

March 5, 2021  
6595

Lancaster Conservation Commission  
701 Main Street, Suite 4  
Lancaster, MA 01523

**Re:   Revised Site Plan  
     314 Fort Pond Road  
     Lancaster, MA**

Dear Members of the Commission:

On behalf of the applicants, Bonnie Day and Terrance Goss, Dillis & Roy Civil Design Group, Inc. has revised the plans pursuant to the comments received by the Commission at the opening public hearing on February 24<sup>th</sup>. We have prepared this letter to summarize the plan changes as well as to provide the commission with written response to other comments received.

***Plan Revisions per comments from the Commission on 2/24/21***

1. The plans have been revised to clarify the proposed building additions. In order to make this more clear, the scale of the plan has been switched from 1"=20' to 1"=10' so more details can be seen. The proposed decks, chimneys and roof's have been clarified and labeled, along with several dimensions.
2. The plans have been updated to show a flag stone patio in the area to the East of the house. These flag stones will be placed with open joints such that the area will be permeable. Additionally, spots grades have been added to this area showing that the runoff will be directed away from the house.
3. The existing firepit which is located within the 25-foot no-disturb zone, is now proposed to be relocated as depicted on the revised plan in an area outside of the 25-foot no-disturb zone.
4. A stockpile area has been added to the plans and the erosion control barrier has been revised to surround the downgradient side of the pile.
5. A note stating that construction equipment shall be stored (and fueled) in a location on site outside of the 100-foot buffer zone (General notes 5 & 6).
6. Proposed grading has been added to the driveway. A stone recharge trench has been shown at the bottom of the driveway between the proposed edge of pavement and the proposed stone patio to allow for infiltration of runoff from the lower driveway area.
7. A construction sequence has been added to the plan.

***Additional information requested by the Commission on 2/24/21***

1. *Commission Comment – Provide additional information relative to the proposed equipment to be used on site.*

Response – The contractor has indicated that they plan to utilize a small mini excavator for all site excavation tasks. A skid steer (bobcat) machine will be used as well for

backfilling operations and for moving material. A crane will be used as required to lift equipment and material to portions of the site that are less accessible. Finally, portions of the proposed foundation will be poured utilizing a concrete pumper truck.

2. *Commission Comment – Provide additional information pertaining to the protection of fisheries.*

Response – The proposed project does not include any alteration to regulatory “Bank” or “Land Under Water”. All work will be performed upgradient to these areas. Additionally, there is no tree removal associated with this filing. As such, the shade characteristics along the water’s edge will be unchanged as a result of the proposed work. Erosion control is proposed during construction which will protect the Bank and the Lake from any sources of sediment loading.

3. *Commission Comment – Please provide South and West building elevations for clarity.*

Response – We have provided the attached building elevations as requested.

***Additional Plan Modifications:***

1. The Elevated deck on the West side of the house has been expanded slightly to accommodate a place to sit.
2. A stone landing pad has been added to the lower portion of the elevated deck which will also service a door on the lower level.
3. The stone patio area on the easterly side of the house has been expanded using a permeable surface.

We trust this meets your needs at this time. We look forward to presenting the updated plans to you at the upcoming continued hearing.

Regards,

**DILLIS & ROY**  
**CIVIL DESIGN GROUP, INC.**



Gregory S. Roy, P.E.  
Vice President