



February 19, 2019

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

**Subject: Hickory Hill Way
(f.k.a. 20, 30 & 40 Webster Avenue)
Minor Modification to OSRD Site Plan #10-17**

Dear Board Members:

On behalf of the property owner, Hickory Hill LLC, please find enclosed twenty-one copies of this request to amend the subject OSRD Site Plan. The request will separate residential vehicular traffic from heavy construction activities while an approximately 500-foot long portion of Hickory Hill Way is built. The proposed modification has two phases, as further described below.

Phase I - Temporary Cart Path Use:

The owner seeks permission to use the existing cart path located on 20, 30 and 40 Webster Avenue to provide temporary access and egress for the existing 20 Webster Ave five-family residence while the subdivision roadway is under construction. The cart path is approximately 830 feet long, approximately 10 to 12 feet wide, and is located north of the 20 Webster Avenue building. The northern-most 450 feet of the cart path is located in the buffer zone to BVW areas C and D, as shown on the enclosed Site Plan (Sheet A-1). The cart path has a gravel surface with ruts in some areas. The cart path provides direct access to Webster Avenue from the residence. The cart path is also used by the adjacent property owner at 52 Webster Avenue for winter access and egress from that property. At some point in the past, improved access to Webster Avenue from the 20 Webster Avenue residence was achieved via a more gradual and wider gravel driveway south of the residence. The southern gravel driveway remains in use today.

Construction of Hickory Hill Way requires blasting, ledge removal, regrading and utility installation work in the 20 Webster Avenue driveway. Due to steep topography and a narrow work corridor, roadway construction in the approximately 500' distance from station 0+50 to 5+50 makes simultaneous residential vehicular access and egress impossible. Hickory Hill LLC proposes to improve the existing cart path north of the 20 Webster Avenue building for temporary use by residents, their guests and emergency vehicles.

The cart path improvements are minor in nature: The cart path will be smoothed and top-dressed with compacted gravel (dense graded crushed stone). The cart

path will be widened from its current 10' to 12' width to 12' to 14' width, to better accommodate two-way traffic. If ruts develop in the cart path, additional gravel or crushed stone will be placed to minimize potential erosion. Erosion controls will be placed along the downhill side of the cart path to prevent silt from migrating towards the BVW areas. The erosion controls will also define the edge of the cart path. Stakes will be placed along the uphill side of the cart path to define its edge where necessary.

Hickory Hill LLC estimates that the cart path will be in use for approximately five to six weeks, weather-permitting. After installing utilities and the roadway gravel subbase, shared use of Hickory Hill Way by residential and construction traffic will occur. Diverting residential traffic back on to the cart path may occur for limited times, such as paving.

The temporary cart path will significantly improve safety by keeping residential and construction traffic apart, and by ensuring that construction activities do not significantly impede building access and egress for residents or emergency vehicles. It will also expedite roadway construction, and thereby minimize the time during which roadway work can threaten BVW area E.

During the time that the cart path is in use, a representative of Griffin Engineering will make weekly inspections of the cart path and report to the Commission regarding the condition of the cart path and evidence of erosion towards BVW areas. Griffin Engineering will coordinate with Hickory Hill LLC and their construction contractor, Fraser Construction, regarding cart path maintenance and restoration.

Phase II – Cart Path Restoration:

When Hickory Hill Way is substantially completed, the cart path will be restored to a condition better than existed prior to construction. Since the cart path will no longer be needed for vehicular travel, the southern portion (from approximately station 4+50 to 8+30) will be completely removed and incorporated into building lot numbers 2, 3 and 4. In the northern portion (the Open Space parcel), as much of the cart path as possible will be removed. Hickory Hill LLC will coordinate with the future land owner, Essex County Greenbelt, to determine their desired width of a pathway (if any) between Webster Avenue and the southern end of the Open Space parcel. For the purposes of this modification request, the enclosed Site Plan (Sheet AMD-1) shows maintaining winter vehicular access to 52 Webster Avenue (approximately station 0+00 to 1+90) with a 10-foot wide pathway, and a six-foot wide walking path from approximately station 1+90 to 4+50.

The walking path will have a gravel surface. Any crushed stone or RAP placed

during temporary cart path use will be completely removed. All excess fill will be removed from the Open Space parcel, so that a smooth and natural-appearing surface exists along the pathway. All disturbed areas beside the pathway will be graded smooth, raked and restored with loam and seed (erosion control mix; 50 lb/acre). The surface will be heavily mulched with straw. Approximately 12 Silky Dogwood trees (3' minimum height) will be placed along the pathway, at approximately 50' spacing.

After the seed has germinated and a stable surface exists in the Open Space parcel, synthetic erosion controls will be removed and vegetative erosion controls will be dispersed.

During the restoration phase, a representative of Griffin Engineering will inspect the pathway bi-weekly and coordinate with Hickory Hill LLC and Fraser Construction regarding the establishment of vegetation. Prior to removing erosion controls, the Beverly Conservation Commission Administrator will be consulted.

We note that a similar modification request has been provided to the Conservation Commission. Approval by both boards is needed prior to cart path use.

We look forward to meeting with you on February 26th to further describe the proposed improvements and respond to comments and questions. Until then, should you have any questions or comments, or require additional information, please do not hesitate to contact the undersigned.

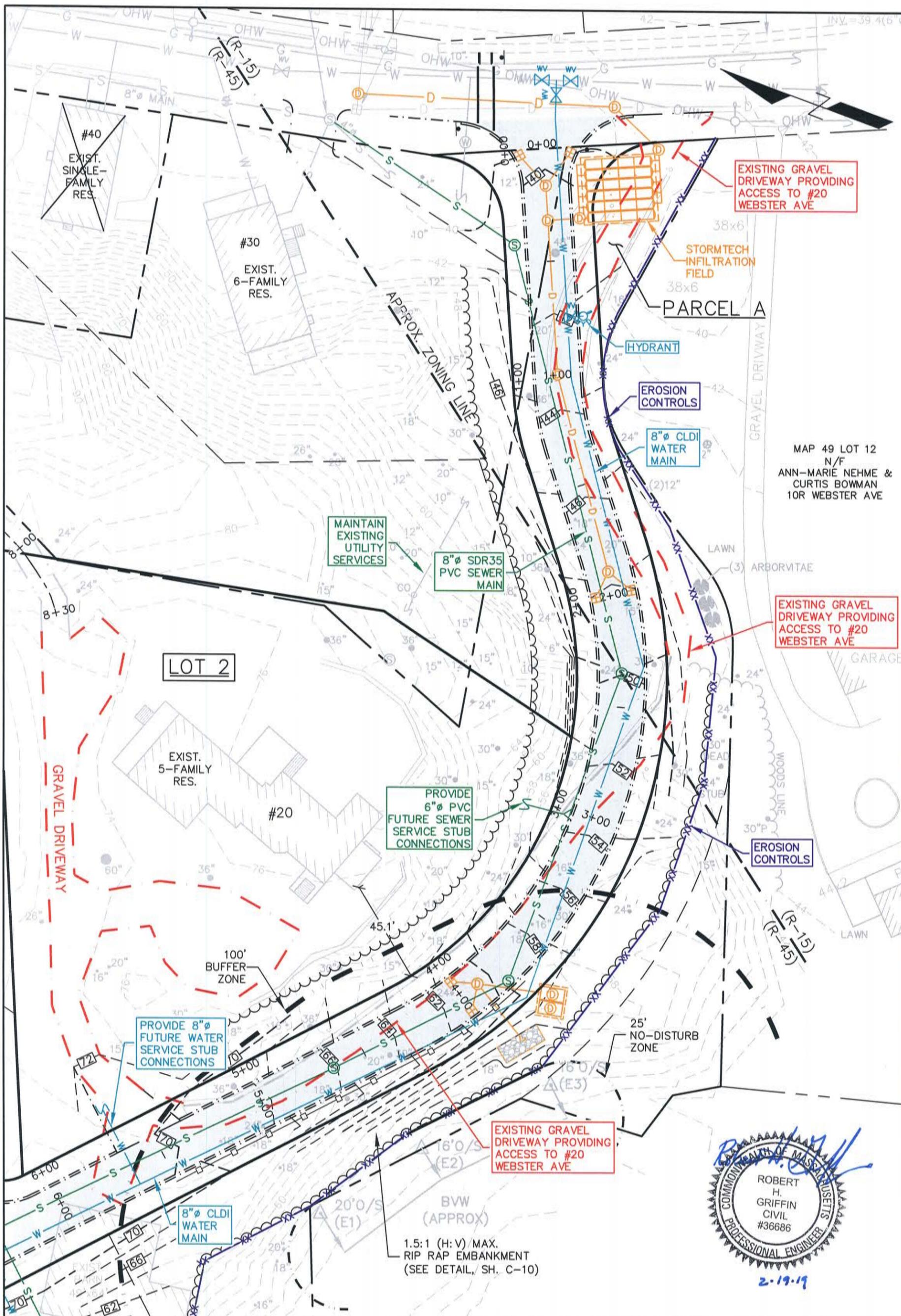
Very truly yours,
Griffin Engineering Group, LLC



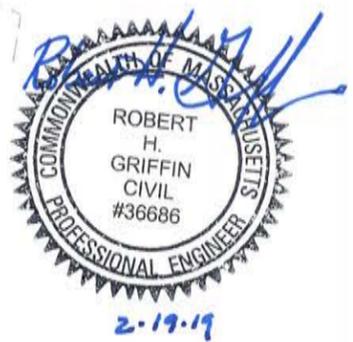
Robert H. Griffin, P.E.

Cc: Hickory Hill, LLC

Enclosures: Site Plan (Sheet A-1)
Figure 1



MAP 49 LOT 12
N/F
ANN-MARIE NEHME &
CURTIS BOWMAN
10R WEBSTER AVE



DATE: 2-19-19

Scale: 0 40' Feet

HICKORY HILL, LLC
20, 30, & 40 WEBSTER AVENUE
BEVERLY, MA 01915

Griffin Engineering Group, LLC
Beverly, Massachusetts
978-927-5111

References:
Hickory Hill Way
OSRD Site Plan,
Rev. 3/14/18

HICKORY HILL WAY
EXISTING ACCESS TO #20 WEBSTER AVE
& APPROVED SUBDIVISION ROADWAY

Figure
1