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August 21, 2015

Mr. Nathaniel Strosberg, Town Planner  
101 Main Street  
Town of Ashland  
Ashland, MA 01721

RE: Peer Review #1 - 73 Olive Street  
Preliminary Plan (Subdivision)

Dear Mr. Strosberg:

GCG Associates, Inc. has reviewed the following information for 73 Olive Street in Ashland, MA.

Documents: APPLICATION: Form C – Application for Approval of a Preliminary Plan

Plan References: “No. 73 Olive Street Preliminary Plan”, Land in Ashland, MA, prepared by: The Jillson Company, Inc., Dated: July 27, 2015, Sheet 1 of 1

Supplemental Plan #1, “No. 73 Olive Street Preliminary Plan”, Land in Ashland MA, Prepared by: The Jillson Company, Inc., Dated: July 27, 2015, Sheet

The Owner/Applicant is Suresh Rajakumar and Bhuvana Krishnan currently residing at the subject property.

The subject property is located at address 73 Olive Street in Ashland, MA shown on Assessors' Map 23, Lot 231, Registry of Deed's Book 58104, Page 489. The Ashland Zoning Index Map, FY 2011, shows that the property is located in the Residential A (RA) District. The subject property contains approximately 5.34± acres. Bordering vegetative wetland systems are located at the northwest and easterly property corners with a potential vernal pool to the northwest.

Per the Town of Ashland Zoning Bylaw Chapter 344§7, the owner/applicant has submitted a “Preliminary Plan” for a four-lot subdivision. This plan shows the property to be subdivided into four (4) lots 1-4, a ‘Parcel A’ identified as not buildable, and a 40’ wide ‘Road A’ identified as 40’ wide public.

#### **GENERAL PLAN COMMENTS**

Based upon our review of the above documented information, we offer the following general comments and comments with respect to compliance with Town Bylaws: Chapter 282 - Zoning,

Chapter 344 - Subdivision of Land. The numerical Section of the regulations is referenced at the beginning of each comment unless it is a general comment.

#### **CHAPTER 282 – ZONING**

- 282-3.1 For the RA district, the Zoning Bylaws Section 3.1 states that a Single Family Dwelling is a permitted use (two-family or multifamily dwellings are not permitted).
- 282-4.1 Dimensional requirements are met with respect to lot area, frontage, building setback accommodation and section 4.1.4 Lot Shape.

#### **CHAPTER 344 – SUBDIVISION OF LAND**

- 344.7.C.5 Section states that the preliminary plan shall show the proposed system of drainage, including adjacent existing waterways, in a general manner. There are recharge basins shown on lots 1/2 and parcel A. Final subdivision plan should clarify if these drainage units will be sized appropriately to properly infiltrate and attenuate stormwater flows for the entire site. Basins are shown in proposed drainage easements. It should be clarified as to what party will own and maintain these structures and the overall system.
- 344-12.A.6 The minimum centerline radii of curved streets shall not be less than the following –  
a) Lane; one hundred (100) feet.  
Road A contains 2 curves with radii not shown on the current plans. It must be verified that this requirement is met.
- 344-12.A.8 Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than 30'. Property lines are currently shown with a radius of 20'. Plans shall show that this may accommodate a 30' radius curb or property lines revised accordingly.
- 344-12.B Subdivision road is classified as a 'lane' with a 40' minimum right-of-way as shown on the plans.
- 344-20.H Pavement width exclusive of curbing shall be 26 feet wide for a lane. Plans currently show 24' width.
- 344-20.F.4 Dead end streets (cul-de-sacs) shall be designed to accommodate the turning radius movement of a WB-40 vehicle (DOT).

If you have any questions regarding this review please contact our office.

Respectfully Submitted,  
GCG Associates

*Michael J. Carter*

Michael J. Carter, P.E.  
Project Manager

**73 Olive Street**  
Ashland, MA  
GCG Job#1324