

December 14, 2022

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

Re: 16 Pleasant Street
The Refuge Christian Center

To the Board:

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

- Plan entitled “EXISTING CONDITIONS PLAN, THE REFUGE CHRISTIAN CENTER, 16 PLEASANT STREET, LEICESTER, MASSACHUSETTS”, 1 sheet, dated June 25, 2022 without revision date, prepared by B & R Survey, Inc. of Worcester, Massachusetts.
- Architectural plan sheets 1 and 2, entitled “THE REFUGE, 16 PLEASANT STREET, LEICESTER, MA” prepared by J. R. Associates of Sutton, Massachusetts.
- Package entitled “CODE REVIEW, The Refuge, 16 Pleasant Street, Leicester, Ma”, issued September 21, 2022, prepared by J. R. Associates of Sutton, Massachusetts.
- “*Site Plan Review Application*”, dated as received Oct 20, 2022.
- Email to Alaa M Abusalah, Town Planner dated November 17, 2022, indicating that additional property may be available. An attached sketch shows 2 additional spaces on the adjoining property, with note “permission to use”.
- Letter to Leicester Planning Board, dated October 19, 2022, from Michael Silva, Building Commissioner/Code Enforcement Officer, requesting an advisory opinion as to the appropriate number of parking spaces for this project.
- “Project Description Narrative” with history of the subject property and discussion as to parking.

A survey plan has been submitted, which shows parking spaces, however, documentation as to compliance with parking requirements is not found. Documenting compliance with parking requirements, or seeking relief for inadequate parking, is the responsibility of the Applicant, who should have a qualified representative conduct the analysis.

The survey plan shows 8 parking spaces on the subject property, 3 parking spaces on land identified as "OWNER UNKNOWN", and two additional spaces on the adjoining property to the north.

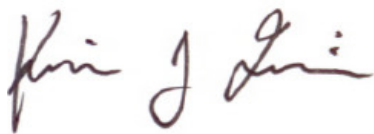
I am unaware of a Planning Board policy pertaining to parking on land other than the Applicant's property, however, if considered, such parking should be subject to an agreement or lease which ensures that the parking spaces will remain committed to the Applicant's property for a reasonable length of time, and will survive a sale of the property, or other calamity.

In his Code Review, architect John Riel indicates that the building occupancy will be 113 persons. In the absence of an analysis, it is my opinion that 8, or even 13 parking spaces to serve a building with seating for 113 persons has grossly inadequate parking capacity.

The parking plan should also document compliance with Massachusetts Architectural Access Board (MAAB) and Americans with Disabilities (ADA) standards.

Please contact this office should you have questions.

Sincerely,
QUINN ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Kevin J. Quinn". The signature is written in a cursive style with a large initial "K".

Kevin J. Quinn, P.E.
President