

November 20, 2020

Planning Board
Prescott Building
701 Main Street, Suite 4
Lower Level
Lancaster, MA 01523
Email: Planning@lancasterma.net

**Re: Hawthorn Hill
Preliminary Subdivision Plan**

Dear Board Members:

Haley and Ward has completed a review of the Preliminary Subdivision and Flexible Development Permit Application. The plans were prepared by Ducharme & Dillis Civil Design Group, Inc. and are dated April 8, 2020 with revisions through November 2, 2020. We understand your Board denied the Flexible Development Special Permit. Our review is limited to the conventional preliminary subdivision plan. We offer the following comments.

- 1) The applicant response letter states that Parcel A will be annexed to the Lot 13, the Carriage House lot. The decision on ownership of Parcel A should be deferred to the definitive phase to allow for flexibility in meeting the fire protection needs of the final development. This land area may be required for the implementation of the fire protection plan.
- 2) The applicant has requested relief from the requirement for dual access. Your Board may reasonably grant relief from the dual access requirement due to lot shape and topography requirements. A mutual emergency access road to the abutting property along the Lots 12 and 13 property line should be evaluated during the definitive phase.

Sincerely,
CES, Inc.



Scott A. Miller, PE
Regional Manager / Vice President