

Summit Engineering & Survey, Inc.

July 14, 2021

Planning Board
Town of Leicetser
3 Washburn Square,
Leicester, MA 01524

via hand delivery

Re: **Modification of Open Space Residential Development
Off Paxton Street "Smugglers Cove"**

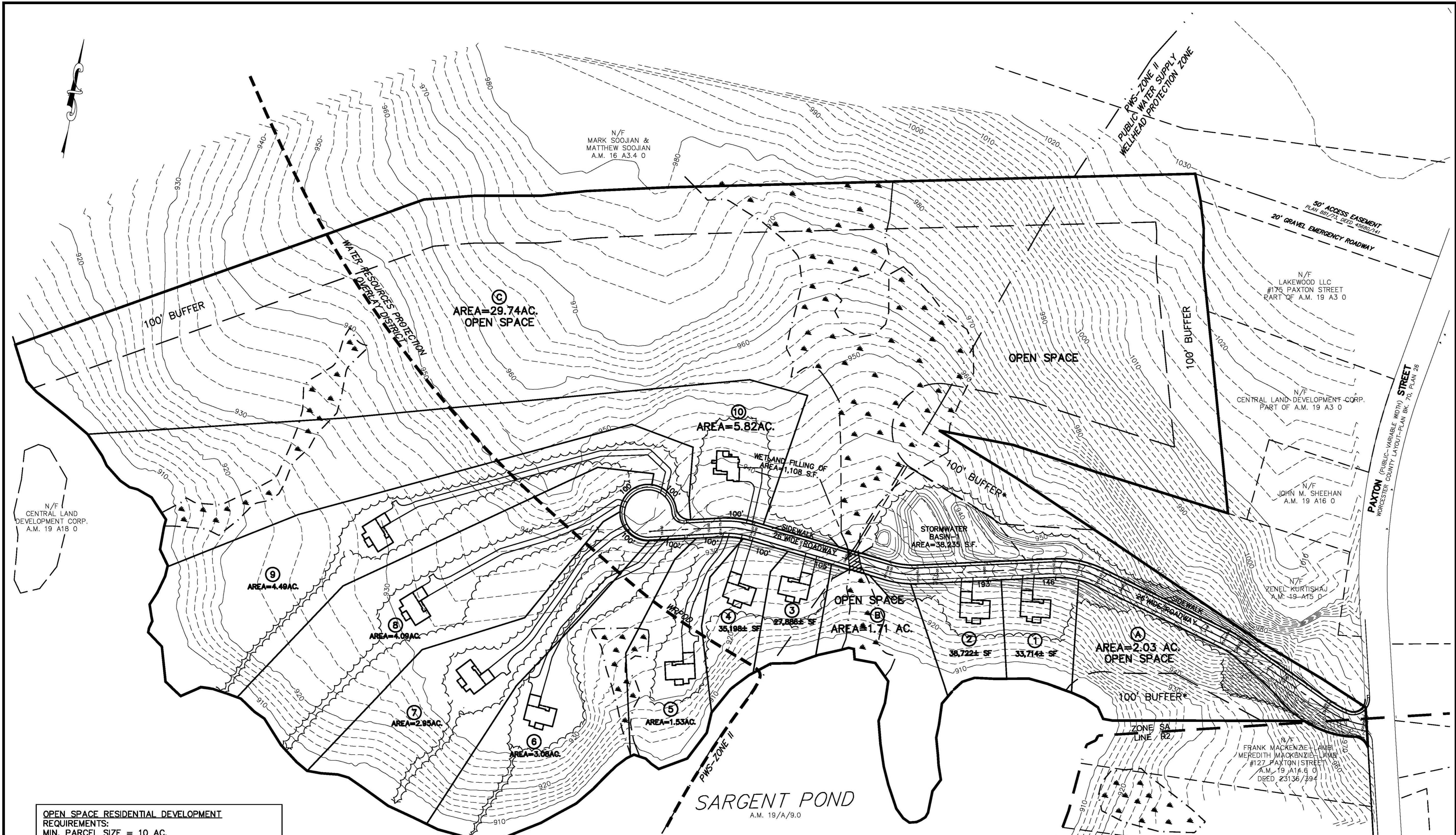
Dear Members of the Board,

On behalf of our Client, DJT Properties, LLC, this office is submitting a Revised Plan per comments from the town departments and abutters concerns. The following changes have been made to the Plan;

1. The proposed roadway pavement width has been increased to 26 feet.
2. Proposed sidewalk has been added to the roadway cross section on the North side of the proposed roadway.
3. The number of Building Lots has been reduced to 10 Lots instead of 13 Building Lots, which was submitted originally.
4. The length of the roadway has been reduced to 1,627 feet instead of 2,000 feet, which was submitted originally.
5. The emergency gravel access road has been removed.
6. The right of way has been adjusted from station 0+00 to station 3+50 as shown on the revised plan.

Respectfully Submitted,
Summit Engineering & Survey, Inc.

By: *Peter Lavoie*
Peter Lavoie, Project Engineer



OPEN SPACE RESIDENTIAL DEVELOPMENT REQUIREMENTS:
MIN. PARCEL SIZE = 10 AC.
MIN. OPEN SPACE AREA = 50% OF TOTAL AREA
MIN. LOT AREA = 20,000 SF
MIN. FRONTAGE = 100 FT.

MIN. SETBACKS
FRONT YARD = 20 FT.
SIDE YARD = 20 FT.
REAR YARD = 20 FT.

PROPOSED CONCEPTUAL OSRD LAYOUT PROVIDED:
TOTAL PARCEL SIZE = 60.2± AC.
MIN. OPEN SPACE AREA = 52% OF TOTAL AREA

PROPOSED CONCEPTUAL OSRD STATISTICS
10 PROPOSED RESIDENTIAL LOTS
(3) OPEN SPACE PARCELS A, B, C AREA=31.4± AC.
ROADWAY LENGTH = 1,600 FT.
ROADWAY WIDTH = 40' WIDE RIGHT-OF-WAY
ROADWAY AREA = 75,369± SF, 1.73± AC.

REQUESTED WAIVERS: (PREVIOUSLY APPROVED JULY 2019)

1. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH (1,627 FT. PROPOSED)
2. ZONING BY-LAW SECT. 5.13.07,C,(1): TO ALLOW A BUFFER STRIP LESS THAN 100 FT. AT THE PERIMETER OF THE PROJECT. (*REDUCED BUFFER AREA AT ROADWAY ENTRANCE FOR CONSTRUCTION/GRADING. NO BUFFER STRIP PROPOSED ALONG THE PORTION OF THE PERIMETER THAT ABUTS SARGENT POND)
3. ZONING BY-LAW SECT. 5.13.07,B,(6): TO ALLOW DRAINAGE BASIN-1 TO BE CONSTRUCTED ON OPEN SPACE PARCEL C (BASIN AREA-38,235 ± SF).
4. SUBDIVISION RULES & REGULATIONS, SECT. V,5.CROSS-SECTION: TO ALLOW FOR ONE SIDEWALK.
5. SUBDIVISION RULES & REGULATIONS, SECT. VI,G.SIDEWALKS,1-3. TO ALLOW FOR ONE SIDEWALK.

NOTE:

THE PURPOSE OF THIS PLAN IS FOR THE MODIFICATION TO THE APPROVED SPECIAL PERMIT AND PRELIMINARY PLAN GRANTED BY THE LEICESTER PLANNING BOARD BASED ON THE PLAN PREPARED BY ALLEN ENGINEERING AND ASSOACAITES INC DATED JULY 2019.

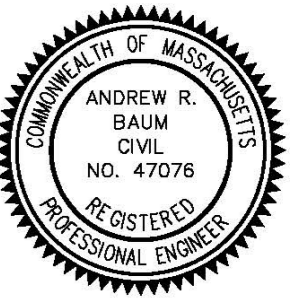
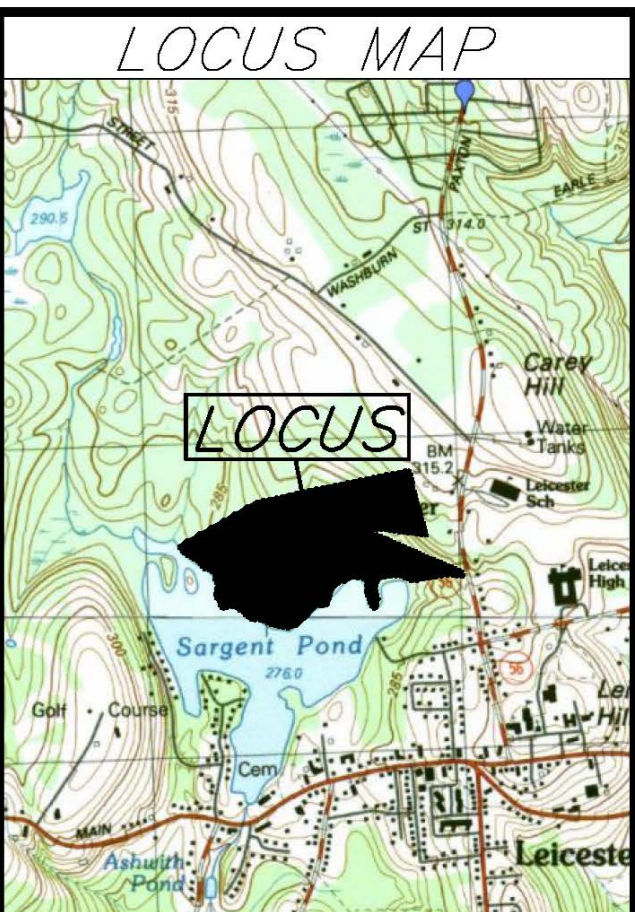
LOTS WILL BE SERVICED BY MUNICIPAL WATER, PRESSURE/FORCE MAIN SEWER AND UNDERGROUND TELEPHONE, CABLE TELEVISION AND ELECTRIC FROM PAXTON STREET.

THE ROADWAY AND ASSOCIATED DRAINAGE EASEMENTS SHALL BE CONVEYED TO THE TOWN OF LEICESTER UPON COMPLETION.

THE OPEN SPACE PARCELS SHALL BE CONVEYED TO A CORPORATION OR TRUST TO BE OWNED BY THE OWNERS OF LOTS WITHIN THE DEVELOPMENT.

THE WETLAND CROSSINGS SHOWN ARE SUBJECT TO THE APPROVAL OF THE TOWN OF LEICESTER, CONSERVATION COMMISSION AND/OR MASSDEP.

THE EXISTING CONDITIONS SHOWN HAVE BEEN COMPILED FROM RECORD PLANS AND STATE/LOCAL GIS DATA, AND ARE APPROXIMATE ONLY. SUMMIT ENGINEERING, INC. HAS NOT PERFORMED AN ON-THE-GROUND FIELD-INSTRUMENT SURVEY, AND EXISTING CONDITIONS SHOWN HEREON ARE SUBJECT TO CHANGE.



Professional Engineer

REFERENCES:

ASSESSORS INFORMATION:
MAP 19, PARCELS A14, A14.1, A14.2
DEED REFERENCE:
BOOK 59309, PAGE 122

NOTES:

LOCUS IS LOCATED WITHIN THE ZONING DISTRICT "SA"

UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES AND ARE APPROXIMATE ONLY. UNDERGROUND UTILITIES OR STRUCTURES OTHER THAN THOSE SHOWN MIGHT EXIST BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.

OWNER & APPLICANT:

Central Land Development Corp.
One Charlesview Road, Suite 1,
Hopedale, MA 01747

SMUGGLER'S COVE

TITLE:

MODIFICATION
Preliminary Plan
Open Space Residential
Development Plan
in
Leicester, Massachusetts

17/13/21 Reduced number of lots and length of road. Added 26' wide pavement and sidewalk on one side. Adjusted entrance.

SUMMIT
Engineering & Survey, Inc.

710 MAIN STREET
NORTH OXFORD, MA 01537
P:508/887-8783 F:508/887-8784

SCALE: 1"=100 FEET
0 100 200 300

SCALE: AS SHOWN
DATE: MAY 26, 2021
JOB NO: 2021-151
PLAN NO: PRELIMINARY PLAN
SHEET NO: 1 OF 1

PRELIMINARY PLAN