

VIA EMAIL: planningdivision@concordma.gov

May 3, 2021

Ms. Elizabeth Hughes
Assistant Town Planner
Concord Planning Division
141 Keyes Road 1st floor
Acton, MA 01720

Re: ***Minor Modification* to allow Lot 2A to be added to the existing (new street) McCaller Lane, (aka Keuka Road), subdivision known as the Hosmer Meadow Subdivision.**

Dear Ms. Hughes:

This is the formal submittal and request for the approval of the *Grandfathered Lot*, located at 2A Keuka Road, Concord, MA under the *Minor Modification* to a subdivision.

The site today is located on the recently installed roadway now called, "*McCaller Lane*". The new street is approximately 75 feet west of the intersection of Main Street and Florio Drive. The specific parcel within the approved subdivision is known as Parcel # 3837 on Map 9f.

The subject property consists of 2.48 acres of land. It is located in the Residence B Zoning District. The property is presently undeveloped. The property does contain wetlands and buffer zone areas that are under the jurisdiction of Mass DEP and the Concord Natural Resources Commission (NRC). There are two orders of conditions issued for this project, one from the DEP and one issued by the NRC – all appeal periods have expired and permits are issued and recorded.

McCaller Lane is now paved for its entire length under the approved definitive subdivision plan known as "*Hosmer Meadow*".

A definitive subdivision plan was approved by the Planning Board for the use of 4 lots. This portion of the original plan was changed from the approved plan of 1913 that was filed with the Middlesex County Registry of Deeds prior to the adoption of the subdivision control law in the town.

A previous inquiry on the status of Lot 2A under Chapter 40A Section 6 was provided to the Planning Department and the Building Inspector for a status review. It was determined at that time the subdivision did not meet the MGL Ch. 41 Section 81L for certain aspects of the law; (which it now does), including:

"sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic..."

Lot 2A is relatively flat. It is densely vegetated with invasive species, which as part of the local Order of Conditions a provision for the mitigation of the invasive species has been addressed.

The current existing conditions for the entire site, including Hosmer Meadow subdivision is that the stormwater management structures are in place, including a 20,000 square foot portion of Lot 2A; which is utilized as a detention basin.

Pavement is placed along the entire approved Hosmer Meadow Subdivision which includes 178 feet directly in front of Lot 2A. The final coat of pavement has not been installed as of the date of this submittal.

Along with the installation of stormwater protection are the utilities including gas, water and electric which are stubbed as part of a recorded agreement with the developer of McCall Lane, (the Beckman's) and the owner of the property.

A septic design has been completed and submitted for approval to the Board of Health.

The DPW of Concord has also reviewed Lot 2A for its compliance to the local stormwater management regulations and is approved.

Previous conversations and correspondence with the Fire Department and Police Department were favorable and there were no issues to prevent access for their respective protections.

Although not required under the provisions and protection of Chapter 40A Section 6 of MGL, the lot complies with all of the Zoning requirements for Residence B Zoning District including lot area, lot frontage, lot width, front, side and rear setbacks.

The Planning Board, at the time of the Hosmer Meadow approval granted 6 waivers from the Subdivision Rules and Regulations including; Section 6.8.1 road width from 50 to 40 feet, minimum of radius of curve allowing 51.71 feet, Section 6.8.1 Cul-de Sacs: layout was not designed with the use of a cul-de-sac. Section 6.10 Sidewalks, none are provided and 6.17 Street Trees only a limited number will be installed. We are not requesting any waivers as the roadway has been installed and provides adequate vehicular traffic, stormwater management, safety, board of health compliance and access to all required utilities.

Please find these documents hereby attached:

- Application
- Fee
- Certified List of Abutters
- Community Newspaper Notification
- Assessors Information
- Assessors Map
- Deed
- Approved 1913 Recorded Plan
- Hosmer Meadow Planning Board Approval (Decision)

- Hosmer Meadow Approved Plans
- Drainage Easement
- Access Easement
- Stormwater Management
- Operations Maintenance Plan
- DPW Stormwater and Plan Review
- Board of Health Review Letter
- DEP Superseding Order of Conditions (WPA)
- NRC Order of Conditions (By-Law)
- Determination of Zoning Enforcement Officer acknowledging the Grandfather Status of Lot 2A
- Design Plan

We are looking forward to presenting this project to the Board.

Sincerely,

Stephan Marsh