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April 18, 2023

Lancaster Affordable Housing Trust
Prescott Building
701 Main Street Suite 2
Lancaster, MA 01523
vpetraccapublic@gmail.com

RE: Neck Farm 40B Project
13 Neck Road, Lancaster, Massachusetts

Ms. Petracca:

Thank you again for allowing us to present our project to the Affordable Housing Trust. As we continue to proceed with our applications before MassHousing and the Town we look forward to continuing to work with the Trust.

At the meeting, held on April 6th, the Trust and some Lancaster's citizens expressed concerns regarding the setback of the principal building to Neck Road. We would like to address those concerns.

The site plan presented at the meeting showed that the principal building had a westerly front/side setback of 3 feet. The Trust and members of the public expressed concerns about the proximity of the principle building to Neck Road. The Trust wondered if the architectural renderings, which show a landscape buffer between the principal building and the road, reflected the spacing accurately.

After discussing this issue with its development team, the applicant received clarification from its architect and engineer. There exists about a 25-foot landscape buffer between the property's boundary line and the pavement of Neck Road. This area is not owned by the applicant but provides a natural buffer between the proposed buildings and the road. Accordingly, the architectural renderings are indeed an accurate reflection of the space between the building and the road.

In addition, to further address the Trust's input, the applicant has revised the site plan to further move the principal building away from Neck Road. See updated site plan dated April 11, 2023

attached hereto. As shown on the updated site plan, the side/front setback has been increased to 10 feet. With the 25-foot landscaped strip between the property boundary and Neck Road, the principal building will be located approximately 35 feet from the road. We believe this clarification and revision should resolve the Trust's and the public's concerns.

We will continue to address the Trust's, the Town's and the public's other concerns, including the project's impact on the public infrastructure, as we progress through the necessary permitting. Again, we look forward to working with the Trust.

Very truly yours,

A handwritten signature in black ink, appearing to be 'C. Alphen', with a long, sweeping horizontal line extending to the right.

Christopher J. Alphen, Esq.

PROJECT NAME

NECK
FARM

PROJECT ADDRESS

13 Neck Road
Lancaster, Massachusetts 01523

PREPARED FOR

Neck Farm, LLC
66 West Street, Ste 1F
Lynn, Massachusetts 01453

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Environmental
Consultants

24 OLSON STREET, LYNN, MA 01904
PHONE: 781.344.3010 FAX: (978) 344-1133
WWW.HANCOCKASSOCIATES.COM

2	REV	1	4/17/23	REVISED LAYOUT
1	REV	1	10/15/22	REVISED LAYOUT
1	REV	1	DATE	ISSUE/REVISION DESCRIPTION
DATE	6/27/22	DESIGN BY:	RT	
CHECK BY:	AS	DATE	6/27/22	
DATE	6/27/22	CHECK BY:	BO	

LAYOUT AND
MATERIALS PLAN

3

DWG: 24939-mp-dwg
LAYOUT: LM
SHEET: 3 OF 5
JOB NO.: 24939

APPLY FULL COVERAGE
TACK COAT AT JOINT

COURSE THICKNESS

1 1/2" TOP
2 1/2" BINDER
6" UNTREATED BASE
6" UNTREATED SUBBASE
SUBGRADE

COMPACTION REQUIREMENT

TEST PER ASTM D-1557
TEST PER ASTM D-1557
TEST PER ASTM D-1557
TEST PER ASTM D-1557
TEST PER ASTM D-1557

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OF PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MND 421.1.03 CLASS I, TYPE I-I	1 1/2
BINDER - BITUMINOUS CONCRETE	MND 421.1.03 CLASS I, TYPE I-I	1
BASE - GRAVEL BARRIER	MND M10.0.03 TYPE C	2
SUBBASE - GRAVEL BARRIER	MND M10.0.03 TYPE C	2
UNSUITABLE SUBGRADE - ORDINARY BARRIER	MND M10.0.03	12

NOTES:
[1] COMPACT TO TEST AVERAGE OF 95% NO TEST LOWER THAN 94%

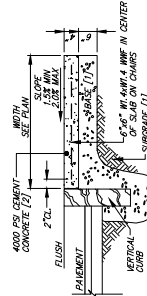
BITUMINOUS CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE

5" 1/8" SPLIT-FACED GRANITE CURB
FULL WETTED JOINTS (WET TYPE 4B)
FINISH GRADE
6" REVEAL
BINDER COURSE
1000 P.S.I.
CEMENT CONCRETE
CURB
SUBGRADE COMPACTED TO
95% PER ASTM D-1557
SUBGRADE

VERTICAL GRANITE CURB
CROSS SECTION
NOT TO SCALE

NOTES:
[1] COMPACT TO 95% PER ASTM D-1557
[2] CONTROL JOINT EVERY 5 LF, EXPANSION JOINT EVERY 50 LF

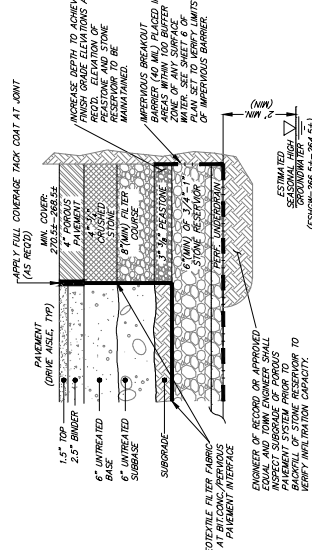
CEMENT CONCRETE WALK
CROSS SECTION
NOT TO SCALE



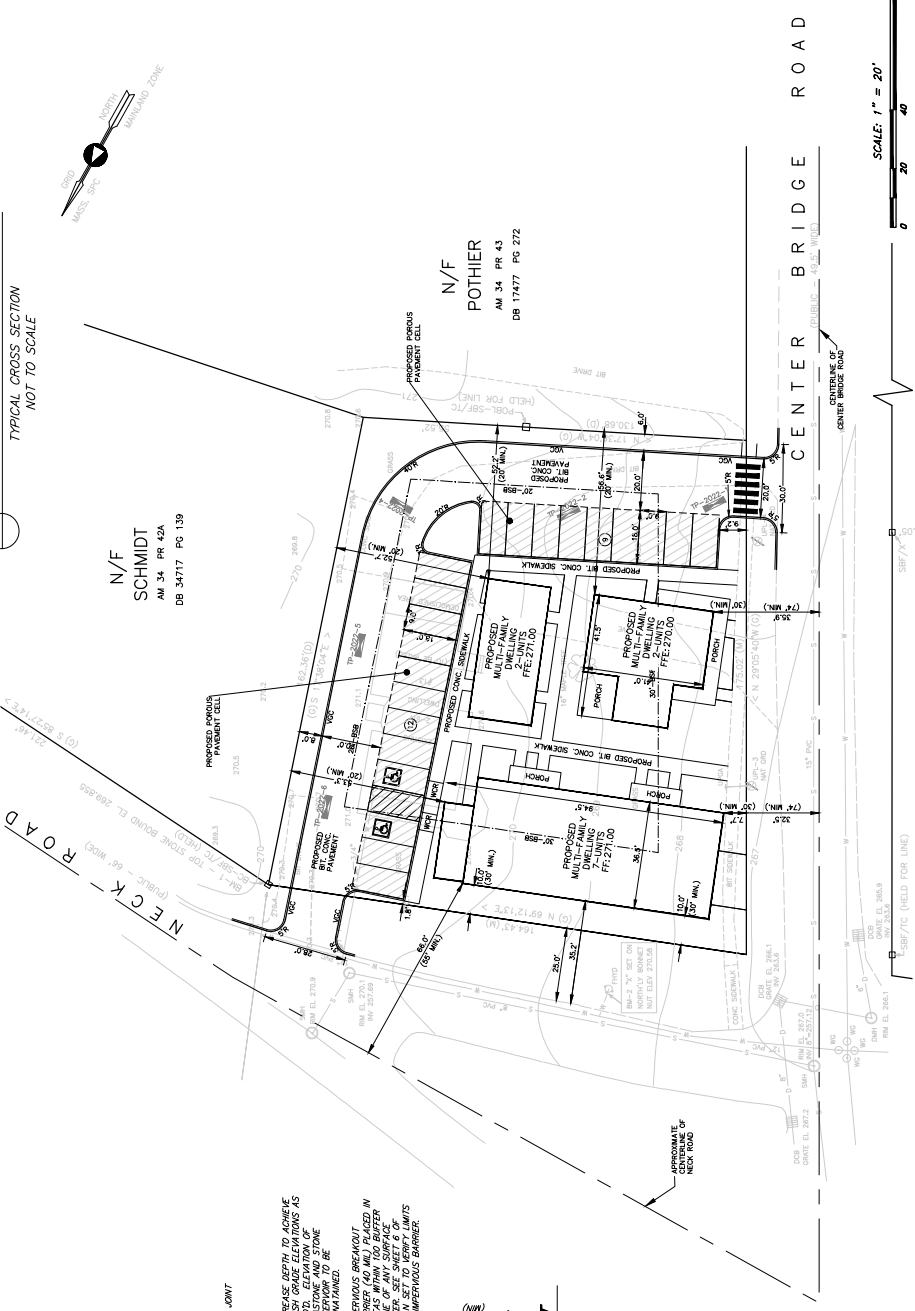
NOTES:
[1] COMPACT TO 95% PER ASTM D-1557
[2] CONTROL JOINT EVERY 5 LF, EXPANSION JOINT EVERY 50 LF

PARKING REQUIREMENTS
REQUIRED: THE TOWN OF LANCASTER DOES NOT PROVIDE MINIMUM PARKING SPACE REQUIREMENTS THAT
ACCURATELY DESCRIBE THE PROPOSED PROJECT. THE REQUIRED PARKING SHALL BE DETERMINED BY THE PLANNING BOARD.
PROVIDED:
PARKING RATIO:
21 SPACES (19 STANDARD, 2 HANDICAP)
1.9 SPACES/DWELLING UNIT

UNIT BREAKDOWN	TOTAL	MARKET	RECREATION
ONE BEDROOM	3	2	1
TWO BEDROOM	5	4	1
THREE BEDROOM	1	0	1
TOTAL	9	6	3



CONSTRUCTION DETAIL POROUS PAVEMENT
TYPICAL CROSS SECTION



SCALE: 1" = 20'