

AZIMUTH LAND DESIGN, LLC

Civil Engineers & Erosion Control Specialists

325 Donald Lynch Boulevard, Suite 100, Marlborough, Massachusetts 01752

Telephone (508) 485-0137 james@azimuthlanddesign.co

September 7, 2021

Richard F. Gosselin, Jr., Chair
Millbury Planning Board
127 Elm Street
Millbury, Massachusetts 01527

Re: Rice Pond Village
17 Rice Road, Millbury
Special Permit Application for a multi-family condominium development

Dear Mr. Gosselin:

I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in section 12.44(a) of the Zoning Bylaw, that site plans be drawn at a scale of 1 inch equals 20 feet.

We have drawn the site plans for this development at a scale of 1 inch equals 30 feet because it allows us to show the entire proposed private road on one sheet. We think this improves the clarity of the plans for utility construction.

If you have any questions, please contact me.

Sincerely,

AZIMUTH LAND DESIGN, LLC



James Tetreault, PE, CPESC

Cc: Stantec Consulting Services, Inc.
Whitney Street Home Builders, LLC

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Dear Mr. Gosselin:

I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in Article 1, section 12.44(c) of the Zoning Bylaw for an isometric line drawing showing the entire project.

If you have any questions, please contact me.

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Dear Mr. Gosselin:

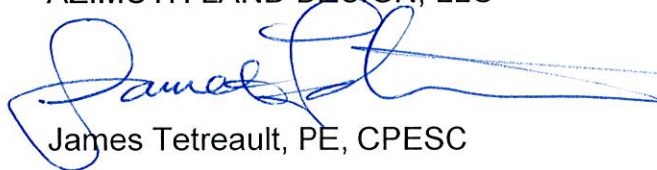
I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in section 12.44(d) of the Zoning Bylaw, that a locus plan at a scale of 1 inch equals 100 be included in the Site Plans.

Our Existing Conditions, Site Layout and Grading Plans already show existing buildings and roads within 100 feet of the property.

If you have any questions, please contact me.

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Dear Mr. Gosselin:

I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in section 5.3 of the Subdivision Regulations that proposed contours at a 1 foot interval be shown on plans.

The Site Plans for the Rice Pond Village development show proposed contours at a 2 foot interval which we believe clearly conveys to any reviewer or contractor the nature and intent of the proposed grading. We believe that proposed contours at a 1 foot interval would not add clarity on a hilly site like this but would make the plans hard to read thereby diminishing their clarity.

If you have any questions, please contact me.

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Dear Mr. Gosselin:

I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in section 6.7.4.i of Subdivision Regulations that developments with 20 or more dwelling units have 2 or more points of access.

The 46 units of the Rice Pond Village development will gain access from a single private drive, Hillcrest Circle, entering onto Rice Road. The Applicant has shown that he can create a second point of access but this development will not serve any through traffic and a single point of access will be better situated for sight distance while not having any exiting traffic facing existing homes.

If you have any questions, please contact me.

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Dear Mr. Gosselin:

I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in section 6.7(6) of Subdivision Regulations that roads serving 21 to 149 dwelling units have a 26 foot wide traveled way.

The 46 units of the Rice Pond Village development will gain access from a private drive, Hillcrest Circle. We propose a 22 foot wide right of way for this private drive to be consistent with ongoing DEP policy to minimize the creation of impervious roadway surfaces. We believe that safety and adequacy of access will not be compromised because this is not a through road and adequate parking will be provided.

If you have any questions, please contact me.

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Dear Mr. Gosselin:

I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in section 6.10 of Subdivision Regulations that curbing shall be vertical granite curbing.

The applicant proposes that the curbing along the entire perimeter of the private drive, Hillcrest Circle, be sloped granite curbing. We believe that this does not sacrifice the durability of the road while being more forgiving of car and bicycle tires and being more attractive in a residential setting.

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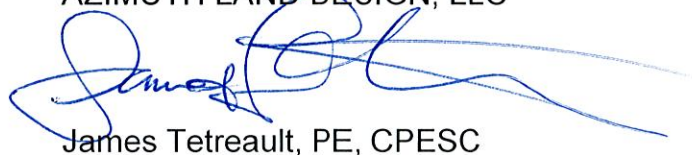
I want to take this opportunity, on behalf of the applicant, to officially request that the Board please waive the requirement, in section 7.5 of the Subdivision Regulations for a grass strip between the curb and the proposed sidewalk.

Hillcrest Circle will remain a private road and will not serve as access to any other street or any dwellings other than those of its residents. It will also have a one way layout over most of its length. In this context, we believe that the proposed cross-section adequately promotes safe access.

If you have any questions, please contact me.

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