
June 23, 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 set entitled "Proposed Multifamily Residences, #778 Main Street, Leicester, Massachusetts 01524", consisting of 15 sheets, dated 10/24/2022, with revision date of 5/12/2023, prepared by CMG of Sturbridge.
- Letter addressed to Leicester Zoning Board of Appeals, dated April 12, 2023, identified as "ZBA Special Permit Narrative, 13 Unit Multi-Family Development, 778 Main Street, Leicester, MA", prepared by CMG of Sturbridge.
- Letter addressed to Leicester Planning Board, dated May 12, 2023, identified as Special Permit and Site Plan Review, 13 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, dated 5/12/2023
- Bound package entitled "Stormwater Report, Proposed Multifamily Residences, #778 Main Street, Leicester, MA", prepared by CMG of Sturbridge, revised May 12, 2023.

A portion of the subject property is located within Water Resources Protection Overlay District (WRPOD). We have reviewed the plans, calculations 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 submitted to the Planning Board.

In a letter to Leicester Zoning Board of Appeals, the Applicant has documented that within the area of WRPOD onsite, this development proposes 9,132 square feet of impervious surfaces, or 28.0% 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.

Regarding §7.1.04, 2, a, the Engineer has submitted calculations which document that within the WRPOD, under Post-Development conditions, the increase in stormwater runoff volume over Pre-Development conditions will be fully recharged.

Plans also document that prior to recharge, stormwater collected from paved surfaces will be subject to mechanical treatment to remove “oil, gas and other contaminants”, as specified under §7.1.04, 2, a. Roof water is considered free of such contaminants under Massachusetts Department of Environmental Protection methodology, and accordingly is not subject to treatment prior to recharge.

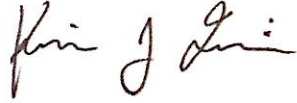
On that basis, Leicester Zoning Board of Appeals may find that the proposed site plan complies with the requirement of §7.1.04, 2, a.

Pertaining to §7.1.06, e, subsections 1 through 4, we are aware of no factor which would preclude the Zoning Board of Appeals finding the project plans in compliance with these requirements.

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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 fluid and cursive, with the first name "Kevin" and last name "Quinn" clearly distinguishable.

Kevin J. Quinn, P.E.
President

CC: Leicester Planning Board