

Trowbridge Engineering, LLC

Consulting Civil/Site Engineers
P.O. Box 3
Westminster, MA 01473

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14 May 2020

Planning Board
Town Hall
11 South Street
Westminster, MA 01473

Re: Definitive Subdivision Plan

Site: BettyJoe Way Subdivision
84 State Road West
Westminster, MA 01473

Dear Board Members,

Please find attached Definitive Subdivision plans and supporting information for property located off of State Road West (Route 2A) in Westminster, MA. The project involves an existing 8.6 acres property that contains an existing single family house. The project proposes a two lot subdivision access road extending southerly from State Road West. This lot will be divided into two conventional building lots and third parcel that will contain the access road. This access roadway will be approximately 425' in length with a minimum travelled way width of 15' with a 2.5' wide shoulder. The proposed roadway name is BettyJoe Way and it will not be publicly maintained. Only the two proposed houses will be served by the roadway and the land will not be available to future subdivision for additional housing without further subdivision approval. The lots will be served by onsite wells and septic systems.

The following is a list of waivers from Westminster Subdivision Regulations that are requested for this project.

CONSTRUCTION STANDARDS

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>Reference</u>
Pavement width	26'	15' w/ 2.5' shoulders	Section 231-14
The purpose of the reduced standard subdivision is to allow for construction of two single family houses on a driveway that has been enlarged to meet the requirements of the Westminster Fire Department. This requirement is a 15' wide travelled way with 2.5' wide shoulders.			
Roadway slope	6%	max. 8.3%	Section 231-14
Generally, the slopes for reduced standard subdivisions are allowable up to a 10% slope which is typical for a residential driveway. The majority of the shared portion of the roadway is shallower than this grade.			
ROW flares	25' radius	none	Section 231-16
The access road is smaller than those roadways proposed under conventional subdivision development and so the room provided by ROW flares for additional pavement, sidewalks and utilities is unnecessary.			

Roadway Construction	paved road, etc.	reclaimed asphalt access road	Section 231-27-29
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The proposed access roadway is a driveway that has been upgraded to allow for use by the occupants of two houses and for Fire Department access. The roadway will remain private and the maintenance of the road will be the responsibility of the homeowners. The level of construction needed for a Town maintained roadway is not necessary here.

Street trees	2 trees / lot	none	Section 231-32
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The project is an upgraded driveway for two single family houses. The areas within the right of Way not devoted to the travelled way and shoulders will be stabilized with stump grindings which will allow natural vegetation to fill in.

SUBMITTAL REQUIREMENTS

<u>Regulation</u>	<u>Required</u>	<u>Proposed</u>	<u>Reference</u>
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Plan Submittal requirements	1"= 40'	1"= 50'	Section 231-12(D)
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The subdivision plan is show at a scale of 1" = 50' to allow the entire lot to be viewed on one 24" x 36" sheet. The engineering plan is drawn at 1" = 40'.

Performance Guarantee	as required	none	Section 231-12(F)
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Since the project involves a reduced standard subdivision serving only two houses, it seems that a performance bond is unnecessary. The site will be inspected by the Town's engineering consultant prior to occupancy.

Asbuilt Plans	as required	none	Section 231-12(H)
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Since the project involves a reduced standard subdivision serving only two houses, it seems that an asbuilt plan is unnecessary. The site will be inspected by the Town's engineering consultant prior to occupancy and asbuilt plans for the septic systems will be required by the Board of Health.

Filing Fee Requirement	\$ 3625.00	\$ 600.00	Section 231-12 A (4)
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The typical filing fee has been \$600 for a reduced standard subdivision plan in the past. This amount has been accepted as commensurate with amount of time needed by the Board and staff to review this type of development.

Environmental Impact Analysis	as required	none	Section 231-12 A (5)
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The project will result in one additional house to be located on an existing 8.6 acre parcel. The existing driveway will be used for access. No significant grading or tree cutting is proposed. Significant impacts are not anticipated.

Please feel free to contact me if you have any questions.

Sincerely,

Trowbridge Engineering, LLC

By:

Christopher C. Mossman, P.E.
Civil Engineer

Included:

- Form B signed by Karen Aveni
- Filing Fee payment
- Checklist for Receiving Definitive Plans
- Certified List of Abutters

Attached:

- “Definitive Subdivision Plan – BettyJoe Way Subdivision”, prepared by Trowbridge Engineering, LLC, dated 15 May 2020 (12 copies)
- “Definitive Plan”, prepared by Szoc Surveyors, dated 14 May 2020 (12 copies)

cc: Bear Investments, LLC

\M19024PB1

FORM B
APPLICATION FOR APPROVAL OF A DEFINITIVE SUBDIVISION

Two (2) copies of this form, filled out and signed, should be included with the original and ten (10) copies of the plan in question. (Please type or print information in blanks below)

Westminster, Massachusetts 19 May, 2020*
(Date of Filing)

The undersigned herewith submits the accompanying Definitive Plan of the property in the Town of Westminster for approval as a subdivision under the requirements of the Subdivision Control Law in the Town of Westminster.

Name of Applicant: Bear Investments, LLC Phone # _____
Address: 6 Brooks Avenue, Westminster, MA 01473

Name of Owner: same Phone # _____
Address: _____

Name of Surveyor: S20C Surveyors
Address: 32 Pleasant Street Gardner, MA Phone # _____
(978) 632-0233

Deed of property recorded in Worc. Northern Registry.

Book No. 9456 Page No. ~~264~~ 295

Location and Description of Property: Map 102 Group _____ Parcel 8

Property Address: 84 State Road West

Zoning District: R1

Acreage 8.61 # of Lots 2 Length of Road 425' ±

Signature of owner: Karen M. Averi

(all applications shall be signed by the owner of the property or if the applicant is represented by an agent, written evidence shall be submitted with the application accompanying the plan that the agent has the authority to submit such application for each owner involved. If the applicant is a corporation, it shall submit with the application a list of its officers, and a duly authenticated certificate of vote authorizing said officers to file the application and plan, and to represent the corporation in all further proceedings incident thereto.)

*The date entered above shall be the date of the Planning Board meeting at which the Plan is submitted.

Fee Received By: _____ Date: _____

NOTE: All Plans shall be accompanied by a filing fee as determined by the most recent Planning Board Fee Schedule.

Betty Joe Way Subd.
84 State Road West
Westminster, MA

Checklist for Receiving Definitive Plans:

- ☒ Form B Application signed by owner, and/or letter of authorization from owner
- ☐ Certified list of abutters within 100' of perimeter of entire parcel. ^{300'}
- ☒ Filing Fee (see most recent Planning Board fee schedule)
- ☒ Plans (10 copies) ^{12 copies}
- ☒ Stormwater Management – drainage calculations
- ☐ Environmental and community impact analysis ^(waiver requested)
- ☒ Updated wetlands delineation
- ☒ Upland lot area calculations to determine zoning conformance
- ☒ Owner is not on Delinquent Tax list

Town Collector's office

BEAR INVESTMENTS LLC
P.O. BOX 101
WESTMINSTER, MA 01473

161

53-7070/2113
04

5/14/2020
Date

Pay to the
Order of Town of Westminster

\$ 600.⁰⁰

Six hundred dollars 00/100

Dollars



Photo
Safe
Deposit™
Details on back

Fidelity Bank 
Helping you get where you want to be™

For _____

Karen M. Averi ^{MP}

⑆ 211370707⑆

170294755⑈ 00161

Harland Clarke

INTOUCH® CUSTOM CREATIONS®

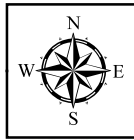
300 FOOT ABUTTERS LIST FOR 84 STATE RD WEST WESTMINSTER, MA

102		8		BEAR INVESTMENTS LLC		6 BROOK AVENUE	WESTMINSTER	MA	01473
Map	Block	Lot	Unit	Owner's Name	Co_Owner's Name	Address	City	ST	Zip
86		33		DODGE SUSAN J		87 STATE RD WEST	WESTMINSTER	MA	01473
86		34		DIANGELO CHRISTOPHER J & KRIST		85 STATE RD WEST	WESTMINSTER	MA	01473
86		35		MURCHIE BRIAN D & KIMBERLY W T MURCHIE FAMILY 2017 REVOC		81 STATE RD WEST	WESTMINSTER	MA	01473
86		36		TOWN OF WESTMINSTER		11 SOUTH ST	WESTMINSTER	MA	01473
102		4		DAVIS STEVEN A & KERRYBETH F T STEVEN A DAVIS & KERRYBET		PO BOX 592	WESTMINSTER	MA	01473
102		6		GRENIER JAMES M		72 STATE RD WEST	WESTMINSTER	MA	01473
102		7		VERROCHI EDWARD R III & EMILY		80 STATE RD WEST	WESTMINSTER	MA	01473
102		9		FLANAGAN LORRAINE T TRUSTEE	LORRAINE FLANAGAN LIVING	53 SARGENT RD	WESTMINSTER	MA	01473
107		14		SEABOARD SOLAR HOLDINGS LLC		143 WEST ST STE 201	NEW MILFORD	CT	06776

Record Count: 9

Parcel Count: 9

300 FOOT ABUTTERS LIST FOR 84 STATE RD WEST



Tax Parcels

Other Legal Features

Easements

Rail ROW

Miscellaneous Features

Island

Water

Wetland

MRPC Communities

Surrounding Communities

MBTA Commuter Rail Stations

Active Rail Lines

Commuter Rail Line

Other Active Rail Lines

Interstate Routes

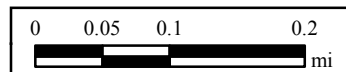
Interstate Routes

US & State Routes

US & State Routes

Other Roadways

Other Roadways



DISCLAIMER: The information depicted on this map is for planning purposes only. All data are representational and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

MRMapper

86

DODGE SUSAN J
87 STATE RD WEST
WESTMINSTER, MA 01473

86

DIANGELO CHRISTOPHER J & KRISTEN
85 STATE RD WEST
WESTMINSTER, MA 01473

86

MURCHIE BRIAN D & KIMBERLY W TRUSTEES
MURCHIE FAMILY 2017 REVOCABLE TRUST
81 STATE RD WEST
WESTMINSTER, MA 01473

86

TOWN OF WESTMINSTER
11 SOUTH ST
WESTMINSTER, MA 01473

102

DAVIS STEVEN A & KERRYBETH F TRUSTEES
STEVEN A DAVIS & KERRYBETH F DAVIS REV
PO BOX 592
WESTMINSTER, MA 01473

102

GRENIER JAMES M
72 STATE RD WEST
WESTMINSTER, MA 01473

102

VERROCHI EDWARD R III & EMILY J
80 STATE RD WEST
WESTMINSTER, MA 01473

102

FLANAGAN LORRAINE T TRUSTEE
LORRAINE FLANAGAN LIVING TRUST
53 SARGENT RD
WESTMINSTER, MA 01473

107

SEABOARD SOLAR HOLDINGS LLC
143 WEST ST STE 201
NEW MILFORD, CT 06776