



October 12, 2018

Ms. Darlene Wynne, Assistant Planner  
Beverly Planning Board  
191 Cabot Street  
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Initial Review Application Revisions for  
6-Acre Parcel off Thaxton Road and Grover Street  
(Assessor's Map 95 Lot 8)**

Dear Ms. Wynne:

On behalf of the Applicant, Hickory Street Realty Trust, please find enclosed revised plans (12 full size & 10 half size) for the proposed residential development of land along Grover Street and Thaxton Road. As discussed at the September 11<sup>th</sup> public hearing, the Yield Plan and three OSRD Concept plans have been revised.

To streamline the OSRD review process, the yield plan was reduced from four to three lots. The previously proposed single-driveway wetland crossing was eliminated.

The OSRD Concept plans were also revised to show three lots instead of four. Two new variations of OSRD Concept A (Sheet C-4a.1 & 4a.2) are provided with revised house locations. Concept B was eliminated since it showed a wetland crossing. OSRD Concept C shows revised roadway and building locations.

The Applicant's preferred plan is OSRD Concept A.1. This concept conserves the most open space, requires no wetland disturbance, and minimizes site work within the 100-foot Buffer Zone. The Open Space parcel will occupy approximately 55% of the tract, which is more than double the required amount.

We look forward to meeting with the Board at its convenience to further describe the project. Should you have any questions or comments, or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,  
**Griffin Engineering Group, LLC**

  
Robert H. Griffin, P.E.

Cc: Hickory Street Realty Trust