



April 10, 2019

Shrewsbury Planning Board
C/O Sandra Wright, Town Clerk
100 Maple Avenue
Shrewsbury, MA 01545

**Re: Definitive Subdivision Plan Application
Centech Park North – Subdistrict A
384-386 South Street
Assessor’s Map 42, Lot 11**

Dear Planning Board Members:

On behalf of the Owner/Applicant, The Town of Shrewsbury., Bohler Engineering is submitting a Definitive Subdivision Plan Application and supporting documentation (“the Application”) in accordance with M.G.L. Chapter 41, Section 81-S, and the Rules and Regulations Governing the Subdivision of Land in Shrewsbury, Massachusetts (“the Regulations”). Enclosed with this application are the following materials.

1. One original and two (2) copies of the completed application package including the following:
 - a. Form C, Application for Approval of a Definitive Plan;
 - b. Form D, Designer’s Certificate;
 - c. Form E, Certified List of Abutters;
 - d. Form K, Subdivision Waiver Request; and
 - e. Form M, Certificate of Ownership
2. Two (2) copies of the Certified list of Abutters within 300-feet of the locus property;
3. Two (2) copies of the locus deed as recorded in Deed Book 28672, Page 173;
4. Eleven (11) copies of the Definitive Subdivision Plans, prepared by Bohler Engineering, dated March 28, 2019 (full size);
5. Eight (8) copies of the Definitive Subdivision Plans, prepared by Bohler Engineering, dated March 28, (11”x17”);
6. Four Copies of the Drainage Report prepared by Bohler Engineering, dated March 28, 2019;
7. Four Copies of the Traffic Report prepared by MDM Transportation Consultants, Inc.; and
8. One flash drive containing AutoCAD and scanned images (PDF and TIFF) of the submitted Definitive Subdivision Plans

Project Overview

The subject property (the “Site”) is identified as Tax Assessor’s Map #42, Parcel #11, consisting of approximately 66.5± acres of land. The Site is bordered by South Street and commercial property (Charles River Lab) to the north, a ground-mounted solar field and residential properties to the west, commercial businesses and Route 20 to the south, and residential dwellings and South Street to the east. A portion of the Site along South Street is currently developed with three (3) vacant buildings and a paved/gravel parking area associated with the prior agricultural use of the property. The remaining portion of the Site consists of undeveloped woodlands with mature tree growth, areas covered by scrub vegetation and secondary tree growth within the former farm fields, and wetland resource areas. The Site has undeveloped frontage along



South Street and Route 20, and is separated into two distinct developable areas by a large wetland resource area that generally extends from the southwest edge of the Site to northeast.

The Site is located within the Town's Flexible Development Overlay District, which contains two Sub-Districts, Sub-Districts A and B, located in the north and south portions, respectively. The underlying zoning is Office-Research (O-R).

The Project consists of dead-ended subdivision road ("Road A") of approximately 1,000± feet in length, extending from South Street in the northern portion of the Site within Sub-District A. The roadway is designed in a boulevard-style configuration for the initial 250± feet, with two, twenty (20) foot wide travel lanes and a ten (10) foot wide median island. The remainder of the road consists of a thirty (30) foot wide pavement section. A traditional cul-de-sac is provided at the terminus of the roadway.

The roadway will be inclusive of utility infrastructure, stormwater management components, a sidewalk, landscaping, and lighting. The roadway also provides accommodations for bicycle and pedestrians under the Complete Streets Policy per the Massachusetts Department of Transportation. Due to existing site grades, a retaining wall of varying height is also proposed within the south side of the proposed right-of-way.

The project consists of two (2) new lots meeting the area requirements of the Flexible Development Overlay District. One (1) lot will be located within Sub-District A with frontage along the proposed roadway. The other lot will be located within Sub-District B with frontage along Hartford Turnpike (Route 20). Please note that the lot lines are for the purposes of creating the subdivision and roadway. It is anticipated that these lots will be further divided once end users are established.

Waiver Requests

The following waivers are anticipated from the Rules and Regulations relative to submittal requirements and the design and construction requirements in the Regulations.

a. *Section III – B.2.j*

Requires pencil on paper plan at a scale of 1" = 100' – **Waiver Requested**

b. *Section III – C.1.f*

Requires a filing fee in accordance with the current "Town of Shrewsbury Planning Board Filing Fees". – The Applicant is the Town of Shrewsbury – **Waiver Requested**

c. *Section III – C.1.i*

Requires a clear Certificate of Municipal Lien shall be provided with all definitive subdivisions. The land is town owned – **Waiver Requested**

d. *Section III – C.2.k*

Requires elevations in accordance with "The Engineering Department Requirements for Digital Submissions". The current elevations are based upon NAVD 88 – **Waiver Requested**

e. *Section III – C.3*

Requires the submittal of an environmental impact analysis. The submission is for the creation of the road and two lots. The development program is unknown at this time and it is anticipated that the lots will be divided further once end users are established. – **Waiver Requested**



f. Section III – D.1.c

The Planning Board may waive or reduce any Application Fee, if, in the opinion of the Board, unusual circumstances exist regarding the subject property or the applicant. The Owner/Applicant is the Town of Shrewsbury – **Fee Waiver Requested**

g. Section IV – A.1.j

Cross Sections required within 200 feet of the roadway on both sides at intervals to be determined by the Board for fills in excess of 8'. The max. fill for the project is approximately 13' – **Waiver Requested**

h. Section IV – A.3.c

Vertical curves shall be designed for a design speed of 30 MPH. Various vertical curves associated with the Project have been designed for a design speed of 25 MPH – **Waiver Requested**

i. d. Section IV – A.4.a

Dead end streets shall not be longer than 600 feet. The Project proposes the construction of Road A at a length of approximately 1,000± feet – **Waiver Requested**

j. Section IV – B.1

A six (6) foot wide grassplot shall be provided on both sides of all new subdivision roads. A 4.5' wide grassplot is proposed on one side of Road A – **Waiver Requested**

k. Sections IV – B.1 & V – L.1

A five (5) foot wide sidewalk shall be provided on both sides of all new subdivision roads. A five (5) foot wide sidewalk is proposed on one side of Road A – **Waivers Requested**

l. Section IV – H

All detention basins shall be surrounded with a minimum of a 10' wide graveled level area suitable for maintenance vehicles with adequate access from the proposed roadway. A 10' wide gravel berm is proposed with access from the proposed roadway around a minimum of half of the basin perimeters. The inner limits of the basins are located adjacent to the proposed retaining wall and are unable to accommodate a berm – **Waiver Requested**

m. Section IV – K

Hydrants shall be located at all high points and low points. Due to the number of high and low points in the roadway, hydrants are located at a maximum of 500', per Section IV – K, but are not located at all high and low points – **Waiver Requested**

n. Section V – H.2

All drain pipe shall be reinforced concrete. Drain piping proposed as part of the Project is HDPE – **Waiver Requested**

o. Section V – L.6

Looping streets and second exits should be provided to avoid cul-de-sac turnarounds. The Project proposes a cul-de-sac turnaround – **Waiver Requested**



p. Appendix B "Typical Roadway Section (for 50' R.O.W.)

Sanitary sewer piping shall be installed a minimum of 7' below proposed grade. In some locations, the Project proposes sewer to be installed a minimum of 6' below grade – **Waiver Requested**

q. Appendix B "Typical Roadway Section (for 50' R.O.W.)

Storm drain piping shall be installed a minimum of 4' below proposed grade. In some locations, the Project proposes drain to be installed a minimum of 3' below grade – **Waiver Requested**

We trust the materials provided are sufficient for your review. We look forward to presenting the Definitive Plan to the Board at their next available meeting. In the meantime, please contact us a 508-480-9900 if you have any questions or need additional materials.

Sincerely,

BOHLER ENGINEERING

Michael J. Dryden, Project Manager

John A. Kucich, P.E.

Enclosures

Cc: Kristen Las, Town of Shrewsbury
Claire O'Neill, MassDevelopment