77
 Subject owner: Greenville Baptist Church & Cemetery
 Subject property: Pleasant Street, Assessors Map 43A-A13A14-0, Deed Ref. 3907/106
 Subject owner: Greenville Baptist Church & Cemetery

John Prescott, Principal Assessor

Prepared by: Kathleen Asquith, Assistant

Water Districts, Leicester*

Map 6-1



*Approximate boundaries for general reference purposes only.

LEGEND

Water Districts

- Cherry Valley & Rochdal Water District
- Hillcrest Water District
- Leicester Water Supply District

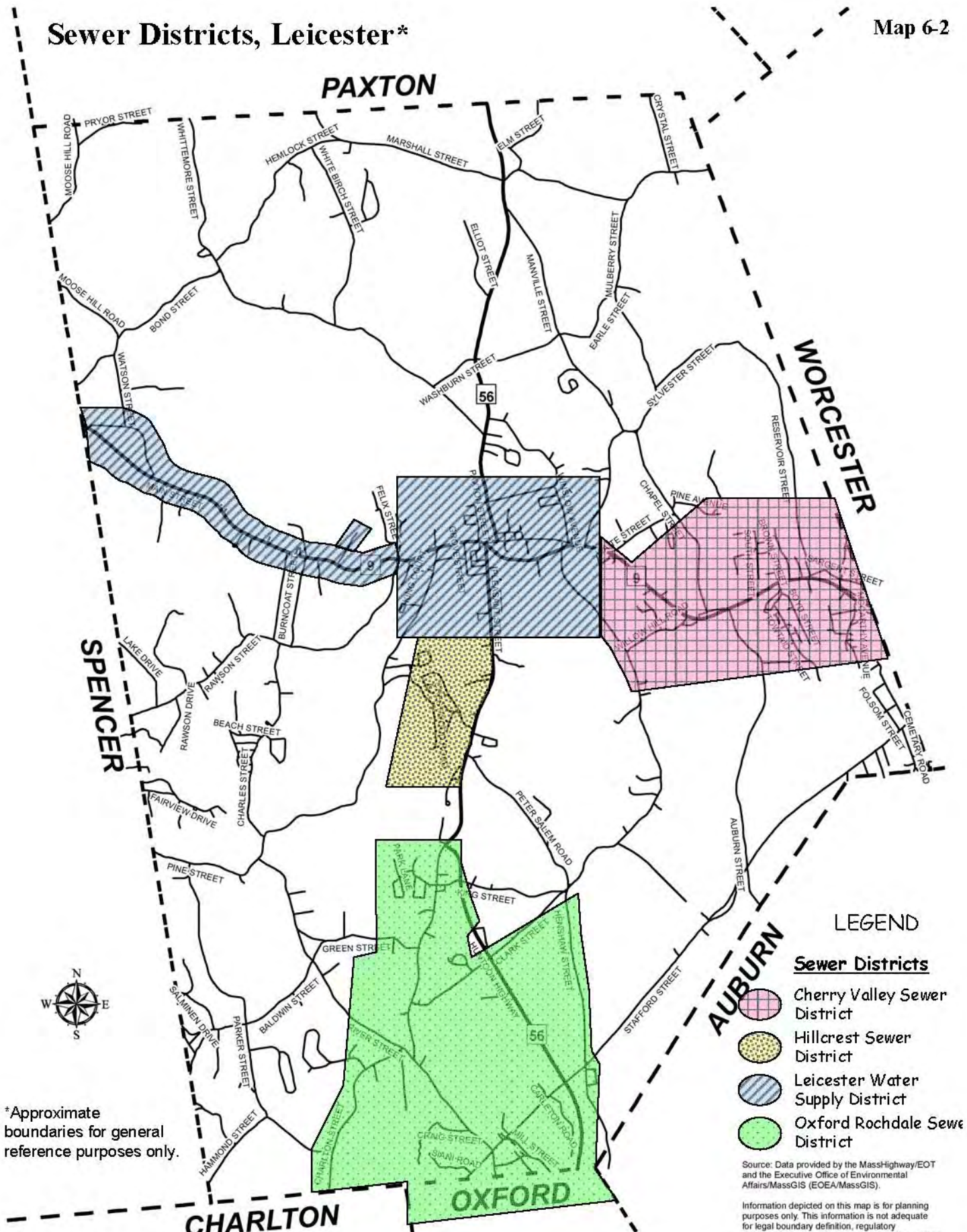
Source: Data provided by the MassHighway/EOT and the Executive Office of Environmental Affairs/MassGIS (EOEA/MassGIS).

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

Modifications of CMRPC Base Map to show Water Districts prepared by Leicester Planning Office, 5/09

Sewer Districts, Leicester*


Map 6-2



*Approximate boundaries for general reference purposes only.

LEGEND

Sewer Districts

-  Cherry Valley Sewer District
-  Hillcrest Sewer District
-  Leicester Water Supply District
-  Oxford Rochdale Sewer District

Source: Data provided by the MassHighway/EOT and the Executive Office of Environmental Affairs/MassGIS (EOEA/MassGIS).

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Modifications of CMRPC Base Map to show Sewer Districts prepared by Leicester Planning Office, 5/09