

July 22, 2020

#5786

**REVISED October 22, 2020**

Hawthorn Hill  
Preliminary Subdivision and  
Flexible Development Special Permit

Basis of Flexible Development  
Supplement to Application Package

This memorandum has been prepared in support of the Application submitted to the Planning Board and presents the Basis of the Flexible Development. The Flexible Development, as submitted, is located on portions of the property best suited for development. This includes upland areas set back from wetlands and is limited to areas on the property suitable for development.

The Flexible Development permanently preserves 92.8 acres of open space for conservation or recreational use, approximately 63% of the project area. This area is contiguous on site and is linked to off site protected areas owned by the Town of Lancaster and New England Forestry Foundation.

The Flexible Development protects water bodies, streams, wildlife habitats, and other conservation resources through the permanent preservation of the 92.8 acres of open space. For additional details of the impacts of the Flexible Development on the above listed conservation resources please refer to the Environmental Analysis prepared by Goddard Consulting.

The proposed open space is contiguous with the public right-of-way, with all proposed dwellings set back approximately 540 linear feet from Hill Top Road, with preserved open space located between the right-of-way and the nearest proposed dwelling. Additionally, all stormwater management areas are also set back away from the right-of-way.

The Flexible Development provides for a safer intersection configuration than what would be required for a Conventional Development.

The submitted Flexible Development consists of 20 lots, including 1 lot for the existing Carriage House. The application package documents 20 conventional lots, including 1 lot for the existing Carriage House. The Applicant does not seek any bonus lots under the allowable provisions of the Town of Lancaster Flexible Development regulations. Please refer to the attached Conventional and Flexible Lot tables for a summary of all lots.

The proposed Flexible Development serves the by-law intent better than a Conventional Development. The Flexible Development conserves 92.8 acres, 61% of the project area, which would be under private ownership if developed using the Conventional Regulations. The Flexible Development additionally provides more area for stormwater management than a Conventional development maintaining water quality.

## Conventional Development

Lot Number	Area* (square feet)	Perimeter (feet)	Frontage** feet	Lot Shape***
1	393665	2534	870	16.31
2	143249	1774	225	21.96
3	131874	1595	225.1	19.28
4	748745	3774	742.7	19.02
5	114737	1487	225	19.26
6	758779	4109	225	22.25
7	1034598	4203	225	17.07
8	840684	4206	232.5	21.04
9	252715	2193	332.3	19.02
10	162407	1896	225	22.12
11****	181944	1972	507	21.36
12*****	438160	3022	286.9	20.84
13	197864	2119	225	22.69
14	190919	2137	225	23.93
15	90961	1277	257.3	17.93
16	90175	1262	408.8	17.66
17	87588	1265	746.3	18.27
18	93072	1241	229.9	16.54
19	87120	1224	225	17.21
20	88148	1389	340.4	21.88

\*Minimum Lot Area = 87,120 square feet

\*\*Minimum Frontage = 225 feet

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

\*\*\*\*\*Carriage House Lot

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

Flexible Development

Lot Number	Area*, sf	Perimeter (feet)	Frontage**, feet	Lot Shape
Parcel 'A'***	98,129	1240	181.1	15.67
1	78496	1105	219.4	15.54
2	114716	1446	335	18.22
3	79804	1150	238.8	16.58
4	74938	1297	222	22.46
4	60021	1118	125.3	20.81
5	79321	1268	131.3	20.27
6	111677	1407	132	17.72
7	93610	1325	131.2	18.77
7	102415	1397	129.2	19.06
8	99822	1527	126.2	23.35
9	56154	997	168.6	17.70
10	213696	1888	530.3	16.69
11	435634	2784	360.5	17.80
12	55302	942	185.7	16.04
13****	118741	1415	631	16.85
14	65743	1031	233.4	16.16
15	51867	923	392.8	16.44
16	50785	915	389.3	16.47
17	71086	1068	280.5	16.06
18	79285	1123	302.9	15.91
19	78496	1105	219.4	15.54
20	114716	1446	335	18.22

\*Minimum Lot Area = No minimum

\*\*Minimum Frontage = 112.5 feet

\*\*\*Parcel 'A' is anticipated to be owned and maintained by the owner of Lot 16, the Carriage House Lot

\*\*\*\*Carriage House Lot

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 legible 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)