

# GRAZ Engineering, L.L.C.



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

**Subject: Revised Project Narrative  
Mayflower/Holcomb Development  
Special Permit Application for  
OSRD Preliminary Subdivision**

Dear Board Members:

## **Project Overview**

In accordance with the Town Leicester Zoning Bylaws and the Planning Boards Subdivision Rules and Regulations, Central Land Development Corp. (Applicant) proposes a nineteen (19) lot "Open Space Residential Development (OSRD) of land located off from Mayflower Circle and Holcomb Street, Leicester, Massachusetts. The approximate 56.7 acre site is currently depicted as multiple Assessor Parcels as noted on the submittal plans and as recorded in the Worcester District Registry of Deeds (WDRD) in Book 4892, Page 377. The site is zoned partially as Suburban Agriculture (SA) and partially as Residential 1 (R1).

The proposed site will be provided with public sewer, water, underground electrical and communication services from the existing public utilities located on Mayflower Circle and Holcomb Street. In addition to those utilities a proposed stormwater management system will be designed for the developed site to conform to the current Massachusetts DEP Stormwater Management Standards as incorporated into the Wetlands Protection Act Regulations.

## **Existing Site Conditions**

The existing site is undeveloped land is located to the east of Pleasant Street with accesses from Mayflower Circle, Holcomb Street, and Sterling Street. This undeveloped site consists of a mix of Oak, Maple, and Pine trees along with various mixed hard and soft woods. The site is generally sloped from the east to west with slopes varying from 3 to 20 percent towards an existing wetland which comprises about 44 percent of the total land area. The current pavement widths are  $\pm 22$ -feet for Mayflower Circle and  $\pm 16$ -feet for Holcomb Street.

## **Proposed Site Conditions**

### **Conventional Concept**

As a basis for the total number of lots to be created for the OSRD concept, a Conventional lot plan was developed. This Conventional plan proposes  $\pm 2,350$  lineal feet of new roadway extending northerly from Mayflower Circle to Holcomb Street. This proposed roadway would have two wetland crossings totaling  $\pm 3,700$  square feet of wetland lost. Along this proposed roadway would be nineteen (19) frontage lots in conformance with the current Zoning Bylaws. In addition, a single (1) lot would be created off from the end of Sterling Street, bringing the total Conventional lot total to twenty (20).

As set forth in the Zoning Bylaws, Section 5.13.05, B, (3) the following total number of lots to be allowed for land evaluation have been determined as follows:

Total No. of Lots in SA =  $(1,355,444 - (0.5 \times 661,130) - (0.1 \times 1,355,444)) / 80,000 = 11.1 \therefore$  **11 lots**

Total No. of Lots in R1 =  $(1,116,389 - (0.5 \times 418,710) - (0.1 \times 1,116,389)) / 40,000 = 19.8 \therefore$  **19 lots**

Therefore, for evaluation purposes, the total number of lots = **30 lots**

#### **OSRD Concept**

The OSRD proposes 19 lots in lieu of the Conventional residential lot layout of 20 lots as depicted on the attached plans. The OSRD proposes a 900-foot dead end cul-de-sac off from Mayflower Circle with eleven (11) frontage lots being created in conformance with the OSRD, Section 5.13.06, Intensity Regulations. In addition, the OSRD development plan proposes to extend Holcomb Street westerly approximately 560-feet to a dead end cul-de-sac from the end of the existing Holcomb Street travelled way located just to the west of its intersection with Utica Street.

The OSRD development plan is designed to allow single family residential dwelling units to be “clustered” closer together as a Low Impact Development (LID). This LID will minimize the total area of site disturbance for the proposed number of dwellings as compared to a conventionally zoned development and thereby provide for more permanent protected open space.

The Applicant notes that the proposed OSRD lots have areas and frontages that are consistent with the existing adjacent developed lots located off from Mayflower Circle and Holcomb Street.

The Applicant proposes that the Open Space be conveyed to and managed by the Town or Town’s Conservation Commission.

#### **Applicable OSRD Special Permit Criteria**

The Applicant proposes this alternative OSRD plan to a conventional subdivision for the following reasons:

- The preservation of as much open space as possible for the site, primarily the extensive wetlands located through out the site. In addition, the OSRD plan would not bisect the extensive wetland area with a proposed roadway and residential development.
- To accommodate the site’s physical characteristics, particularly wetlands and topography, by reducing the overall footprint of the proposed roadways and residential development areas and thereby minimizing the impacts on the site’s extensive wetlands area and wildlife habitats.

#### **Special Permit Waiver Requests**

##### **Zoning Bylaw, Section 5.16.06.C - Intensity Regulations:**

To allow a dead-end street to provide access to 11 building lots.

##### **Zoning Bylaw, Section 5.16.07.C.1 - Buffers:**

To allow a buffer strip of less than 100' at the perimeter of the project.

**Waiver Requests (continued)**

Subdivision Rules & Regulations, Section V, 2. Width, (A):

To allow a travelled way width of 24-feet.

Subdivision Rules & Regulations, Section V, 5. Cross-Section:

To allow for the deletion of sidewalks.

Subdivision Rules & Regulations, Section Vi, G. Sidewalks, (1-3):

To allow for the deletion of sidewalks.

I trust that this information will assist the Planning Board in their review and approval of the Applicant's Special Permit for this OSRD subdivision submittal. Should you require further information, please contact us as soon as possible.

Respectfully yours,  
GRAZ Engineering, L.L.C.

  
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BCM/PFG/bcm

cc: Matt Schold, Central Land Development Corp.  
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