

## **105 Plain Road Narrative 10/13/2020**

Based on feedback from the Planning Board at its 10/6 meeting, the development team is pleased to submit 3 modified plans for the future community at 105 Plain Road. This narrative seeks to summarize the revisions and identify the primary waivers associated with each plan.

### **Scheme 2:**

<b>Permitting Mechanism</b>	Conservation Cluster Special Permit
<b>Summary of Modifications</b>	<p>Revise lot lines so that 75% of area shown as building lots is within R-40</p> <p>To achieve the 75% area, the rear portion of building lot 4 is restricted as “no-disturb”</p> <p>House boxes clustered a bit more tightly and further from rear of property to preserve more of pine plain</p> <p>Increased width of the open space parcel along the existing trail to improve access to pine plain and rail trail</p>
<b>Waivers</b>	<p><b><i>Waivers from Subdivision Rules and Regulations Design Standards</i></b></p> <p>B.1.d. Fifty foot separation between ROW and property line <i>Public Interest: Preserve existing historical house, utilize existing gravel path</i></p> <p>B.1.d. Circular turnaround with 45’ paved radius and 60’ ROW radius <i>Public Interest: 40’ turnaround provided is consistent with Fire Department guidance for Five Paths, allowing emergency vehicle access and reducing impervious surface</i></p> <p>B.2. ROW width of 40’; Pavement width of 22’ <i>Public Interest: The 18’ of pavement provided is adequate for vehicular access and reduces the need to clear existing mature vegetation near the property line on either side of the existing gravel path</i></p>

	<p><b><i>Waivers from Conservation Cluster Bylaws</i></b> <b>None</b>, per 1803.1.6. Planning Board may permit roadways within 15' of property line if furthers interest of Bylaw</p> <p><i>Public Interest: Allowing the roadway within 50' of property line is necessary to preserve the existing historical home and allows the existing gravel path to be utilized. No new buildings are proposed within 50'.</i></p> <p><b><i>Waivers from Conservation Cluster Regulations</i></b> <b>None</b>, see above, 50' buffer requirement in 301-17.b. superseded by 1803.1.6.</p> <p><i>Public Interest: Allowing the roadway within 50' of property line is necessary to preserve the existing historical home and allows the existing gravel path to be utilized. No new buildings are proposed within 50'.</i></p>
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**Scheme 4:**

<b>Permitting Mechanism</b>	<p>Conservation Cluster Special Permit</p> <p>Per 1803.1.3.3, Planning Board may permit by Special Permit attached and detached dwelling units to be erected on single lot(s)</p>
<b>Summary of Modifications</b>	<p>Houses are clustered more tightly into area already disturbed by pool, pool house, and tennis courts.</p> <p>Preliminary subsurface drainage design sizing minimizes disturbance</p> <p>Preliminary septic sizing allows septic system to be placed inside area already disturbed by pool/pool house. Preserves significantly more of pine plain relative to previous plan. Septic reserve area unlikely ever to need to be cleared or used.</p> <p>Turnaround compliant with Subdivision Rules and Regulations</p>
<b>Waivers</b>	<p><b><i>Waivers from Subdivision Rules and Regulations Design Standards</i></b></p> <p>B.1.d. Fifty foot separation between ROW and property line <i>Public Interest: Preserve existing historical house, utilize existing houses driveway</i></p> <p>B.1.d. Circular turnaround with 45' paved radius and 60' ROW radius <i>Public Interest: 40' turnaround provided is consistent with Fire Department guidance for Five Paths, allowing emergency vehicle access and reducing impervious surface</i></p> <p>B.2. Pavement width of 22' <i>Public Interest: The 18' of pavement provided is adequate for vehicular access and reduces the need to clear existing mature vegetation near the property line on either side of the existing gravel path. Minimizes impervious surface.</i></p> <p><b><i>Waivers from Conservation Cluster Bylaws</i></b>  <b>None</b>, per 1803.1.6. Planning Board may permit roadways within 15' of property line if furthers interest of Bylaw</p> <p><i>Public Interest: Allowing the roadway within 50' of property line is necessary to preserve the existing historical home and allows the</i></p>

	<p><i>house's driveway to be utilized. No new buildings are proposed within 50'.</i></p> <p><b><i>Waivers from Conservation Cluster Regulations</i></b> <b>None</b>, see above, 50' buffer requirement in 301-17.b. superseded by 1803.1.6.</p> <p><i>Public Interest: Allowing the roadway within 50' of property line is necessary to preserve the existing historical home and allows the house's driveway to be utilized. No new buildings are proposed within 50'.</i></p>
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**Scheme 5:**

<b>Permitting Mechanism</b>	Conventional Subdivision
<b>Summary of Plan</b>	<p>If Planning Board is not comfortable granting a special permit, but still wishes to preserve the historical Frank W. Draper home within the Draper cluster, Scheme 5 represents a subdivision that conforms to the zoning bylaws. The only necessary waiver from the Subdivision Rules and Regulations is the Fifty' separation between the ROW and the property line required by Section IV, B.1.d.</p> <p>The plan contemplates providing a trail easement from the subdivision right of way to the rail trail</p>
<b>Waivers</b>	<p><b><i>Waivers from Subdivision Rules and Regulations Design Standards</i></b></p> <p>B.1.d. Fifty foot separation between ROW and property line <i>Public Interest: Preserve existing historical house</i></p>