

October 22, 2020

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Lancaster Planning Board  
701 Main Street  
Lancaster, MA 01523

**RE: Hawthorn Hill  
Preliminary Subdivision and  
Flexible Development Special Permit**

Dear Members of the Board:

On behalf of the Applicant, Ducharme & Dillis has prepared this letter in response to the comments received from the Planning Board at the September 28, 2020 hearing regarding the project mentioned above. The Planning Board indicated that they would not be able to vote in favor of a Special Permit for Flexible Development if either the Flexible Development Plans or the Conventional Preliminary Subdivision Plans relied on lot locations requiring action from other Town Boards or Commissions.

As such, both the Flexible Development Plans and the Conventional Preliminary Subdivision Plans have been revised to show twenty (20) buildable lots. Both plan sets show a Carriage House lot of equivalent area, Flexible Lot 13 and Conventional Lot 12. The Flexible Development Plans continue to provide a Parcel 'A' which will be conveyed to the future owner of the Carriage House Lot.

Proposed Roads have been located such that proposed roadway pavement or sidewalk is outside of the 100-foot wetland buffer areas. All primary and reserve septic areas have been located within 100 feet of the proposed house boxes, outside of 100 foot wetland buffer areas, and outside of the Open Space buffer.

Additionally, a parking area for access to the open space provided through the Flexible Development process has been provided, with the intent that the configuration of further access to the open space be an item of discussion during the final design of the Flexible Development.

Below is a listing of anticipated waivers and a list of requested conditions of approval, both first provided to the Planning Board on August 20, 2020.

**List of Anticipated Waivers**

1. The Applicant requests a Waiver from 301-7.D, requiring temporary staking of the roadway centerline for a Planning Board Field Trip.
2. The Applicant requests a Waiver from 301-10.C, allowing the single access for the Flexible Development.

**Requested Conditions of Approval**

1. The Applicant requests that the designation of an entity to own the Open Space Parcel be a condition of the approval of the Flexible Development Special Permit, provided that it conforms with the requirements of 220-15C.5.

2. The Applicant requests that the final configuration and sizing for the fire protection in the Flexible Development be coordinated with the Town of Lancaster Fire Department as a condition of approval of the Flexible Development Special Permit.

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

Regards,  
DUCHARME & DILLIS  
**Civil Design Group, Inc.**

A handwritten signature in dark ink, appearing to read "Frank McPartlan". The signature is fluid and cursive, with the first name "Frank" being more prominent than the last name "McPartlan".

Frank McPartlan, P.E (MA)  
Senior Civil Engineer

Cc: Richard Quinn (Applicant)  
Paul Haverty (Applicant's Attorney)  
Scott Miller (Haley & Ward)  
John A. Farnsworth (Town of Lancaster Board of Health)  
Tom Christopher ((Town of Lancaster Conservation Commission)  
Stan Dillis (DDCDG)