February 17, 2022

**MEMORANDUM**

SUBJECT: 40-21, 41-21, 42-21, 43-21, 44-21, 45-21, 46-21, 47-21, 48-21

FROM: Aaron Shaheen

 Assistant Town Planner

To: Planning Board

Dear Planning Board,

Below are my finings regarding projects 40-21, 41-21, 42-21, 43-21, 44-21, 45-21, 46-21, 47-21, and 48-21.

**#40-21 Definitive Subdivision Plan – 140 Tihonet Road – A/D Makepeace Company, c/o G.A.F. Engineering – Map 111, Lot(s) 1000-F, 1000-H1, 1000-H2 – Three Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots? 3
	+ Length of Road? 391 feet
	+ What utilities are added? Private Wells, On-site sewage
	+ Road Design:
		- 24’ wide, dead-end bituminous concreate paved road
		- 3.5’ Shoulders
		- 4’ grass area on sidewalk side
		- 5’ wide sidewalk on one side
		- 12.5’ shoulder on the side of the road opposite of the sidewalk
		- 6” precast concrete curbing
		- 50’ Right of Way
	+ Acres of each lot: 1000-H2 104.42 ac, 10000-H1 29.19 ac, 1000-F 83.07 ac
* Preliminary Plan: Yes
* Preliminary Plan Filing Date: May 5, 2021
* Date of decision for the Preliminary Plan: June 14, 2021
* Definitive Plan Filing Date: November 29, 2021
* Did it meet the 7 month filing date: Yes
* Date Public Hearing was opened for the Definitive Plan: January 10, 2022
* Date to render a decision on the Definitive Plan: February 27, 2022
* Approved Special Permit: Yes, Solar Field
* Conservation Commission: Approved

Waivers:

1. Section VI.C – Waiver for providing 5’ shoulders where sidewalks are installed

**#41-21 Definitive Subdivision Plan – 150 Tihonet Road – A/D Makepeace Company, c/o G.A.F. Engineering – Map 111 & 112, Lot(s) 1000-B, 1000-C & 1000 – Three Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots? 3
	+ Length of Road? 328 feet
	+ What utilities are added? Private Wells, On-site sewage
	+ Road Design:
		- 24’ wide, dead-end bituminous concreate paved road
		- 3.5’ Shoulders
		- 4’ grass area on sidewalk side
		- 5’ wide sidewalk on one side
		- 12.5’ shoulder on the side of the road opposite of the sidewalk
		- 6” precast concrete curbing
		- 50’ Right of Way
	+ Acres of each lot: 1000-C 74.94 acres, 1000-B 105.14 ac, 1000 115.11 ac.
* Preliminary Plan: Yes
* Preliminary Plan Filing Date: May 5, 2021
* Date of Decision for the Preliminary Plan: June 14, 2021
* Definitive Plan Filing Date: November 29, 2021
* Did it meet the 7 month filing date: Yes
* Date Public Hearing was opened for the Definitive Plan: January 10, 2021
* Date to render a decision: February 27, 2022
* Approved Special Permit: Yes, Solar Field
* Conservation Commission: Approved but is still in an appeal process

Waivers:

1. Section VI.C – Waiver for providing 5’ shoulders where sidewalks are installed

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**#42-21 Definitive Subdivision Plan – 27 Charge Pond Road – A/D Makepeace Company, c/o Beals and Thomas, Inc. – Map 110, Lot(s) 1015, 1016 & 1024 – Three Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots: 3
	+ Length of Road:
	+ What utilities are added? Town Water, private sewer
	+ Road Design:
		- 10’ wide dead-end paved bituminous concrete travel lanes
		- 3’ wide grass strip on the sidewalk side
		- 5’ wide sidewalk on one side
		- 3’ wide shoulder on side opposite of sidewalk
		- 40’ Right of Way
	+ Acres of each lot: Lot 1 45.32 ac, Lot 2 81.02 ac, Lot 3 47.5 ac
* Preliminary Plan: Yes
* Preliminary Plan Filling Date: May 4, 2021
* Date of Decision for Preliminary Plan: June 14, 2021
* Definitive Plan Filing Date: November 29, 2021
* Did it meet the 7 month filing date: Yes
* Date Public Hearing was opened for the Definitive Plan: January 10, 2021
* Date to render a decision: February 27, 2022
* Approved Special Permit: Yes, Solar Field
* Conservation Commission: Approved

Waivers:

1. Section VI.C – Waiver for providing 5’ shoulders where sidewalks are installed

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**#43-21 Definitive Subdivision Plan – 0 Maple Springs – A/D Makepeace Company, c/o Beals and Thomas, Inc. – Map 111, Lot(s) 1010, 1011, 1012, 1013, 1014, 1015, LC6 – Three Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots: 3
	+ Length of Road: 702 feet
	+ What utilities are added? Town Water, private sewer
	+ Road Design:
		- 10’ wide dead-end paved bituminous concrete travel lanes
		- 3’ wide grass strip on the sidewalk side
		- 5’ wide sidewalk on one side
		- 3’ wide shoulder on side opposite of sidewalk
		- 40’ Right of Way
	+ Acres of each lot: Lot 1 41.40 ac, Lot 2 403.18 ac
* Preliminary Plan: Yes
* Preliminary Plan Filling Date: June 9, 2021
* Date of Decision for Preliminary Plan: June 14, 2021
* Definitive Plan Filing Date: November 29, 2021
* Did it meet the 7 month filing date: Yes
* Date Public Hearing was opened for the Definitive Plan: January 10, 2021
* Date to render a decision: February 27, 2022
* Approved Special Permit: No

Waivers:

1. Section VI.C – Waiver for providing 5’ shoulders where sidewalks are installed

**#44-21 Definitive Subdivision Plan – Rocky Maple Lane – Brett Meredith, c/o Beals and Thomas, Inc. – Map 104, Lot(s) 1049A, 1049B, 1049D, and 1050A – Three Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots: 3
	+ Length of Road: 367 feet
	+ What utilities are added? Private wells and sewer
	+ Road Design:
		- 10’ wide dead-end paved bituminous concrete travel lanes
		- 3’ wide grass strip on the sidewalk side
		- 5’ wide sidewalk on one side
		- 3’ wide shoulder on side opposite of sidewalk
		- 40’ Right of Way
	+ Acres of each lot: Lot 1 51.35 ac, Lot 2 47.55 ac, Lot 3 10.97 ac
* Preliminary Plan: Yes
* Preliminary Plan Filling Date: May 3, 2021
* Date of Decision for Preliminary Plan: May 24, 2021
* Definitive Plan Filing Date: November 29, 2021
* Did it meet the 7 month filing date: Yes
* Date Public Hearing was opened for the Definitive Plan: January 10, 2021
* Date to render a decision: February 27, 2022
* Approved Special Permit: Yes, Solar Field
* Conservation Commission: Denied

Waivers:

1. Section VI.C – Waiver for providing 5’ shoulders where sidewalks are installed

**#45-21 Definitive Subdivision Plan – 370 County Road – Entero Energy, LLC., c/o Prime Engineering, Inc. – Map 64 & 65, Lot(s) 1006, 1008, 1009, 1010 & 1000A, 1000B, and 1001 – Two Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots: 2
	+ Length of Road: 534 feet
	+ What utilities are added? Private wells and sewer
	+ Road Design:
		- 18’ wide paved road
		- 12” wide cape cod berm
		- 3’ grass shoulders
		- 18” rock wall
		- 29’ Right of Way
		- Requesting a waiver from 5’ shoulders and sidewalks
	+ Acres of each lot: Lot 1 34.21 ac, Lot 2 19.73 ac
	+ Proposed 4,000 s.f. wetland replication area due to 3,600 s.f. impact on wetlands during construction of the road.
* Preliminary Plan: Yes
* Preliminary Plan Filing Date: April 28, 2021
* Date of Decision for Preliminary Plan: May 24, 2021
* Definitive Plan Filing Date: December 2, 2021
* Did it meet the 7 month filing date: No
* Date Public Hearing was opened for the definitive plan: January 10, 2021
* Date to render a decision: March 2, 2022
* Approved Special Permit: No

Waivers:

1. Section V.C.3 – Waiver for the minimum width of a right-of-way
2. Section V.C.4 – Waiver for grading of streets no less than 0.75%
3. Section VI.B – Waiver for having underground utilities
4. Section VI.C - Waiver for providing 5’ shoulders
5. Section VI.D – Waiver for providing street lights
6. Section VI.E.- Waiver for providing street signs
7. Section VI.F – Waiver for providing street trees
8. Section VI.G - Waiver for providing sidewalks

Recommendation:

* The plan shows lines of grade on the plan but does not identify the grading on the proposed road. The proposed plan should properly identify the grading on the road.

**#46-21 Definitive Subdivision Plan – 1-13 North Carver Road – LSE Tucana, LLC., c/o Prime Engineering, Inc. – Map 103, Lot(s) 1037, 1038, 1039 – Two Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots: 2
	+ Length of Road: 420
	+ What utilities are added? Private Water and Sewer
	+ Road Design:
		- 18’ wide paved road w/
		- 12’” wide cape cod berm
		- 5’ grass shoulders
		- 30’ Right of Way
		- Requesting a waiver from sidewalks
	+ Acres of each lot: Lot 1 16.28 ac, Lot 2 18.9 ac
* Preliminary Plan: Yes
* Preliminary Plan Filing Date: April 28, 2021
* Date of Decision for Preliminary Plan: May 24, 2021
* Definitive Plan Filing Date: December 2, 2021
* Did it meet the 7 month filing date: No
* Date Public Hearing was opened for the definitive plan: January 10, 2021
* Date to render a decision: March 2, 2022
* Approved Special Permit: No

Waivers:

1. Section V.C.3 – Waiver for the minimum width of a right-of-way
2. Section V.C.4 – Waiver for grading of streets no less than 0.75%
3. Section VI.D – Waiver for providing street lights
4. Section VI.E.- Waiver for providing street signs
5. Section VI.F – Waiver for providing street trees
6. Section VI.G - Waiver from providing sidewalks

**#47-21 Definitive Subdivision Plan – 91 & 101 Fearing Hill Road – Wareham MA 3, LLC., c/o Atlantic Design Engineers, Inc. – Map 91 & 74, Lot(s) 1000 & 1007– Two Lot Subdivision**

* Summary of Definitive Plan
	1. Total Number of Lots: 2
	2. Length of Road 154 feet
	3. What utilities are added: Town Water, Private Septic
	4. Road Design:
		+ 9’ wide paved travel lanes
		+ 5’ wide grass shoulder on sidewalk side
		+ 5’ wide sidewalk
		+ 10’ wide sidewalk on the side opposite of the sidewalk
		+ 12” cape cod berm
		+ 40’ Right of Way
		+ If this is approved the applicant agrees to build an 18’ wide gravel road that will provide access to a solar lot
	5. Acres of each lot: Lot 1 5.01 ac, Lot 2 39.20 ac
* Preliminary Plan: Yes
* Preliminary Plan Filing Date: May 5, 2021
* Date of Decision for Preliminary Plan: June 14, 2021
* Definitive Plan Filing Date: December 2, 2021
* Did it meet the 7 month filing date: Yes
* Date Public Hearing was opened for the Definitive Plan: January 10, 2021
* Date to render a decision: March 2, 2022
* Approved Special Permit: In progress, TBD, Solar Field
* Conservation Commission: In Progress, TBD

Waivers:

1. Section IV.C – Performance Guarantee Request waiver of the requirement for a Performance Guarantee. If approved, the applicant only intends to build a short ±150’ long and 18’ wide gravel drive that will provide access to a proposed solar development on the ±39-acre lot (Lot 2).
2. Section VI. A - Waiver for installing catch basins at the intersection of Fearing Hill Road and the proposed subdivision road.

Storm Water Management:

* The subdivision rules and regulations require catch basins be placed at lows points and corners at intersection. A waiver is required for catch basins at the intersection of the proposed subdivision road and Fearing Hill Road.

**#48-21 Definitive Subdivision Plan – 36, 44, 48 North Carver Road – LSE Hydra, LLC., c/o G.A.F. Engineering, Inc. – Map 104, Lot(s) 1046, V/B, and V/C – Three Lot Subdivision**

* Summary of Definitive Plan
	+ Total Number of Lots: 3
	+ Length of Road: 250 feet
	+ What utilities are added? Private Wells and On-site sewage
	+ Road Design:
		- 20’ wide paved road
		- 5’ wide sidewalk on one side
		- 2.5’ wide shoulder on sidewalk side
		- 2’ wide grass shoulder on sidewalk side
		- 9.5’ shoulder on the side opposite the sidewalk
	+ Acres of each lot: 1046-A 18.90 ac, 1046-B 12.67 ac, 1046-C 13.43 ac
* Preliminary Plan: Yes
* Preliminary Plan Filing Date: May 6, 2021
* Date of Decision for the Preliminary Plan: June 14, 2021
* Definitive Plan Filing Date: November 30, 2021
* Did it meet the 7 month filing date: Yes
* Date Public Hearing was opened for the Definitive Plan: January 10, 2021
* Date to render a decision: February 28, 2022
* Approved Special Permit: In progress, TBD, Solar Field
* Conservation Commission: In progress, TBD

Waivers:

1. Section VI.C – Waiver for providing 5’ shoulders where sidewalks are installed

This concludes my review of the projects above.

Best Regards,

Aaron Shaheen