

January 20, 2023

Leicester Zoning Board of Appeals
Town Of Leicester
3 Washburn Sq
Leicester MA 01524-1358

Re: 778 Main Street
Special Permit, Water Resources Protection Overlay District

To the Board:

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

- Plan, entitled "Proposed Multifamily Residences, #778 Main Street, Leicester, Massachusetts 01524", consisting of 15 sheets, dated 10/24/2022, with revision date of 1/13/2023, prepared by CMG of Sturbridge.
- Letter addressed to Leicester Zoning Board of Appeals, dated December 6, 2022, identified as "ZBA Special Permit Narrative, 25 Unit Multi-Family Development, 778 Main Street, Leicester, MA", prepared by CMG of Sturbridge.
- Letter addressed to Leicester Planning Board, dated October 24, 2022, identified as Special Permit and Site Plan Review, 25 Unit Multi-Family Development, 778 Main Street, Leicester, MA, prepared by CMG of Sturbridge. Letter includes attachments in support of application.
- Application for Special Permit.
- Bound package entitled "Stormwater Report, Proposed Multifamily Residences, #778 Main Street, Leicester, MA", prepared by CMG of Sturbridge, dated December 6, 2023.

A portion of the subject property is located within Water Resources Protection Overlay District (WRPOD). We have reviewed the plans and Special Permit application in relation to §7.1 of the Leicester Zoning Bylaw, *Water Resources Protection Overlay District*.

The proposed use, “multi-family” (residential), is permitted in the Business zoning district by Special Permit, issued by Leicester Planning Board. An application for Special Permit, as well as Site Plan Review, has been received by the Planning Board. We have reviewed and commented on the site plans, and have received a response to the comments. We have no further technical comments as to the site plans.

In a letter to Leicester Zoning Board of Appeals, the Applicant has documented that within the area of WRPOD onsite, this development proposes 9,713 square feet of impervious surfaces, or 29.8% of the area within WRPOD. Under §7.1.04, 2. a, rendering impervious of greater than 15% or 2,500 square feet, but not more than 30%, must be approved by Special Permit, subject to requirements of §7.1.

On this site, the use of “pervious pavement” is proposed in order for the site plan to remain below the 30% limitation of impervious surfaces within WRPOD. Pervious pavement is an asphalt product formulated to permit surface water to flow through the pavement to base materials. It is the opinion of this office that pervious pavement, if designed and maintained properly, is a suitable pervious surface. On that basis, we believe that the Zoning Board of Appeals can find that the percent impervious is within the range for consideration of Special Permit.

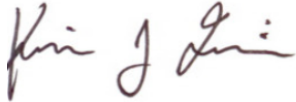
If the Board sees fit to issue a Special Permit for this project, a condition would be appropriate which ensures ongoing maintenance of the pervious pavement. If routine maintenance does not take place, the perviousness of the asphalt will diminish, as pore spaces in the asphalt become clogged. One key maintenance requirement is vacuum-sweeping the asphalt surface annually.

Based on our review of the plans and calculations, we are aware of no factor which would preclude the Zoning Board of Appeals finding the project plans in compliance with §7.1.04, 2. A, and with §7.1.06, e, subsections 1 through 4.

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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" and "Q".

Kevin J. Quinn, P.E.
President

CC: Leicester Planning Board
Alaa Abusalah