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Ms. Ellen Hutchinson
Planning Board Chairperson
191 Cabot Street
Beverly, MA 01915

January 20, 2020

Re: Definitive Subdivision Plan & Waiver of Frontage
21 Porter Terrace/Livingstone Avenue

Dear Ms. Hutchinson and Members of the Planning Board:

This project is seeking the approval of the Definitive Subdivision Plan of 21 Porter terrace and seeking a waiver of providing a roadway along the entire frontage of proposed Lot 1. The Applicant will provide an extension of Livingstone way providing 50' of roadway frontage to Lot 1.

This project is a Definitive Subdivision plan for the explicit use of a single family home on Livingstone Avenue which is NOT an accepted way. The current property at 21 Porter Terrace consists of 15,000 SF. The proposed subdivision will create two (2) separate lots. Lot 2 will consist of 5,000 SF which currently has a single family home with frontage on Porter Terrace. This Lot 2 has an approved variance for reduced lot size and frontage. The recorded ZBA decision is attached. Lot 1 will consist of 10,000 SF with frontage on the R.O.W. of Livingstone Ave. Livingstone Ave. will be extended 110'. The Applicant requests a waiver to fully build out Livingstone Ave. across the full frontage of Lot 1. The Applicant will extend Livingstone Ave. 110' with road frontage of 50' not 100'.

The Parking & Traffic committee met on January 7th and voted to recommend to the Planning Board that the proposed roadway be designed so as to have the "ability to add a sidewalk on Livingstone Ave. in the future". To meet this request and the waiver denial of providing sidewalks, one of the drainage swales needed to be removed.

The Plans have been revised to address the denial of the following Waivers requested on December 17, 2019 and meet the request by the Parking & Traffic Committee.

- Denial of Waiver from Section 375-13.B. (9). The plan must show sufficient topographical details to ensure proper drainage of abutting properties.
 - Additional surveying details have been added to the plan to meet this requirement. The proposed design ensures proper drainage of the abutting properties which drain towards Livingstone Ave.
- Denial of Waiver from Section 375-13.B. (14). The plan must provide the following notation on the Plan. The Applicant has added this notation to the Plan Sheet 3:
 - "Should the rodent population be displaced (leave its natural habitat) because of land development, then the developer must bear the responsibility of retaining the services of a professional exterminating company to abate the rodent migration problem. This service must adequately solve the problem and must be completed at the expense of the developer."
- Denial of Waiver from Section 375-22. The plan must show curbs and sidewalks per the Roadway cross sectional detail. This waiver request has been removed from the application. The following additional waiver requests address this roadway cross section.

The following two waiver requests (#9 & #10 of the attached list) have been added to the previously approve waiver requests #1 through #8:

9. Section 375-27: The Applicant requests a waiver from requiring five (5') foot wide sidewalks and a grass strip between the roadway and the sidewalk. There is not sufficient space within the existing R.O.W. to allow for this

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typical cross section of roadway design. The Applicant will provide a four (4') foot wide sidewalk on the southerly side of the street separated from the roadway by a bituminous berm curb. The northerly side of the roadway is needed for a drainage swale and therefore does not have sufficient space to add a sidewalk.

10. Section 375-28: The Applicant requests a waiver from requiring granite curbing on both sides of the street. The Applicant will provide bituminous curbing along the southerly side of the roadway and no curbing on the northerly side of the road so as to allow for sheet flow runoff into the drainage swale to mitigate runoff to the maximum extent practicable.

Please find attached the revised plans, an enlargement of the designed roadway (not to scale, for reference only) for ease of review, and the revised list of waivers.

The attached list of waivers have been modified for clarification only.

Waiver requests #1-8 were approved at the hearing on December 17, 2019.

Waiver requests #9 & #10 which relates to Section 375-27 & 375-28, as noted above, are awaiting approval by this board.

If you have any questions, I can be reached at 978-777-3050 or @ dcolbert@hancockassociates.com.

Sincerely,



Deborah L. Colbert, P.E.
Senior Project Manager
Hancock Associates

Enclosures

Cc: Beverly Engineering Department