

January 8, 2024

Danielle McKnight, AICP
Town Planner/Community Planning Administrator
Town of North Reading Municipal Offices
235 North Street
North Reading, MA 01864

RE: Open Space Special Permit Application
Abigail Way & Lucas Lane

Dear Ms. McKnight:

Bobrek Engineering & Construction, LLC (BEC) is pleased to present the following letter describing the Open Space Residential Subdivision at 249 Haverhill Street & 7 Charles Street in North Reading for a Special Permit through the Community Planning Commission (CPC).

Project Narrative

The project includes the development of the following Residential A properties into a twenty-two (22) lot open-space subdivision:

Lot	Area
249 Haverhill St	1.1
7 Charles St	0.56
Lot A	8.87
Lot B	8.81
Lot C	12.72
Total	32.06 <u>±</u>

Drawings for the project titled *Lucas Lane & Abigail Way - Open Space Residential Subdivision* have been prepared by BEC, dated January 8, 2024 illustrating the proposed layout in detail including setbacks, structure locations, Right-of-Way (ROW) extents, and utilities. The proposed project includes two (2) separate subdivisions across the project area in an open-space concept in accordance with the Towns regulations. There are multiple on-site resource areas include bordering vegetated wetlands, a 100-ft wetland buffer and the local 12-ft No Disturb Zone along with Intermittent Streams, and a Vernal Pool. Topography across the site ranges from 92 feet to 160 feet. Existing conditions were obtained from surveys from Marchionda & Associates of Stoneham, MA and North Shore Survey of Danvers, MA. The wetland and resource areas have been delineated by Derosa Environmental of Rowley, MA. Existing conditions includes three (3) wooded lots traversed by paper streets owned by the Department of Conservation & Recreation (DCR), and two (2) residential houses with associated driveways. Immediately to the East of the project is Harold Parker State Forest.

The project's proposed southern cul-de-sac subdivision proposes access through the 249 Haverhill St. parcel with a new Town road identified as Lucas Lane. Lucas Lane will contain thirteen (13) residential lots and is approximately 934' feet in total length. Four of these lots will include two family structures, Lots 10-13. This roadway alignment has been developed to connect into Haverhill St and allow for drainage, through a series of catch basins, manholes and stormwater management features, prior to discharge to the resource areas.

The project's proposed northern cul-de-sac subdivision proposes access through the 7 Charles St. parcel with a new Town road identified as Abigail Way. Abigail Way will contain nine (9) single-family residential lots and is approximately 450 feet in total length. This roadway alignment has been developed to connect into Charles St. and allow for drainage, through a series of catch basins, manholes and stormwater management features, prior to discharge to the resource areas.

Stormwater

BEC is preparing a Stormwater Report in accordance with MassDEP & Town for the project to be included on the definitive subdivision permitting submittal. The proposed projects impact on the receiving watersheds have been mitigated with the use of stormwater best management practices (BMP's) which will be designed to comply with MassDEP's Stormwater Management Policy and mitigate off-site peak discharge rates for up to and including the 100-year, 24-hour storm event. Throughout the site, multiple stormwater detention/retention basins are proposed as well as individual subsurface systems for proposed houses. Final design may also include various other soft drainage techniques to control the off-site discharge of stormwater runoff including but not limited to roadside swales and stone infiltration trenches alongside driveways. Based on the NRCS Web Soil Survey, soils in the area of proposed disturbance and stormwater features range from Fine Sandy Loam to Rock outcrops and subsurface ledge. Soil types and topography will be taken into consideration for final system locations. A copy of the NRCS Soil Map is attached to this letter for reference of soil types at the project.

Open Space

In accordance with Town regulations, at least 50% of the total project tract must be dedicated to open space. The overall project consists of 32.06 acres, of which 16.03 acres must be open space at a minimum. The proposed project as designed will include 17.3± acres of open space and will maintain the area in its current undisturbed state. The property is heavily wooded, with numerous natural wetland resource areas with direct connectivity to the Harold Parker State Forest. The layout was developed in such a way to create minimal buffer area and existing features disturbance.

DCR Paper Streets

As noted above, the project includes several DCR paper streets traversing through the vacant land identified as Amber Road Lots A, B, and C recognized as Amber Road and Priscilla Road. These lots are deeded for the Property Owner(s) to 'Pass and Re-Pass at Will' to access the lots as needed without impediment across the DCR paper streets including, but not limited to driveways and walkways. The project will not impact these paper streets with the exception of a shared driveway on the Abigail Way cul-de-sac to access lots 6

and 7. The Town will not be responsible for the maintenance of any DCR land, paper streets, or the shared driveway crossing shown on Abigail Way.

Sewerage

Each lot proposed includes an independent sanitary sewer soil absorption system (Primary with a Reserve). Systems will comply with the Title V and local Board of Health Regulations. Soil testing has been extensively historically tested throughout the site and BEC will complete updated testing as required by the Board of Health when the Town continues soil testing for new construction in the spring.

Potable Water

Water service for each cul-de-sac will be provided by an independent 8" cement lined ductile iron (CLDI) water main and watermain at end. Each lot will be supplied by copper water service tubing and curb stop. The individual watermain will be supplied by each connecting street (Haverhill and Charles). Existing system hydrant flow testing will be completed and a copy of the hydrant flow tests will be provided as part of the Definitive Subdivision Application. Due to the location of the DCR paper streets traversing the project, looping the watermain is not feasible with multiple easements between the State and the Town including land swaps; and therefore has not been proposed.

Requested Waivers

Below is a preliminary list of waivers that are being requested for the project:

250.B.3.i - The percentage of common open space consisting of floodplain and wetlands as defined in M.G.L. c. 131, Section 40 shall not exceed the percentage of wetlands in the open space residential development as a whole.

The percentage of wetlands/floodplain on the total tract of land is 20%, while the percentage of wetlands/floodplain in the proposed open space is 34%. The project has been designed and situated on the property so as to protect/preserve the natural environment to the greatest extent possible. The vast majority of the provided open space is situated in the center of the project site which will allow for most contiguous configuration as well as ease of access to the adjacent Harold Parker State Forest.

300.14.E.3 - Dead-end streets and their extensions, if any, shall not be longer than 500 feet unless the water is looped, in which case the maximum shall be 1,000 feet unless, in the opinion of the Commission, a greater length is necessitated by topography or other local conditions. An extension of a water line to the boundary of the land within a subdivision for the purpose of providing a physical loop at a later date shall not be considered "water looping" for the purpose of this section.

The southern road, Lucas Lane, will be approximately 934' with hydrants adequately spaced along the roadway including a hydrant at the end of the roadway. A water main loop connecting the two subdivisions is not proposed due to the feasibility of obtaining easements and land swaps between the Town and the State.

350.14.B.3 - A tangent at least 150 feet in length shall separate all reverse curves on principal and secondary streets.

In multiple locations a 150' tangent is not provided. However, roadways have been designed to minimize disturbance to wetland resources areas as well as maximize buffers to abutting properties while providing adequate and safe access into each cul-de-sac.

Conclusion

We look forward to meeting with you to present and discuss this project in further detail. If you have any questions or comments, or require additional information, do not hesitate to contact me at 978-406-9619 or john@gobobrek.com. We thank you for this opportunity and look forward to working with you!

Sincerely,

Bobrek Engineering & Construction, LLC



John Bobrek, P.E.
President

Brendan Pyburn, P.E.
Vice President

Enclosures:

- Property Owner Authorization Letter
- Lucas Lane & Abigail Way – Open Space Residential Subdivision Plans
- NRCS Web Soil Survey Soil Map

April 14, 2023

Mr. Dale Halchak
95 Ridge St.
Winchester, MA 01890

To Whom It May Concern:

John Bobrek is authorized to represent the following properties for permitting as necessary on my behalf as he is under agreement to purchase the properties:

- 7 Charles St, North Reading owned by Madhalusa Realty Trust
- 249 Haverhill St, North Reading by 249 Haverhill Street Realty Trust
- Lot A abutting Haverhill St & Amber Road by D Blakley Nominee Realty Trust
- Lot B abutting Haverhill St & Amber Road by Meghan C Nominee Realty Trust
- Lot C abutting Haverhill St & Amber Road by Alexandra C Nominee Realty Trust

If there are any questions or concerns please do not hesitate to contact me directly at 781-799-3910.

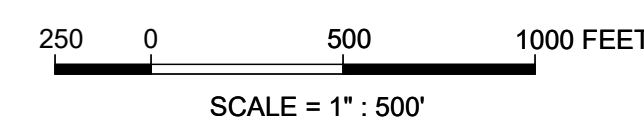
Sincerely,



Dale Halchak,

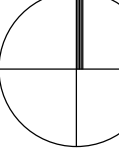
Owner & Trustee of above stated properties

LUCAS LANE & ABIGAIL WAY
OPEN SPACE RESIDENTIAL SUBDIVISION
7 CHARLES ST. & 249 HAVERHILL ST.
NORTH READING, MA
JANUARY 2024



SHEET INDEX:

SHEET NO.:	DESCRIPTION:
C-000	COVER SHEET
C-200	81X EXISTING CONDITIONS PLAN
C-200	YIELD PLAN
C-300	OPEN SPACE CONCEPT PLAN



NORTH

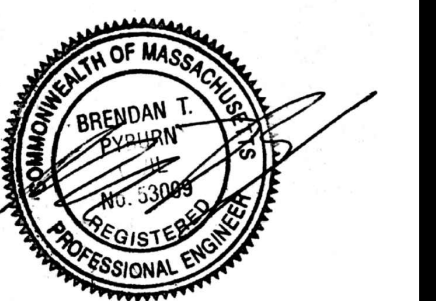
BOBREK Engineering & Construction

PO BOX 2185
DANVERS, MA 01923
WWW.GOBOBREK.COM

CLIENT INFO

ABIGAIL WAY &
LUCAS LANE OSRD

PROJECT INFO

[illegible]

STAMP:

COVER

SHEET NAME:

C-000

SHT NO:

DR BY: BTP

CHK BY: JPB

PROJ NO: 23-1

DATE: JANUARY 2024

SCALE: 1"=100'

FOR REGISTRY USE ONLY

REGISTERS OF DEEDS.

Guy PROFESSIONAL LAND SURVEYOR

6/27/08 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR DATE 6/27/08

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

A certain parcel of land shown on a Plan to be recorded in connection with this deed being a strip of land four (4) rods wide for a road running easterly from Haverhill Street at the intersection of North Street across land of this grantor formerly owned by Bryant and Stearns to land formerly of Falex, Hunt and Stearns. Said strip of land is to be divided into three (3) branches separating into two branches each four (4) rods wide; one branch running over said land formerly of Falex, Hunt and Stearns northeasterly into and over land known as the "Tim Eaton" lot, to that portion of said Tim Eaton lot conveyed by this deed, designated as Parcel No. 2 and shown on said Plan as minor road; the other branch running southeasterly over land of said grantor to said parcel of land shown on said Plan as Parcel No. 1. The area included in the above roads comprises about three and one half (3-1/2) acres. The land described in parcel #3 for proposed roads #3 was surveyed and laid out by the grantee in any manner desired, and the locations when determined shall be final. The grantor agrees that the said roads shall be used in connection with the use said roads when made in connection with other land of the grantor. Should the Commonwealth of Massachusetts not build the proposed roads within two (2) years from the date of this instrument the grantor, her heirs, executors, and assigns, shall have the right to build them for the purpose of ingress and egress.

Dated and signed January 19, 1935.

Deed dated January 19, 1935

DANA F. PERKINS, inc.
Consulting Engineers & Land Surveyors

1049 EAST STREET
TEWKSBURY, MASSACHUSETTS 01876

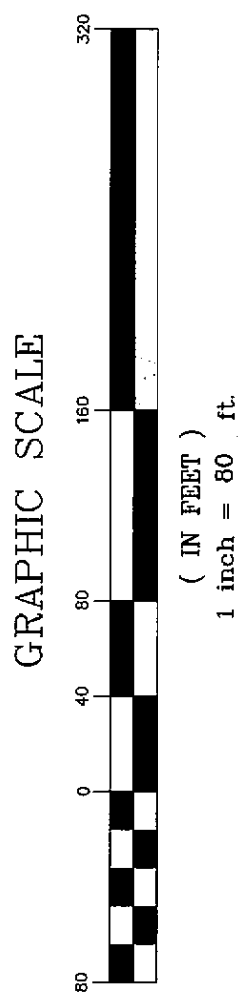
PREPARED FOR: SANARA REALTY TRUST
17 MANISON STREET
STONEHAM, MASSACHUSETTS

JOB NO. 51226-81X SHEET 1 OF 1

PLAN OF LAND
AMBER ROAD
PRISCILLA ROAD
NORTH READING, MA.

SCALE: 1" = 80'

PROFESSIONAL LAND SURVEYOR



LEGEND:

SYMBOLS & APPREVIATIONS SHOWN ON THIS PLAN

STONEWALL	(line with cross-ticks)
EXISTING CONT'UR	(dashed line)
WETLAND	(area with wavy lines)
DRILL HOLE	(circle with dot)
STONE POND	(square with 'X')
NEW OR FORMERLY FORD	(rectangle with 'N/F')

NOTES:

1. SUBJECT PROPERTY SHOWN ON THE TOWN OF NORTH READING ASSESSOR'S MAP# 45, AS LOT 39 & LOT 40.

3. REFERENCE IS MADE TO THE FOLLOWING, ALL RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:

NEED BOOK 5904 PAGE 65, WITH RIGHT OF WAY, AND RIGHT TO
CONSTRUCT ROADWAY.

NEED BOOK 6333 PAGE 519

MIDDLESEX PROBATE #475396
DEED BOOK 18947 PAGE 333

NEED BOOK 19101 PAGE 240

NEED BOOK 19101 PAGE 249

DEED BOOK 22564 PAGE 451

942 COUNTY LAYOUT OF HAVERHILL STREET

PLAN 172 OF 1930 BOOK 5443 PAGE 402

PLAN 670 OF 1951 BOOK 7739 PAGE 84

PLAN 547 OF 1957 BOOK 8438 PAGE END
PLAN 966 OF 1966 BOOK 11185 PAGE 222

PLAN 1323 OF 1977 BOOK 13341 PAGE 501

21LAN 1452 OF 1983 BOOK 15365 PAGE 81

21LAN 165 OF 1990 BOOK 20398 PAGE 388

REFERENCE IS MADE TO THE FOLLOWING PLANS ON FILE WITH THE MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION:

PLAN ENTITLED "SURVEY PLAN OF AMBER ROAD, HAROLD PARKER STATE FOREST NORTH READING MASS SURVEYED BY E. C. HILLS JULY 1932

PLAN OF FOUND FOR STUDY OF
INCH=50 FEET.

935, F.G. HILLS, SCALE: 1 INCH=100 FEET.

PLAN ENTITLED "SURVEY PLAN OF A 4-ROD STRIP FOR A ROAD TO THE
"M EATON" LOT FROM 'AMBER ROAD', HAROLD PARKER STATE FOREST

READING, MASS., SCALE: 1 INCH=50 FEET, SURVEYED BY F.G. HILLS C.
936."

REFERENCE IS MADE TO THE FOLLOWING UNRECORDED PLAN:

0 FEET TO AN INCH.—AUGUST 10, 1961, ROBERT E. ANDERSON—CIVIL
ENGINEER & SURVEYOR, 157 HAVERHILL ST., NO. READING, MASS.

REFERENCE IS MADE TO THE FOLLOWING FOR PERTINENT PURPOSES:

MINUTES FROM THE TOWN OF ALBANY BOARD OF PLANNING
 FEBRUARY 18, 1960 AND AUGUST 4, 1966.

MINUTES FROM THE TOWN OF NORTH READING BOARD OF APPEALS MEETING
OF FEBRUARY 24, 1986

OFFICE OF ENVIRONMENTAL AFFAIRS, DEPARTMENT OF ENVIRONMENTAL
MANAGEMENT, DATED FEBRUARY 14, 1994, REFERENCING PARCEL THREE

THAT RESERVES THE RIGHT TO THE GRANTOR, HER HEIRS, EXECUTORS AND ADMINISTRATORS TO ASSIGN THE RIGHT TO USE THE ROADS DESIGNATED ON A PLAN OF

MBER ROAD AND PRISCILLA ROAD AND FURTHER RESERVES THE RIGHT TO ACQUIRE THE REMAINDER OF THE TRACT. THE COMMON-
HE SUCCESSORS IN INTEREST TO BUILD SAID ROADS IF THE COMMON-
MAILED TO CONSTRUCT THE ROADS WITHIN TWO YEARS OF ACQUISITION.

AND CORRESPONDENCE CONFIRMING THAT NO CONSTRUCTION WAS UNDERTAKEN BY THE COMMONWEALTH AND IN ACCORDANCE WITH THE LANGUAGE OF THE ACT. THE SUCCESSORS IN INTEREST TO DEVELOP THE

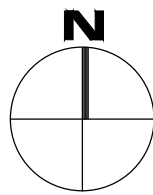
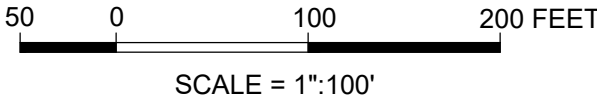
ROADWAYS.

919

GENERAL NOTES

1. BASE MAPPING OF THE PROJECT SITE IS THE RESULT OF A GROUND SURVEY ENTITLED "PLAN OF LAND" BY DANA F. PERKINS, INC. OF 1049 EAST STREET, TEWKSBURY MA DATED JUNE 3, 2008.
2. BASE MAPPING OF 7 CHARLES & 249 HAVERHILL STREET WAS COMPLETED BY LEBLANC SURVEY ASSOCIATES OF DANVERS, MA.
3. WETLANDS FLAGGING COMPLETED BY DEROSA ENVIRONMENTAL OF ROWLEY, MA, DATED JULY 2023.
4. CONTACT THE TOWN OF NORTH READING FOR THE MARKING OF NORTH READING MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
5. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PROPOSED WORK.
6. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET RIGHT-OF-WAY, OR ON ABUTTING LOTS.
7. THE ADJACENT ABUTTER(S) MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH PROPOSED UTILITY CONNECTION AND SUBMITTING TO THE ENGINEER/OWNER.
9. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
10. ALL EROSION & SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO LAND DISTURBANCE AT THE SITE. EROSION CONTROLS MUST BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

ZONING TABLE - RESIDENCE A ZONE					
	Lot Area	Frontage	Side Yard	Front Yard	Rear Yard
Conventional	40,000 sf	160'	25'	40'	50'
OSRD	20000 sf	80'	12.5'	20'	25'



NORTH

Engineering & Construction
BOBREK

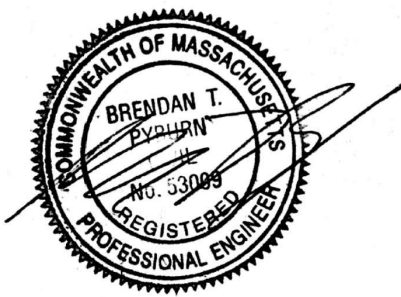
PO BOX 2185
DANVERS, MA 01923
WWW.gobobrek.COM

CLIENT INFO

ABIGAIL WAY &
LUCAS LANE OSRD

PROJECT INFO

REV	DESCRIPTION	DATE
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STAMP:

YIELD
PLAN

SHEET NAME:

C-200

SHT NO:

DR BY: BTP

CHK BY: JPB

PROJ NO: 23-1

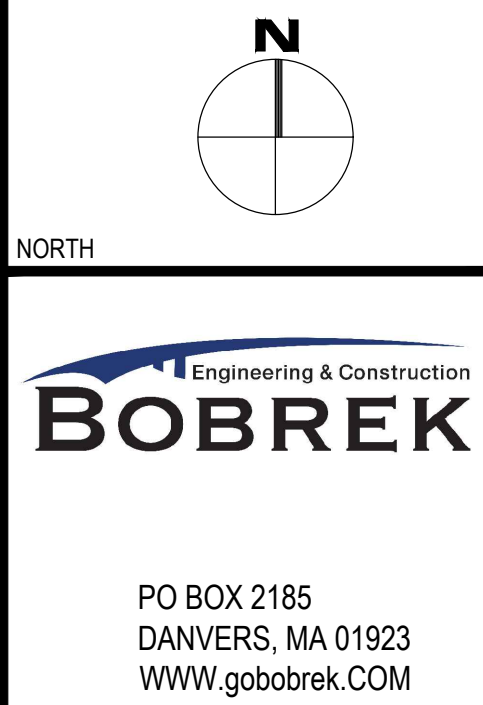
DATE: JANUARY 2024

SCALE: 1"=100'

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4. CONTACT THE TOWN OF NORTH READING FOR THE MARKING OF NORTH READING MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
5. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PROPOSED WORK.
6. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET RIGHT-OF-WAY, OR ON ABUTTING LOTS.
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ZONING NOTES

- OPEN SPACE UNIT CALC:
22 LOTS * 1.2 = 26 UNITS PERMISSIBLE UNDER OSDR
LOTS 1-9,14-22 SINGLE FAMILY DWELLINGS
LOTS 10-13 TWO FAMILY DWELLINGS
2. 1-PER NORTH READING ZONING BYLAWS, OSDR PROJECTS ALLOW UP TO 50% REDUCTION IN ZONING REQUIREMENTS.
3. TYPICAL HOMES SHOWN FOR CONCEPT PURPOSES:
- TYPICAL 30' X 60' HOME
- 30' X 50' HOME ON LOTS 2, 3, & 9
- 30' X 40' HOME ON LOT 10
4. CUL-DE-SAC ARE MINIMUM 120' PROPERTY LINE TO PROPERTY LINE



CLIENT INFO

ABIGAIL WAY &
LUCAS LANE OSRD

PROJECT INFO

[illegible]

REV	DESCRIPTION	DATE
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STAMP:

OPEN SPACE CONCEPT PLAN

SHEET NAME:

C-300

SHT NO

DR BY: BTP

CHK BY: JPB

PROJ NO: 23-1

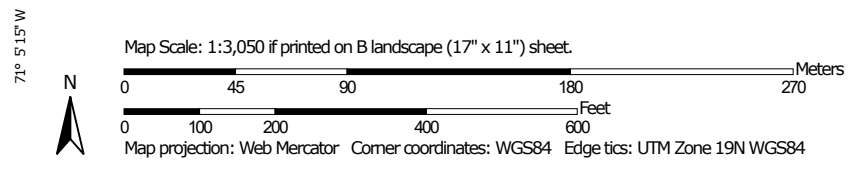
DATE: JANUARY 2024

SCALE: 1"=100'

Soil Map—Middlesex County, Massachusetts
(Amber Road Soil Map)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Middlesex County, Massachusetts
(Amber Road Soil Map)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts

Survey Area Data: Version 23, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52A	Freetown muck, 0 to 1 percent slopes	5.7	7.6%
73B	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	15.0	20.2%
103C	Charlton-Hollis-Rock outcrop complex, 8 to 15 percent slopes	20.7	27.8%
104D	Hollis-Rock outcrop-Charlton complex, 15 to 25 percent slopes	22.0	29.6%
302B	Montauk fine sandy loam, 0 to 8 percent slopes, extremely stony	1.9	2.5%
420B	Canton fine sandy loam, 3 to 8 percent slopes	3.7	5.0%
422C	Canton fine sandy loam, 8 to 15 percent slopes, extremely stony	5.3	7.2%
Totals for Area of Interest		74.3	100.0%