



Trowbridge Engineering, LLC

Consulting Civil/Site Engineers
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4 October 2019

Planning Board
Town Hall
11 South Street
Westminster, MA 01473

Re: Definitive Subdivision Plan

Site: Kiwi Court Subdivision
Off Ashburnham State Road
Westminster, MA 01473

Dear Board Members,

Please find attached Definitive Subdivision plans and supporting information for property located off of Ashburnham State Road in Westminster, MA. The project proposes a two lot subdivision access road extending westerly from Ashburnham State Road. The project involves an existing hammerhead lot that will be divided into two conventional lots and third parcel that will contain the access road. This access roadway will be approximately 740' in length with a travelled way width of 15' and 2.5' wide shoulders. The proposed roadway name is Kiwi Court and it will not be publicly maintained. A reclaimed asphalt turnaround will be constructed at the end of the roadway. 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

Regulation	Required	Proposed	Reference
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.			
Dead-End Street length	500'	740'±	Section 231-15
The developable portion of this property is located further back into the property due to the presence of wetlands so the proposed roadway has been extended beyond the 500' mark. Generally, public safety and maintenance are the issues to be considered here. The fire chief has reviewed the plan and has not expressed a concern. Also the road will remain private and will not require public maintenance.			

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 Section 231-27-29
access road

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

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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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	\$ 5200.00	\$ 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 beyond what would be allowed here by right under the current zoning regulations. No significant impacts are 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 Gordon Martin

- Filing Fee payment
- Checklist for Receiving Definitive Plans
- Certified List of Abutters

Attached:

- “Definitive Subdivision Plan – Kiwi Court Subdivision”, prepared by Trowbridge Engineering, LLC, dated 4 October 2019 (10 copies)
- “Definitive Plan”, prepared by Szoc Surveyors, dated 4 October 2019 (10 copies)

cc: Gordon Martin

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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 4 Oct, 2019 *
(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: BRNG, LLC Phone # (978) 660-7066
Address: 164 South Ashburnham Road Westminster, MA

Name of Owner: same Phone # _____
Address: _____

Name of Surveyor: S20C Surveyors
Address: 32 Pleasant Street, Gardner, MA Phone # (978) 5632-0233

Deed of property recorded in WNDRD Registry.

Book No. 8950 Page No. 133

Location and Description of Property: Map 28 Group _____ Parcel 6

Property Address: 66 Ashburnham State Road

Zoning District: R11

Acreage 3.92 ac # of Lots 2 Length of Road 740' ±

Signature of owner: 

(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.

Checklist for Receiving Definitive Plans:

- ☒ Form B Application signed by owner, and/or letter of authorization from owner
- ☒ Certified list of abutters within ^{300'} 100' of perimeter of entire parcel.
- ☒ Filing Fee (see most recent Planning Board fee schedule) *waiver requested*
- ☒ Plans (10 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

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS



BRNG, LLC
DBA BREAKING NEW GROUND
88 DAVIS ROAD
WESTMINSTER, MA 01473

ENTERPRISE BANK AND TRUST COMPANY
222 MERRIMAC STREET
LOWELL 01853

1760

DATE

10/1/19

AMOUNT

\$ 600.00

PAY
TO THE
ORDER
OF

Town of Westborough
Superior Jackson



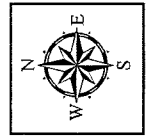
Planning Board 66/84 St. 4

[Handwritten Signature]

AUTHORIZED SIGNATURE

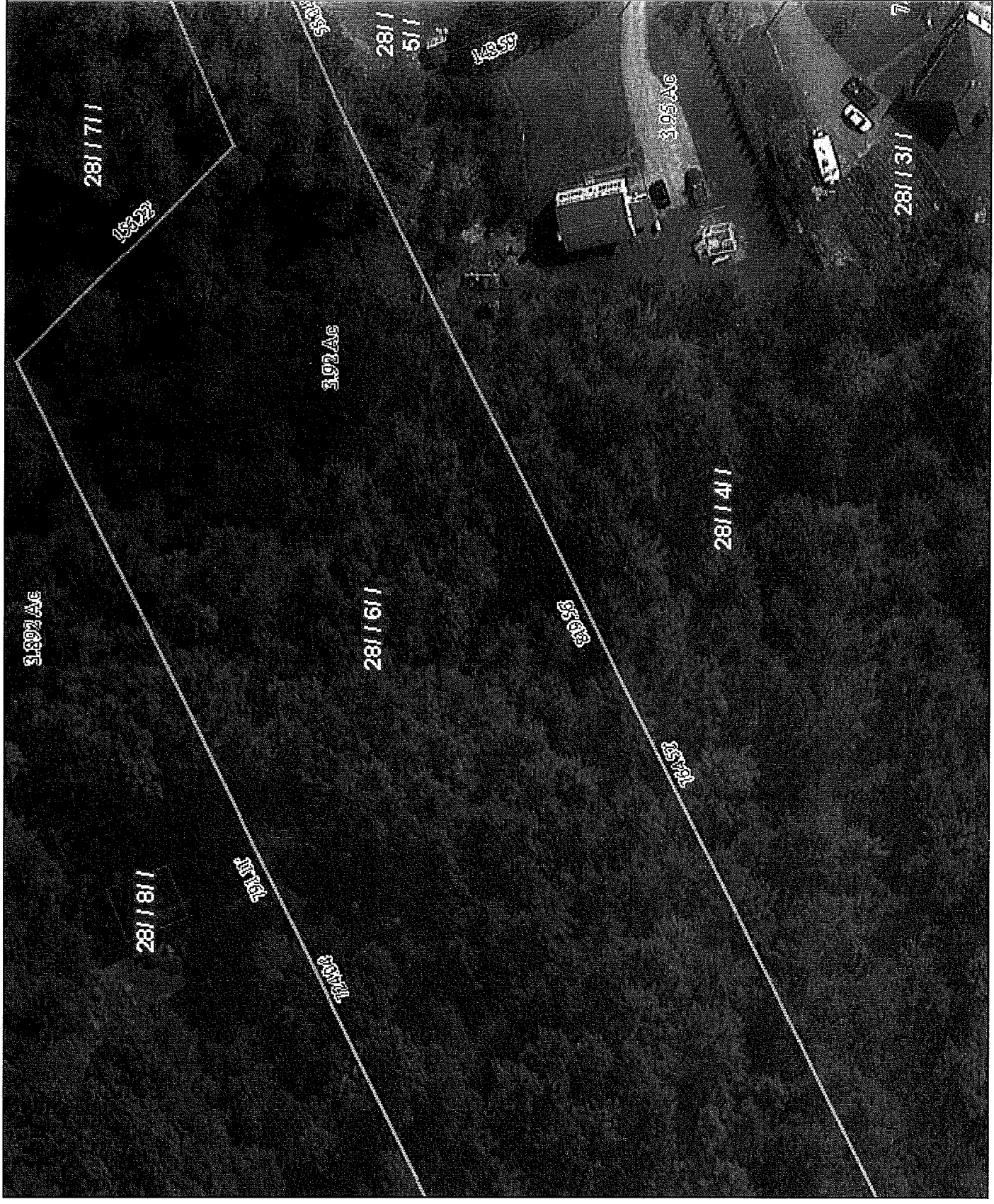
⑈001760⑈ ⑆011302742⑆ 734 185⑈

PLANNING ABUTTERS LIST FOR MAP , PARCEL 6



Search by Address _ Query result

- ☐ Tax Parcels
- Other Legal Features**
 - ☐ Easements
- ☒ Rail ROW
- Miscellaneous Features**
 - ☐ Island
 - ☐ Water
 - ☐ Wetland
- ☒ MRPC Communities
- ☐ Surrounding Communities
- ☐ Building Footprints
- ☒ 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



ABBUTTERS LISTING WESTMINSTER, MA

28 Map	Block	6 Lot	Unit	BRNG LLC Owner~s Name	Co_Owner~s Name	164 SO ASHBURNHAM RD Address	WESTMINSTER City	MA 01473 ST Zip
16	11	2		DIBENEDETTO NICHOLAS P & BLISS AMBE		219 BEAN PORRIDGE HILL RD	WESTMINSTER	MA 01473
27		3		SANFORD CONRAD & SARA		215 BEAN PORRIDGE HILL RD	WESTMINSTER	MA 01473
27		5		LECUYER RONALD R JR & KIM A		209 BEAN PORRIDGE HILL RD	WESTMINSTER	MA 01473
27		6		ARSENault RYAN & AMANDA		207 BEAN PORRIDGE HILL RD	WESTMINSTER	MA 01473
28		2		COURNOYER JEFFREY P & MICHELLE A		58 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		3		WINSTON SAMUEL		560 STATE ST	BELCHERTOWN	MA 01007
28		4		SULLIVAN MICHAEL A & MELANIE V		62 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		5		HARRIS ELIZABETH J		64 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		7		HILTON RONALD R & DONNA M		70 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		8		HITE BRIAN		72 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		9		YAW OSEI & BEATRICE S		74 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		10		MALCOMB CONSTANCE S		76 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		12		BAKKEN DENNIS M & CHARLOTTE J		66 HAKALA DR	NEW IPSWICH	NH 03071
28		13		ALA-NISULA ESKO & PEGGY		65A ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
28		14		PERCIVAL RICHARD R		61 ASHBURNHAM STATE RD	WESTMINSTER	MA 01473
Record Count: 15								
Parcel Count: 15								

16

DIBENEDETTO NICHOLAS P & BLISS AME
219 BEAN PORRIDGE HILL RD
WESTMINSTER, MA 01473

28

YAW OSEI & BEATRICE S
74 ASHBURNHAM STATE RD
WESTMINSTER, MA 01473

27

SANFORD CONRAD & SARA
215 BEAN PORRIDGE HILL RD
WESTMINSTER, MA 01473

28

MALCOMB CONSTANCE S
76 ASHBURNHAM STATE RD
WESTMINSTER, MA 01473

27

LECUYER RONALD R JR & KIM A
209 BEAN PORRIDGE HILL RD
WESTMINSTER, MA 01473

28

BAKKEN DENNIS M & CHARLOTTE J
66 HAKALA DR
NEW IPSWICH, NH 03071

27

ARSENAULT RYAN & AMANDA
207 BEAN PORRIDGE HILL RD
WESTMINSTER, MA 01473

28

ALA-NISULA ESKO & PEGGY
65A ASHBURNHAM STATE RD
WESTMINSTER, MA 01473

28

COURNOYER JEFFREY P & MICHELLE A
58 ASHBURNHAM STATE RD
WESTMINSTER, MA 01473

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PERCIVAL RICHARD R
61 ASHBURNHAM STATE RD
WESTMINSTER, MA 01473

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WINSTON SAMUEL
560 STATE ST
BELCHERTOWN, MA 01007

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