

AZIMUTH LAND DESIGN, LLC
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May 16, 2022

Jason Grimshaw, Chairman
Leicester Planning Board
3 Washburn Square
Leicester, Massachusetts 01524

Re: Site Plan Approval application for proposed site improvements
at 424 Main Street, Leicester

Dear Mr. Grimshaw:

Enclosed is an application for Site Plan Approval for proposed improvements to this property. The applicant, Arefa, LLC is the tenant at this site and proposes to improve parking and access on the north side of the existing buildings in order to have adequate employee and loading area parking.

The site is a 155,020 square foot parcel located on the corner of Main Street and Chapel Street. This lot is shown as Parcel A53 on Assessor's Map 23A. The site is located entirely within the "Business" zoning district. Under section 3.2.03 of the Leicester Zoning Bylaw, in that district, a "Marijuana Establishment, Non-Retail" is a use allowed by right but which requires Site Plan Review.

The applicant proposes a marijuana establishment, non-retail use of the separate, rectangular building north of the polygon shaped building that can be seen from Main Street. 20 parking spaces, a loading space and a driving aisle will be created north of the existing buildings with access off Chapel Street.

Existing and proposed site use requires the provision of 36 parking spaces and when added to the 20 available spaces in the parking area off Main Street, the site will have provided 40.

A dumpster pad and dumpster will also be installed at the north end of the proposed paved improvements and the right of way of the abutter to the north of this site will be relocated and be given an improved surface.

No new buildings are proposed. Nor are any additions to buildings proposed. The existing polygon shaped building is non-conforming with respect to its setbacks off Chapel Street, Main Street and the abutting property to the east but the applicant does not proposed any changes to that building.

There are no wetland resource areas on or within 100 feet of the proposed work.

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In order to prevent an increase in runoff to Chapel Street with the creation of new paved areas, the Applicant will capture roof runoff from the existing polygon shaped building which runs off into Chapel Street and pipe it to an infiltration structure at the front of the parking area off Main Street. Because that structure is sized to only have piped outflow in the 100 year storm event, there will be no increase in the peak rate of flow of runoff to either Chapel Street or Main Street.

New sanitary sewer and water connections will be made from the rectangular building to mains in Chapel Street.

Expected traffic generation is only that from the new employees and a modest number of deliveries going to and from the site. Again, this is not a retail use. We look forward to discussing this plan with the Board.

Enclosed are the following:

- Checks payable to the Town in the amounts of \$525 and \$2,100, the Application Fee and Site Plan Review fee, respectively
- 3 copies of the Site Plan Review application form
- 3 copies of the Drainage Report for 424 Main Street, Leicester dated 5-5-2022
- 3 copies of Pre & Postdevelopment Drainage Area Plans dated 5-5-2022
- 2 full size copies of the Site Plan of Land at 424 Main Street, Leicester dated 5-5-2022
- 2 reduced size copies of the Site Plan of Land at 424 Main Street, Leicester dated 5-5-2022
- Electronic copies of all these documents and this letter on a flash drive

I ask that the Board please schedule a hearing to consider this filing. If you have any questions, please don't hesitate to contact me.

Sincerely,

AZIMUTH LAND DESIGN, LLC



James Tetreault, PE, CPESC

Enclosures

Cc: Arefa, LLC
Joseph Loader