



APPLEWOOD SURVEY, LLC

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February 7, 2022

Holliston Planning Board
Town Hall
703 Washington Street
Holliston, MA 01746

RE: Preliminary Subdivision Plan
"The Trails at Jennings Hill"
Response to CMG comment letter

Dear Planning Board,

The opening paragraph of the comment letter is incorrect - the house lot at #103 Jennings Road was subdivided from the original parcel on an ANR plan endorsed by the Holliston Planning Board on October 7, 2021 and recorded as Plan 802 of 2021 at the South Middlesex Registry of Deeds. This Preliminary Plan proposes four new building lots and an open space parcel.

Prior to the submission of that plan I met with Karen Sherman and showed her the future development plans for the property as a Definitive Subdivision Plan, including a conventional design for the entire parcel. As the existing house at #103 Jennings Road faced Jennings road, has a driveway from Jennings Road, and would not meet the sideyard setback if the required open space buffer was created between the house and Jennings Road, it made sense to divide that lot off ahead of the Definitive plan but include the area of that lot in determining the minimum open space area for the subsequent subdivision.

TECHNICAL COMMENTS

1. The offsite wetlands have been flagged, the buffer zone to those wetlands crosses a small portion of the open space parcel and does not affect any of the proposed house lots. They will be shown on the Definitive Plan.
2. See paragraphs 1 and 2 at the beginning of this letter.
3. While we will verify the turning radius the Fire Department requires, the design conforms to the roadway design requirements of the Subdivision rules and Regulations which should take Fire Department requirements into consideration.

4. There are no scenic views from the property. We are considering common driveways for the houses to minimize disturbance and storm water mitigation requirements. Those will be shown on the Definitive Plan.
5. There are no significant features on the property.
6. The proposed open space will likely be used for passive recreation.
7. Soil testing has been done where the proposed storm water structures are shown on the plan as well as at each of the leaching field areas shown on the house lots, witnessed by and on record with the Board of Health. All of the test holes showed similar soil profiles with percolation rates of 5 to 6 minutes per inch. The storm water management plan to be submitted with the Definitive Plan will take into account the proposed roadway, common driveways, and houses.
8. The required setback is 30 feet, the required perimeter buffer is $30 \times 1.5 = 45$ feet, no portion of the perimeter buffer on the Preliminary Plan is less than 50 feet wide.
9. The applicant is open to any suggestions as to the disposition of the open space parcel which can be discussed with the Planning Board at the Public Hearings.
10. The proposed open space parcel abuts Jennings Road at three places as well as along the first 170 feet on both sides of the right-of-way of the proposed street. Additionally, existing trails on the locus property connect to trail systems on adjacent open space parcels from which the public can access the proposed open space parcel. Proposed parking spaces to the number requested by the Planning Board can be provided off of the proposed road and will be shown on the Definitive Plan.
11. No response required.
12. A conventional subdivision design has been submitted to the Planning Board office.
13. The site is serviced by Town Water and individual septic systems will be constructed for each house. Soil testing has been completed on each lot witnessed by the Board of Health. The leaching fields shown on the Preliminary plan is where the soil testing was performed.
- 14 I have no idea what a "Site Context Map" is. Everything else in comment 14 is on the Preliminary Plan.

Please feel free to contact me if you have any questions or require any additional information.

Thank you,



Terrence M. Ryan