



Trowbridge Engineering, LLC

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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

<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.			
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 access road Section 231-27-29
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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