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The Ayer Planning Board
Town Hall
1 Main Street
Ayer, MA 01432

RE: "Stratton Hill" Subdivision, Wright Road

Dear Board Members:

May I respectfully request the following waivers:

Section VI (H): Landscape Plan

This section requires the submission of a landscape plan showing, inter alia, trees on the site which are more than 12" in diameter. The site is heavily treed, and most of it will remain in its natural state subsequent to development. It is also my client's intent to retain the existing woodland vegetation to the extent possible within the development area. We have provided a landscape plan with the definitive plan showing street trees where the existing vegetation needs to be augmented, the area within the boulevard entrance to the site, and the previously disturbed area which was to be occupied by the westerly subdivision road. The plan also identifies areas on the definitive plan where the natural vegetation within the development area is to remain, as well as areas where street trees are proposed to be added.

Section VI (P): Road Striping

This section requires striping on the subdivision road. We would prefer that the road maintain the appearance of a country lane; the striping gives it an urban feel which is not consistent with the surrounding neighborhood.

Section VI (F).2 Test Hole Data

This section requires the submission of test hole data at 200 foot intervals along the subdivision road. This information was provided and reviewed in 2005; we have submitted data for the areas occupied by the drainage system.

Section VII B 5(g): Driveway Spacing

This section requires spacing of at least 30 feet between driveway entrances onto the subdivision road and prohibits driveways from being opposite other driveways. The plan shows driveways which do not meet that standard; the locations have been chosen by the topography and sight distance, and the compression of the lot sizes has limited the options for driveway locations.

Section VII B 1(f): Centerline Radius

This section requires a generous minimum centerline radius; the subdivision road has a centerline radius which does not meet the requirement between Station 9+00 and Station 14+50. The design of the road in this location will allow emergency vehicles to pass without difficulty.

Section VII B 5(b): Sidewalk

Rather than a conventional sidewalk throughout the site, we are proposing a single sidewalk as shown throughout the subdivision to the mailboxes. A pedestrian path is proposed from the mailboxes to Wright Road passing through the Open Space Parcel.

Section VII B 8(a): Curbing

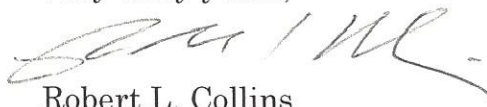
This section requires granite curbs. We are proposing sloped granite curbs at the roundings of intersection with Wright Road and at the internal intersection. Bituminous "Cape Cod" berms are provided elsewhere as a turtle friendly option at the request of the Conservation Commission.

Design Standards Appendix C: Streetlights

We discussed the issue of street lights during the preliminary plan review process; the definitive plan shows street lights at the intersection of the subdivision road with Wright Road and at the internal intersection at the crosswalk. Limiting street lights to the locations proposed will reduce the visual impact of this development.

Thanking the Board for its time and consideration, I remain

Very truly yours,



Robert L. Collins