

Maren Toohill

From: Bruce D. Ringwall <BRingwall@gpr-inc.com>
Sent: Wednesday, May 13, 2020 4:26 PM
To: Maren Toohill
Cc: Tom Bigelow
Subject: Healy Corner DYP and Open space updates
Attachments: SKC-100 rev3 (20200511).pdf; Open Space Modified Layout_Rev1 (20200512).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Maren and Tom,

Based on discussions at the April 23, 2020 and May 7, 2020 Planning Board meeting GPR modified the Density Yield Plan (DYP) once again to attempt to lessen the questions and issues relative to wetland crossing etc. The following are the changes made on the DYP for your review:

1. Lot 14's frontage /access neck is now east of Lot 13. This eliminates the discussion of access across the wetlands.
2. The driveway serving Lots 13 and 14 has been moved to the location of the existing cart road and not in conflict with the driveway to 269 Harwood Ave.
3. Lots 5 through 12 have been revised for frontage and area. (Lot 5 ever so slightly.)
4. Lot 6 has been revised from a reduced frontage lot to a basic lot and the dwelling and septic moved close to Dennis Circle to eliminate the wetland crossing.
5. Lot 7 uses the previous dwelling and septic location of the former Lot 9.
6. Lot 8 stays essentially the same. The driveway for Lot 8 also serves Lot 7.
7. Lot 9 and Lot 10 use a shared driveway.
8. Lot 11 and Lot 12 are basic frontage lots.

All lots have the required frontage, upland area, lot area, meet a greater than 0.4 lot shape factor and have soils testing consistent with Title 5.

We have also attached the Open Space Modified Layout indicating 16 lots.

Bruce

Bruce D. Ringwall, President
Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432
P 978-772-1590 F 978-772-1591
<mailto:bringwall@gpr-inc.com>
www.gpr-inc.com



This transmission is only for the addressee and may contain information that is privileged and confidential. Unauthorized use, modification, copying, distribution or other disclosure of this transmission and its attachments is strictly prohibited. If you have received this in error, please notify us immediately by phone; then destroy the original. Thank you.
Goldsmith, Prest & Ringwall, Inc.