

THE BIRCHES

By Lifetime Green Homes, LLC

08-03-2016

Summary of Plan Changes:

A. Changes that address Issues of Appeal

1. Public Water Supply proposed to consist of 7 new wells. This requires permanent gravel access roads to each well to be constructed within wetland buffer and with a wetland crossing
2. Moved Septic System 2 approximately 300 feet southerly, adjusted sewer mains accordingly

B. Other Changes

1. Due to adjusting layout, Unit 1 setback is 20' from Long Ridge Road – Requires new variance of 20' relief
2. Buildings adjusted and approximately 7 buildings are closer than 30 feet to each other (wall to wall) with a new minimum distance of 20 feet
3. Center of Cul-de-sac relocated to approx Sta 5+50 from Sta 8+50 (300 feet difference) now with 6 homes off a dead end driveway (20 feet wide) for approx 200 feet.
4. Stormwater changes including re-located, larger Bio-Retention facility east of units 1-3 and new Extended Detention east of unit 16 instead of Rain Gardens and Infiltration Trench. Site Grading was adjusted to accommodate these new facilities. All stormwater will comply with MassDEP Stormwater Handbook.
5. The adjustment of the buildings affected individual style relocations per submitted table but same number of overall bedrooms (1-4BR, 16-3BR, 3-2BR = 58 BR)
6. Elimination of separate Fire Cistern at Long Ridge Road due to public water supply

Remain Generally Unchanged

1. Horizontal Road layout – similar centerline
2. Cul-de-sac dimensions
3. Road Grades
4. Sign location and design
5. Building offset to property lines other than B.1
6. Landscaped buffers and tree planting required by Conditions to northwest and north
7. Septic system sizes – 1980 GPD / new System