

August 20, 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 peer review comments received from the Planning Board at the August 10, 2020 hearing regarding the project mentioned above. We have addressed all plan modifications in the latest revision of plans and have summarized the changes below. The review comments are *italicized* with the responses from Ducharme & Dillis below them in **bold**. Following the comments and responses are a list of anticipated waivers and a list of requested conditions of approval for the Flexible Development Special Permit.

Responses to items 1 through 23 have either been addressed in prior review responses or are incorporated into Requested Conditions of Approval.

Lancaster Planning Board Comments from 8/10/2020 Hearing

24. *Adjust conventional well locations (lots 1, 2, 5, 10, 12, 15, 18, 19, 25) and flexible well locations (3, 4, 1, 13, 17, 18, 20, 24, 33)*

Well locations on Conventional and Flexible Lots have been adjusted to meet Section 303-17 Well Location Requirements.

Conventional Lot 1 has been incorporated into Conventional Lot 2, reducing the Conventional Preliminary Subdivision lot count to 25. The lot lines for Flexible Lots 21, 22, and 23 have been adjusted to meet Section 303-17.

Wells have been set back a minimum of 50-feet from easements that are anticipated to remain, generally water and sewer. Existing electrical lines, along with telephone and CATV, are to be relocated to subsurface conduits and the easements solely serving these lines will be relocated on an as needed basis. The layout and alignment of these subsurface utilities will be developed as part of the final design of the Flexible Development.

25. *100' buffer on conventional proposed structures*

The Conventional Development has been revised to locate all proposed structures outside of the

26. *Provide sidewalks on Flexible Development.*

Sidewalks have been provided on the proposed Flexible Development.

27. *Document how open space will be accessed by the public*

The proposed Open Space parcel (89.4 acres) is contiguous with 255 acres of Town Forest Land, accessible from Brockelman Road, where there is an existing parking area.

A twenty foot wide Pedestrian Access Easement has be provided through Lot 4 of the Flexible Development, allowing pedestrian access to the open space and abutting Town Forest Land.

List of Anticipated Waivers

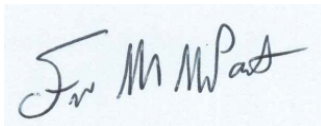
1. The Applicant requests a Waiver from 301-7.D, requiring temporary staking of the roadway centerline for a Planning Board Field Trip.
2. The Applicant requests a Waiver from 301-10.C, allowing the single access for the Flexible Development.

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 blue ink, appearing to read "Frank McPartlan", is shown on a light blue rectangular background.

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