

November 2, 2020
5786

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 throughout the Preliminary Subdivision & Flexible Development Permit process. The Flexible Development Special Permit was denied at the October 26, 2020 hearing. At this same hearing, a continuation for the Preliminary Subdivision was requested to allow the applicant time to revise the layout of the Preliminary Subdivision.

The Preliminary Subdivision layout was revised to provide a Carriage House Lot, 19 building lots, a non-building lot to be conveyed to the future owner of the Carriage House Lot and designated as Parcel 'A', and a 63 acre open space lot designated as Parcel 'B'. All lots conform to the Residential District Zoning requirements. Lots 7 and 9 are reduced frontage lots, designed in accordance with 220-10.C. Lot 11 is provided with an imaginary lot line in accordance with 220-14.B. Please see the Preliminary Subdivision Lot Summary Table attached to this letter.

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 as Parcel 'B' 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 Subdivision.

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 Conventional Subdivision.

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 Preliminary Subdivision, 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 Preliminary Subdivision be coordinated with the Town of Lancaster Fire Department as a condition of approval of the Preliminary Subdivision.

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" written in a larger, more prominent script than the last name "McPartlan".

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

Cc: Richard Quinn (Applicant)
Paul Haverly (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)

Preliminary Subdivision Lot Summary Table

| Lot Number | Area* (square feet) | Perimeter (feet) | Frontage** feet | Lot Shape*** |
|------------|---------------------|------------------|-----------------|--------------|
| A | 147893 | | - | - |
| 1 | 91094 | 1234 | 870 | 16.72 |
| 2 | 293524 | 2180 | 225 | 16.19 |
| 3 | 180207 | 1880 | 225.1 | 19.61 |
| 4 | 429497 | 2597 | 742.7 | 15.70 |
| 5 | 87514 | 1186 | 225 | 16.08 |
| B | 2742544 | | 225 | |
| 6 | 97157 | 1252 | 225 | 16.13 |
| 7 | 200542 | 1883 | 232.5 | 17.67 |
| 8 | 147211 | 1589 | 332.3 | 17.15 |
| 9 | 243559 | 2461 | 225 | 24.86 |
| 9 | 214421 | 2095 | 507 | 20.46 |
| 10 | 87303 | 1238 | 286.9 | 17.56 |
| 11**** | 166018 | 2343 | 225 | 33.06 |
| 11**** | 113097 | 1349 | 225 | 16.09 |
| 12 | 180989 | 1718 | 257.3 | 16.31 |
| 13***** | 436296 | 2790 | 408.8 | 17.84 |
| 14 | 87196 | 1184 | 746.3 | 16.07 |
| 15 | 87428 | 1188 | 229.9 | 16.14 |
| 16 | 98770 | 1269 | 225 | 16.31 |
| 17 | 87614 | 1187 | 340.4 | 16.09 |
| 18 | 103251 | 1305 | 225 | 16.49 |
| 19 | 128353 | 1456 | 257.3 | 16.52 |
| 20 | 97076 | 1248 | 408.8 | 16.03 |

*Minimum Lot Area = 87,120 square feet

**Minimum Frontage = 225 feet, except for Reduced Frontage Lots 7 and 9

***The Square of the Perimeter must not exceed 30 times lot area

****Lot 11 meets lot shape standard using an imaginary lot line as specified in 220-14.B.

*****Carriage House Lot