

Response to Mr. Watters' questions below in RED:

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From: <watters2125@gmail.com>

Date: Mon, Aug 30, 2021 at 1:36 PM

Subject: Royal Crest Redevelopment - offset and buffer comments

To: Jean Enright <jenright@northandoverma.gov>

Jean,

I would appreciate if the Planning Board (or others) could ask the developer to clarify the offset distances from Route 114. I heard the developer discuss distances in the meetings and at times reference the offset from Route 114 to the proposed buildings as being from "back of curb" as well as from "property line". Along Route 114 the existing curb is not the state property line and I would like clarification that any offset being discussed on Route 114 is from the PROPERTY LINE and not the existing curb.

Please see the attached offset diagrams that show distances from faces of proposed buildings to three reference points: the property line; the existing back-of-curb of Rt. 114; and the back-of-curb of the proposed Rt. 114 in MassDOT's Rt. 114 Corridor Improvement Project based on the 25% Design layout. These distances are summarized below and detailed on the diagrams:

Student Housing (at its closest point):

- Property Line: 47'
- Existing Back-of-Curb: 62'
- Proposed Back-of-Curb: 64'

Hotel:

- Property Line: 384'
- Existing Back-of-Curb: 399'
- Proposed Back-of-Curb: 402'

Multi-Family and Office (Buildings D, F, and H, at their closest points):

- Property Line: 35'
- Existing Back-of-Curb: 50'
- Proposed Back-of-Curb: 51'

I also understand that there is a 25 foot wide sewer easement that runs parallel to the state property line along Route 114 and would like to hear what impacts the proposed development buildings, plantings, sidewalks, etc. will have on that easement.

Yes, there is an existing utility easement granted to the Town of North Andover along Rt. 114 (indicated by the orange dashed line in the attached diagrams). While there are several existing utilities within this corridor, the specific easement was granted for a municipal 15" sanitary sewer utility. The easement

grants the Town rights to construct, maintain, repair, and replace sewerage works throughout the easement area. The proposed redevelopment respects all rights of the established easement. No buildings are proposed within or will encroach upon the sewer easement area and in no location are buildings set any closer than 5 feet to the easement boundary. Plantings and sidewalks are proposed to compliment the development as well as the Rt. 114 corridor improvements and are designed and will be constructed to not compromise the Town's rights within the easement to construct, maintain, or repair the sanitary sewer main.

Lastly, the video rendering presented at the August 17 meeting showed quite a few trees that looked like they were planted within only 2 or 3 feet of the Route 114 curb line. That would imply the trees are being planted on State property. Can you have the developer confirm that they have confirmed with the state that planting trees on state property is ok ? As well as ask them if planting trees within 2 or 3 feet of the curblines is ok ? I suspect the state wouldn't want trees that close to the curb such that the future tree root system growth would undermine the roadway and cause heaving like we see on sidewalks in town.

We have, and will continue, to coordinate with MassDOT and the Town regarding the Rt. 114 Corridor Improvement Project. In fact, MassDOT has requested, and we have agreed, that MassDOT's sidewalk be shifted onto our property to allow for a wider, further from the roadway, sidewalk that will make for a much safer and comfortable pedestrian experience. Part of that shift allows for plantings and street trees within the buffer area and MassDOT has been amenable to that, provided that the plantings do not encroach into the roadway. We will of course continue to coordinate with MassDOT and the Town as we further develop our plans alongside theirs.

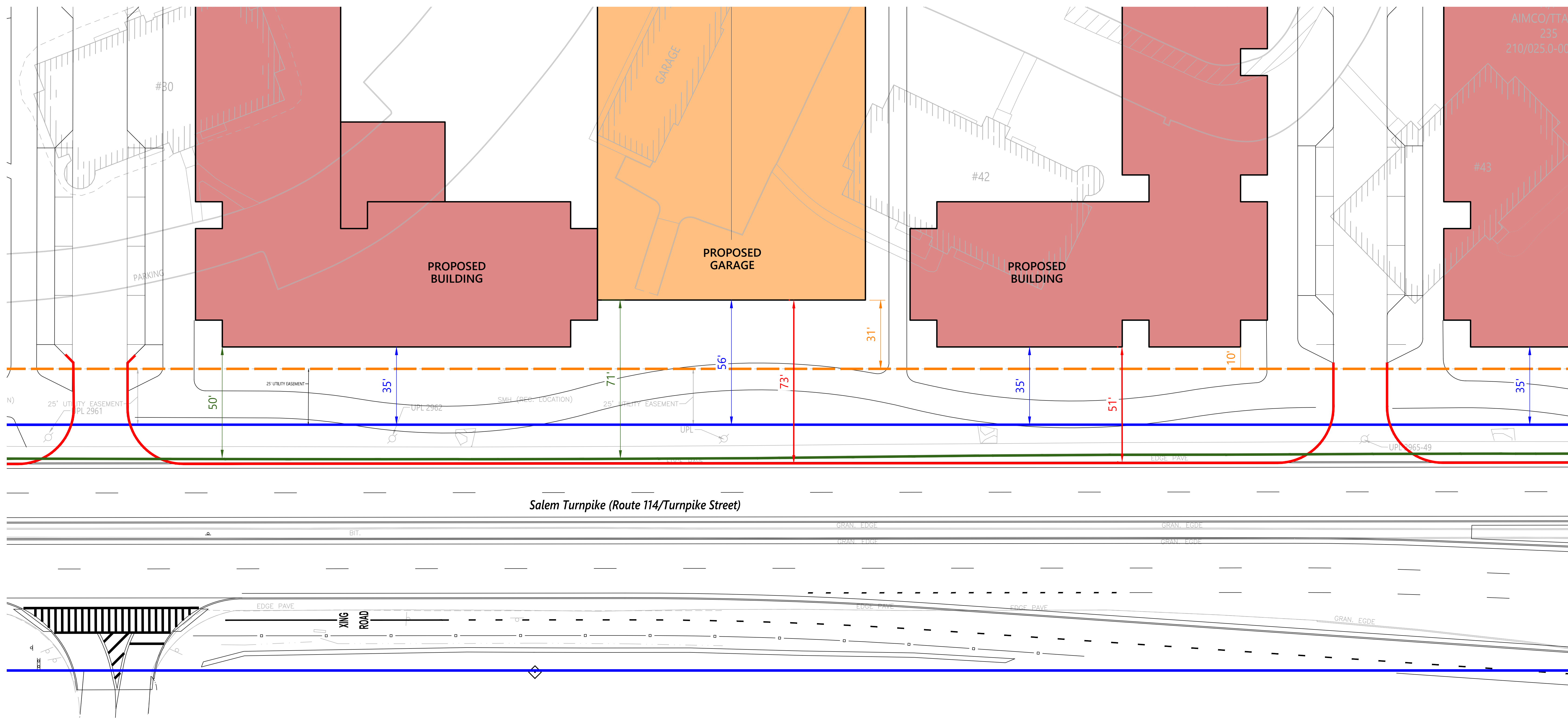
Lots of these offset and state property questions are based in my thoughts that the Royal Crest development is intended to be there for many years, but the state could do roadway improvements that would remove the plantings Royal Crest is proposing. I am not only talking about the possible MassDOT Route 114 project currently planned. But it is possible the state would do something else 20 years from now that wipes out all the proposed landscape buffer Royal Crest is currently showing on state property and North Andover is left with essentially no visual buffer to the proposed buildings

Again, we have, and will continue, to coordinate with MassDOT and the Town to ensure that what is designed, and eventually built, accomplishes all of our mutual goals to make the Rt. 114 corridor, safer, more attractive, and accommodates the needs of North Andover for decades to come. In any future case, our proposed redevelopment plan still maintains a 35-ft minimum buffer between the proposed buildings and MassDOT's right-of-way.

Thank you for sharing these comments and questions.

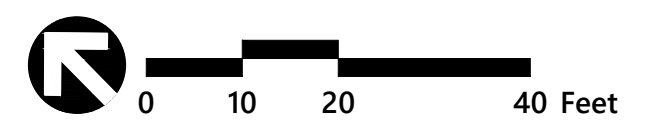
John Watters

2125 Turnpike Street



Legend

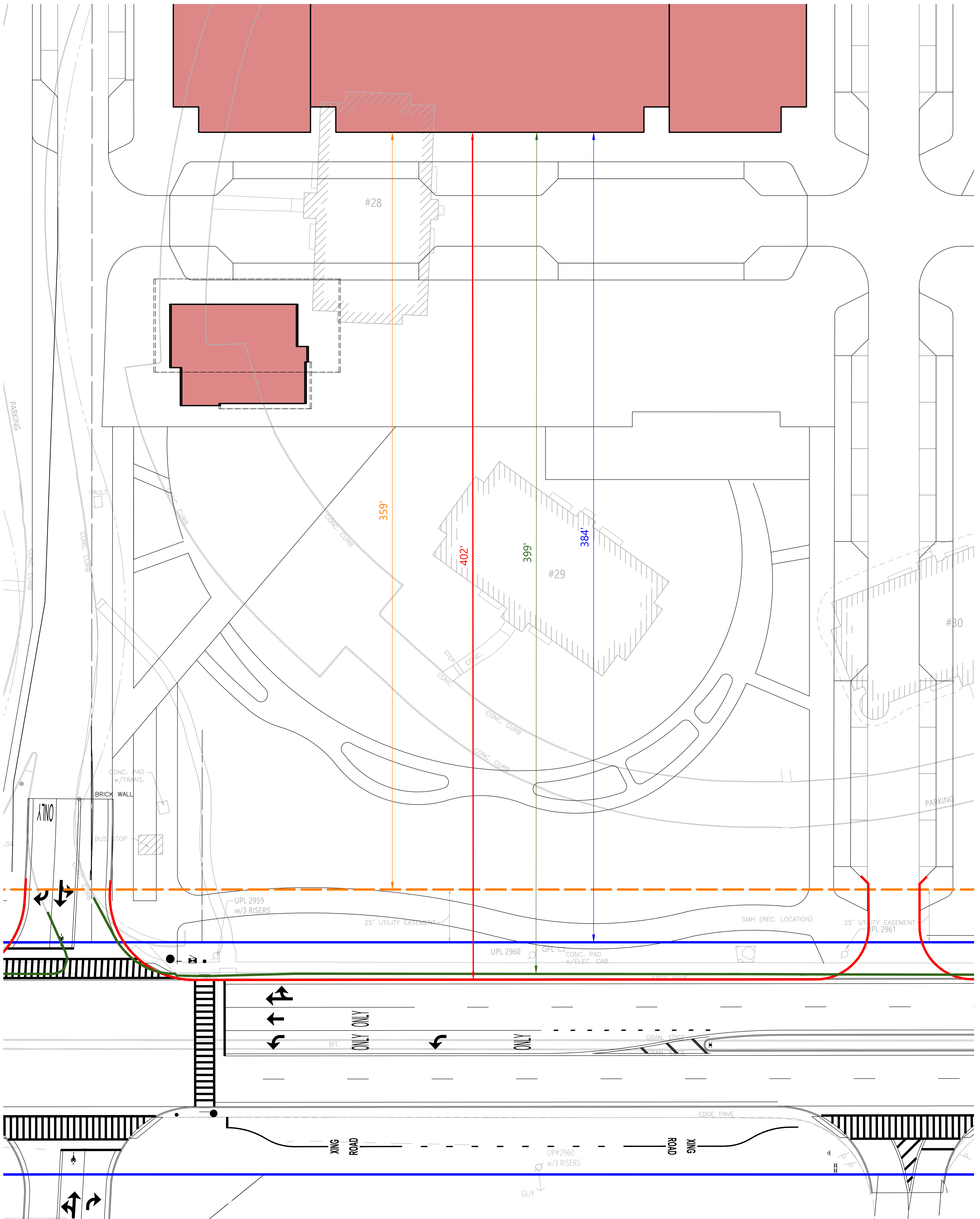
- RIGHT-OF-WAY
- - - UTILITY EASEMENT
- EXISTING CURB
- PROPOSED CURB
- █ BUILDINGS
- █ PARKING STRUCTURES



Route 114 and Building Offsets Diagram
New Royal Crest
North Andover, MA

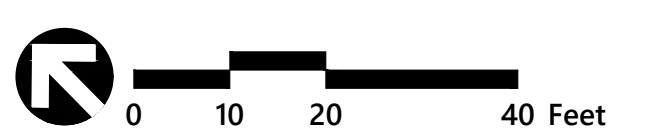
Source: North Andover Planning Board
Prepared for: North Andover Planning Board
Date: 09/07/2021





Legend

- RIGHT-OF-WAY/
PROPERTY LINE
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