



352 Turnpike Road  
Southborough, MA 01772  
508.480.9900

January 28, 2020

Lancaster Planning Board  
Prescott Building, Suite 4  
701 Main Street  
Lancaster, Massachusetts 01523  
Attn: Michael Antonellis, Planning Director

Via: Hand Delivery

Reference: Application for Preliminary Subdivision  
McGovern Boulevard Extension  
Lancaster, Massachusetts

Dear Mr. Antonellis and Members of the Planning Board:

On behalf of the Applicant, 702 LLC, Bohler Engineering is submitting an Application for a Preliminary Subdivision Plan for the above referenced property. The application and supporting documentation are submitted in accordance with Article III of the Town of Lancaster Subdivision Rules and Regulations.

The land area described in the Application is identified by the Lancaster Assessor's Department as Map 8, Lot 45, containing approximately 342.8+/- acres, split zoned between the Enterprise Retail Subdistrict A and Residential Zoning Districts. Owner's title to the property is recorded in the Worcester County Registry of Deeds South in Book 35657, Page 65.

The following materials are provided for the Planning Board's review and consideration:

1. Project Narrative (5 copies);
2. Form B, Application for Approval of a Preliminary Plan (5 copies);
3. Locus Plans (5 copies);
4. "Preliminary Subdivision Plan" prepared by Bohler Engineering, dated 1/28/2020 (5 copies);
5. Application fee check in the amount of \$1,675 made out to the Town of Lancaster;
6. Digital copy of all submitted documents;

In addition, copies of the application and plans have been submitted to the Board of Health and a copy of the application has been submitted to the Town Clerk.



Thank you for your attention to this matter. We look forward to presenting the Preliminary Subdivision Application to the Board at their next available meeting.

Sincerely

**BOHLER ENGINEERING**

A handwritten signature in blue ink, appearing to read "John Kucich".

John A. Kucich, P.E.

A handwritten signature in black ink, appearing to read "Nathaniel E. Mahonen".

Nathaniel E. Mahonen, P.E.

Enclosures

cc: Lancaster Board of Health  
Lancaster Town Clerk  
702 LLC, Owner/Applicant

SUBDIVISION OF LAND

301 Attachment 2

Town of Lancaster

**Form B**  
**Application for Approval of a Preliminary Plan**

File one completed form with the Planning Board, one copy with the Board of Health and a notice of submission with the Town Clerk.

Date transmitted 1/24/2020  
Date of next Planning Board meeting  
(presumed "Submittal" date) \_\_\_\_\_

To the Planning Board of Lancaster:

The undersigned herewith submits the accompanying Preliminary Plan of a subdivision entitled McGovern Boulevard Extension for approval under the provisions of the Subdivision Control Law and your Rules and Regulations covering the Subdivision of Land.

1. Name of Applicant 702 LLC  
259 Turnpike Rd, Suite 100  
Address Southborough, MA 01772 Telephone 508-326-1810
  2. Name of Owner (if not applicant): 702 LLC  
Address 259 turnpike rd, Suite 100, Southborough, MA 01772
  3. Name of designer: John A Kucich, Bohler Engineering  
Address 352 Turnpike Rd, Southborough, MA 01772
  4. Deed of property recorded in Worcester Registry, Book 59673 Page 028  
Title of property registered in the Worcester Registry of the Land Court, Certificate of Title No. \_\_\_\_\_
  5. Location and Description of Property The property is located at the end of McGovern  
Blvd and to the east of interstate route 190
  6. Number of lots on the plan: 3 proposed lots
- Signature of Applicant: \_\_\_\_\_
- Signature of Owner (if not Applicant): \_\_\_\_\_

**Narrative  
McGovern Boulevard Extension  
Preliminary Subdivision**

**Existing Conditions**

The project site (hereinafter referred to as the "Site") is located off McGovern Boulevard and Lunenburg Road in the Town of Lancaster, Worcester County, Massachusetts. As shown on the Town Assessor's Maps, the Site is identified as Map #8, Lot #45.

The site is located within the Integrated Planning Overlay District (IPOP), Enterprise District, Retail Subdistrict A (EZ-A) and Residential Zoning District. Two (2) overlay districts, the Floodplain Overlay District and Water Resources Overlay District, encompass portions of the Site.

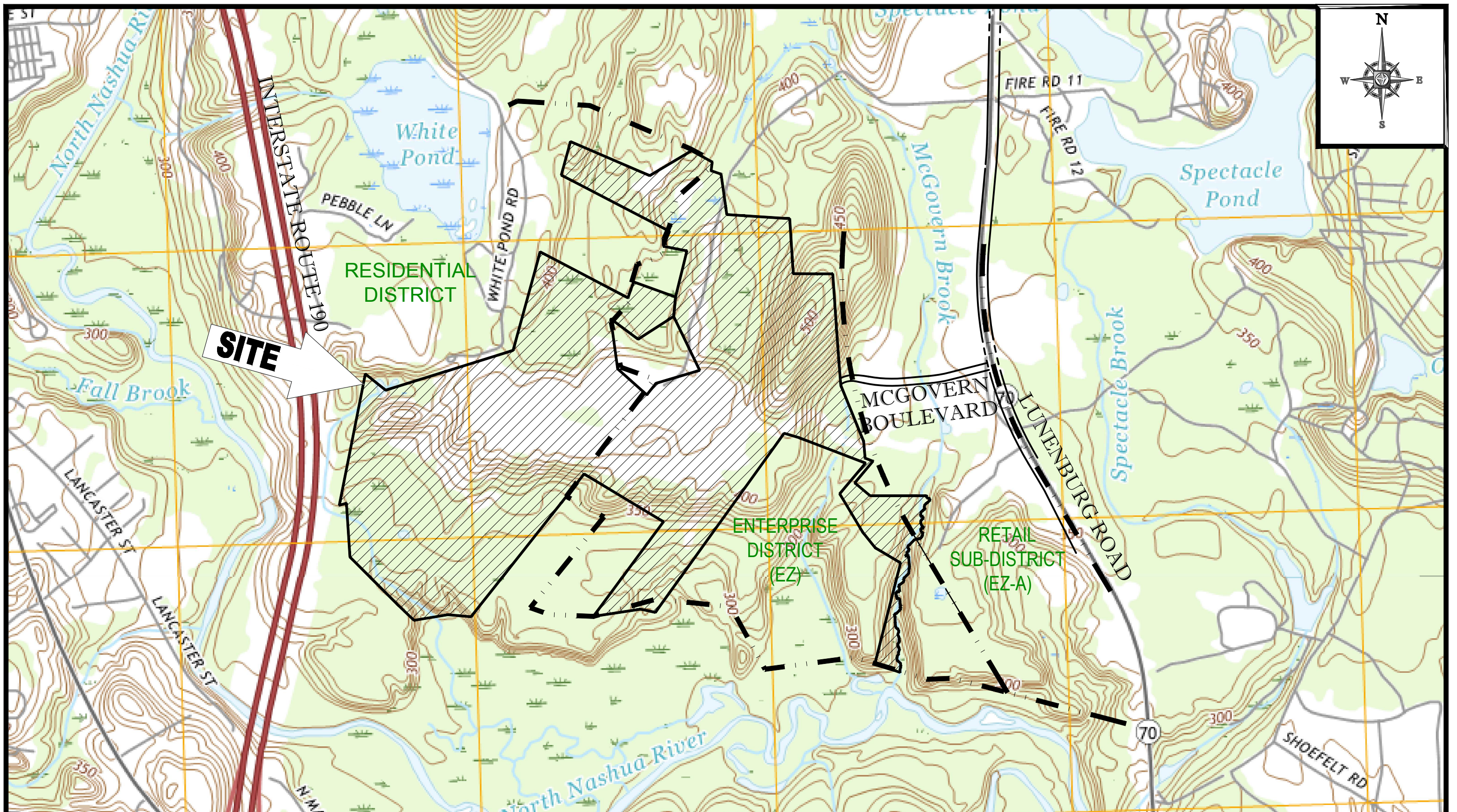
The Site consists of approximately 342.8 ± acres of land consisting of an active gravel pit and gravel access roads, as well as undeveloped fields, woodland, and wetlands. The Site is bordered by woods, wetlands, and residences to the north, Route 190 to the west, woods, wetlands and the North Nashua River to the south, and the developed portions of the Lancaster Crossing development to the East. A small parcel of land, located in the central portion of the Site, is land-locked and is not included as part of the Project. The parcel is accessed via McGovern Boulevard and approved subdivision roadway.

**Proposed Conditions**

The proposed Preliminary Subdivision Plan contemplates extending McGovern Boulevard in order to divide the existing parcel into three (3) proposed lots. Proposed Lot #1 will be buildable while Lots #2 and #3 are designated as non-buildable lots. The proposed extension is in the same general area as the existing unpaved access roads used by the gravel pit use. The plan as currently designed does not require waivers from the Rules and Regulations Governing the Subdivision of Land in Lancaster.

The Preliminary Plans show grading for the proposed extension and stormwater runoff from the proposed extension will drain to the previously approved drainage system for McGovern Boulevard. This drainage system is shown on the Plans for reference. The Preliminary Plan was designed with consideration to the existing topography, wetland resource areas, natural site features, and general character of the Site. The proposed roadway and lots are designed to minimize impacts to the site and adjacent properties.

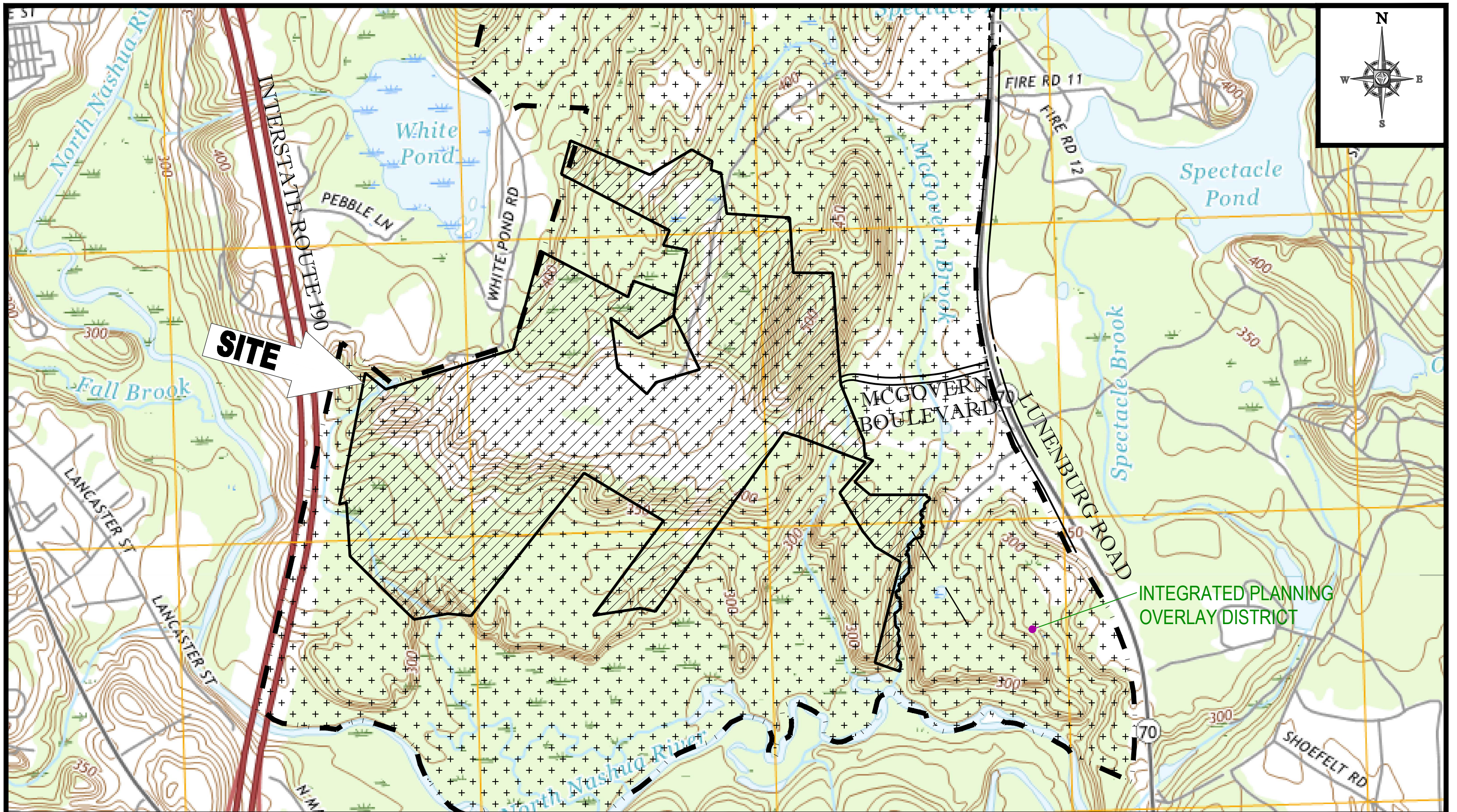




## LOCATION MAP WITH BASE ZONING DISTRICTS

SCALE: 1"=1000'  
PLAN REFERENCES: SHIRLEY USGS QUADRANGLE &  
CLINTON USGS QUADRANGLE





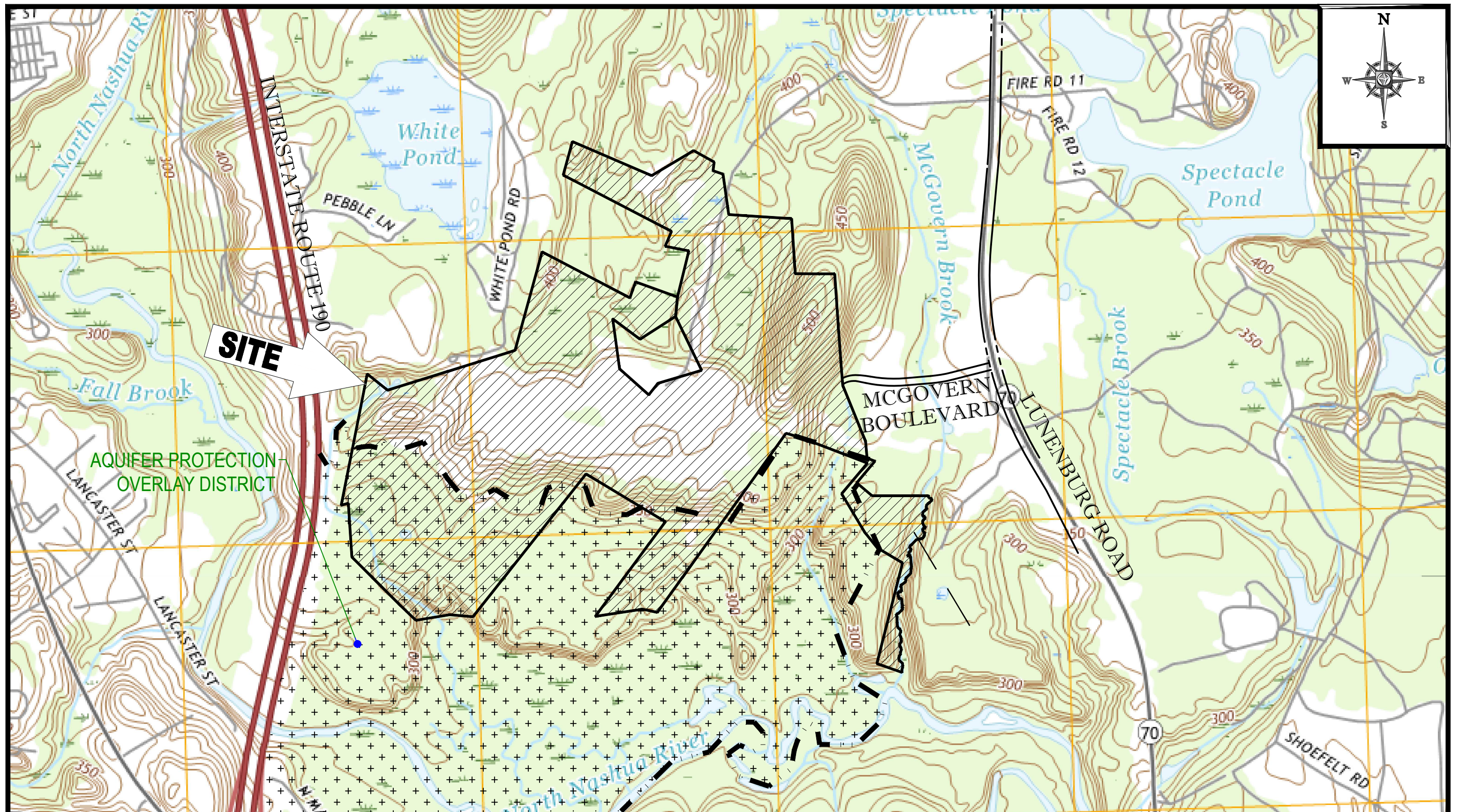
## LOCATION MAP WITH INTEGRATED PLANNING OVERLAY

SCALE: 1"=1000'  
PLAN REFERENCES: SHIRLEY USGS QUADRANGLE &  
CLINTON USGS QUADRANGLE



PREPARED BY  
**BOHLER**  
ENGINEERING



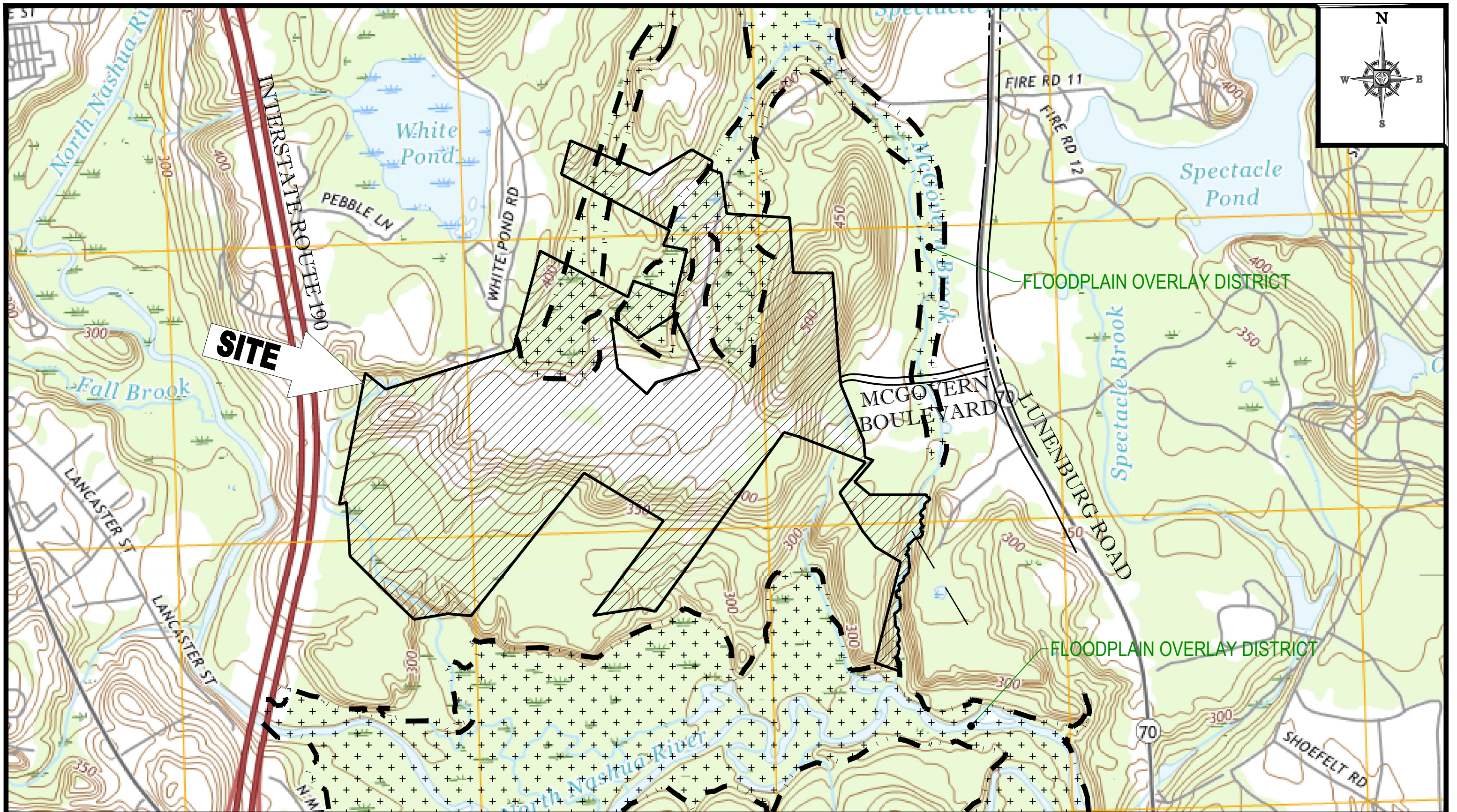


## LOCATION MAP WITH AQUIFER PROTECTION OVERLAY

SCALE: 1"=1000'  
PLAN REFERENCES: SHIRLEY USGS QUADRANGLE &  
CLINTON USGS QUADRANGLE

PREPARED BY  
**BOHLER**  
ENGINEERING





## LOCATION MAP WITH FLOODPLAIN OVERLAY

SCALE: 1"=1000'  
PLAN REFERENCES: SHIRLEY USGS QUADRANGLE &  
CLINTON USGS QUADRANGLE

PREPARED BY  
**BOHLER**  
ENGINEERING