

August 31st, 2021
6092-P

Town of Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

RE: Waiver Request
Definitive Subdivision – Priest Lane
Boxborough, MA 01719

Dear Members of the Planning Board:

We have submitted an application for a Definitive Subdivision Development with frontage off of Priest Lane. We respectfully request for the following waivers from the Boxborough Rules & Regulations governing the Subdivision of Land.

1. Rules & Regulations Section IV.A.13 – Dead-end Street with Circular Turnaround

A waiver is being requested from Section IV.A.13 to allow for a “rectangular” turnaround rather than a circular turnaround. The layout geometry has been reviewed & approved by the Boxborough Fire Department.

2. Rules & Regulations Section IV.A.14 – Length of Dead-end Street

As part of Section IV.A, a specific waiver is being requested for the extension of a dead-end street. Priest Lane has an existing length of 793-feet & the proposed work would increase the length by 156-feet to a total of 949-feet. The proposed 156-feet of road does include a turn-around.

As stated in the meeting, the two lots proposed as part of the application are referenced in a settlement agreement entered into by the applicant, Boxborough Town Center LLC, and the Town of Boxborough. The agreement stipulated that the applicant would reduce the number of units to be constructed in the Enclave development from 100 to 50.

Additionally, the agreement states that the Town and developer will work to rezone the area closest to Priest Lane for the construction of two (2) single family dwellings.

The proposed right-of-way, which technically constitutes an increase in the length of the dead-end-street, is being proposed to provide the legal frontage required for the construction of the two (2) single family residences that are referenced in the decision. As such, we believe that approval of this waiver request will constitute a public benefit, because it will act to satisfy the relevant condition in the settlement agreement.

3. Rules & Regulations Section IV.A.17 – Planted Islands within Cul-de-sac

A waiver is being requested from Section IV.A.17. The proposed road does not include a cul-de-sac & as such does not have a central “island” area for plantings. Relief has been requested for the proposed roadway standards to minimize the disturbance & intrusiveness of the subdivision road as it only serves 2-lots.

4. Rules & Regulations Section IV.A.18 – Dead-end Street Cul-de-sac Dimensions

A waiver is being requested from Section IV.A.18. The proposed road does not include a cul-de-sac & as such the maximum dimensions stated within Section IV.A.18 do not apply to the proposed layout. Relief has been requested for the proposed roadway standards to minimize the disturbance & intrusiveness of the subdivision road as it only serves 2-lots.

5. Rules & Regulations Section IV.B.3.5 – Subdrains or Underdrains

A waiver has been requested from Section IV.B.3.5 to allow for the road to be constructed without subdrains or underdrains.

6. Rules & Regulations Section IV.B.4.5 – DEP Stormwater Management Form

A waiver is requested for the requirements stated under Section IV.B.4.5. As stated within the Massachusetts Stormwater Handbook, the Massachusetts Stormwater Standards do not apply to a project if the project is a housing development comprised of detached single-family dwellings on four or fewer lots, provided there is no stormwater discharges that may potentially affect a critical area. There are no Areas of Critical Environmental Concern (ACEC) located on site. As requested by the Planning Board, drainage calculations have been provided to conclude that the 100-year storm has been analyzed for the Post-Developed condition to ensure no off-site flooding shall occur. In no circumstance does the peak rate of runoff in the Post-Developed calculations exceed the peak rate of runoff in the Pre-Developed calculations due to the proposed mitigation from the employed devices.

7. Rules & Regulations Section III.C.3. – Environmental & Traffic Analysis

A waiver has been requested for Section III.C.3 as it's intended that the addition of 2-single family dwellings would not have a significant adverse impact on the criteria mentioned in Section III.C.3.

8. Rules & Regulations Section III.C.4. – Landscape Plan

A waiver has been requested for Section III.C.4.

9. Rules & Regulations Section III.C(2).24. – Phasing Plan

The proposed subdivision is intended to be completed within one phase & as such does not necessitate the need for a Phasing Plan. All required procedural items are indicated within plan set (setting silt sac's, installment of the temporary construction access, etc.)

10. Rules & Regulations Section V.A.1. (3) – Construction of Subdivision Roadways

A waiver is being requested from the requirement to excavate 21.5-inches below the finished grade. The proposed subdivision has requested a waiver for the geometrics required for a fully compliant subdivision road. The proposed roadway is designed in full conformance to the shared/common driveway standards. The pavement cross sections on Plan Sheet C7.1 display the required target depths.

11. Rules & Regulations Section V.A.1. (6) – Construction of Subdivision Roadways

A waiver is being requested from the elevations stated within Section V.A.1.6. The proposed road was designed to conform to the construction standards set forth in the shared/common driveway guidelines. The pavement cross sections on Plan Sheet C7.1 indicate pavement layers & depths.

12. Rules & Regulations Section V.A.1. (8) – Construction of Subdivision Roadways

A waiver is being requested from the elevations stated within Section V.A.1.8. The proposed subdivision has requested a waiver for the geometrics required for a fully compliant subdivision road. The proposed roadway is designed in full conformance to the shared/common driveway standards. The pavement cross sections on Plan Sheet C7.1 indicate pavement layers & depths.

13. Rules & Regulations Section V.A.3 – Sidewalk & Grass Strips

A waiver is being requested for sidewalks & associated grass strips. There are no existing sidewalks located along Priest Lane, nor are there any sidewalks located along Burroughs Road. Allowance for this waiver would also aid in minimizing the look & feel of the proposed subdivision road.

14. Rules & Regulations Section V.A.4 – Curbing

A waiver is being requested for curbing on both sides of the proposed road along its entire length. Sections of bituminous berms are proposed along the road to aid in the collection of runoff to each catch basin.

15. Rules & Regulations Section V.E – Street Trees

A waiver is being requested from Section V.E. The proposed subdivision has requested a waiver for the geometrics required for a fully compliant subdivision road. The proposed roadway is designed in full conformance to the shared/common driveway standards. The existing vegetation shall be retained to the maximum extent practicable.

16. Rules & Regulations Section V.C– Monuments

A waiver is being requested for Section V.C. Given that the property is going to be maintained in proprietary as a Private Way, we are seeking a waiver for the requirement of setting monuments for the proposed subdivision.

We trust this meets your needs at this time. If you have any questions or require any additional information, please contact the undersigned

Regards,

DILLIS & ROY

Civil Design Group, Inc.

A handwritten signature in black ink, appearing to read "Ryan Vickers".

Ryan Vickers, E.I.T.
Civil Engineer

A handwritten signature in blue ink, appearing to read "Gregory S. Roy".

Gregory S. Roy, P.E.
Principal