

---

**From:**  
**Sent:** Thursday, April 4, 2019 2:50 PM  
**To:** Michael Antonellis  
**Cc:**  
**Subject:** Waiver Requests for Access Adequacy

Dear Mr. Antonellis,

I was reviewing the town's subdivision rules for access adequacy in chapter 301 when I noticed the paragraph that addressed the subject of waivers.

If you are not familiar with section 301-6 D, it directs the Board to consult with the DPW, the Police Chief, the Fire Chief, and the BOS prior to making a determination on waivers affecting access for subdivisions.

In the case of the GBE hearings, where the Zoning board is acting on behalf of many of the town's boards, I believe they would be making that determination.

Can you verify whether any of these communications have take place recently? I am not aware of input from the DPW or the Chiefs since early last year. I do not know whether the Select Board has ever been consulted.

There have been significant changes to the rental portion of the development plans. The return to 4-story and therefore higher-density buildings, should cause renewed public safety concerns. The length of the buildings has increased as well, making it more difficult to access the back.

As residents have noted in recent hearings, the road access to the apartments is inadequate and access to the back of the buildings is limited, since they eliminated the fire lane that ran between them.

In the single-family parcel, there have been few significant improvements. In fact, the developer has made things worse by adding a driveway back onto Sterling Road. This is a bad idea.

If the Applicant wants to qualify for right-of-way and road width requirements for "ways" serving 49 dwellings or less, they should remove at lease 2 houses from their plans, not simply move one driveway.

The houses remain tightly spaced on small lots having short frontages and set backs. This is particularly a concern for those located on Sterling Road. There is minimal off-street parking, which will encourage obstruction of the access roads. These are public safety issues.

The developer's options for side setbacks should be to comply with town zoning or install sprinklers.

If the ZBA has not already done so, this might be a good time to request a refresh on comments from the DPW and the Chief's with regard to access adequacy as well as other public safety concerns for this project.

If those comments have already been provided, please let me know where concerned residents may view them. I look forward to hearing from you.

Thank You,

Greg Jackson  
Lancaster, MA