



142 Littleton Road
Westford, MA 01886
978.692.1313

March 16, 2015

Lisa Davis Lewis
Carlisle Board of Appeals
Town Hall
66 Westford Street
Carlisle, MA 01741

Re: "The Birches"
Application for Comprehensive Permit

Dear Ms. Lewis and the members of the Board of Appeals:

Please find our response to Member Martin Galligan's spreadsheet of 2-22-2015 labeled "file: Brem_40B_open_issues.xlsx". This three page (landscape format) response utilizes the same general formatting and enumeration of Mr. Galligan's spreadsheet for ease in comparison.

Sincerely,
LIFETIME GREEN HOMES, LLC

A handwritten signature in blue ink that reads "Jeffrey A. Brem". The signature is written in a cursive style and is positioned below the typed name.

Jeffrey A. Brem

Enclosure

Cc: Doug Deschenes

LIFETIME GREEN HOMES RESPONSE TO M. GALLIGAN LIST OF "VARIATIONS FROM STANDARD PRACTICE DATED 2-22-2015"

DATED: 3-16-2015 BY J. BREM

✓ = Done or completed or no further submittals by applicant intended

1 Septic			
	Mounding Analysis	See Hydrogeologic Report by NSI	Expected date: 3-20-2015
	Plume	See Hydrogeologic Report by NSI	Expected date: 3-20-2015
	Total Daily Flow	58 bedrooms: 1 Facility, 3 Septic Systems at 1980 GPD each plus 440 GPD for existing house = 6380 GPD	✓
	E-One Pumps	Acceptable by MassDEP, used for over 40 years, pump details per MassDEP	✓
	Setbacks & Other	All setbacks to wells will comply with Title 5	✓
2 Water			
	Quality Impact	See Hydrogeologic Report by NSI	Expected date: 3-20-2015
	Quantity Impact	Proposed Bond Condition - \$15,000	✓
3 Stormwater/Wetlands			
	Stormwater Revisions Completed	Waiting for Nitsch final comments - already determined by Nitsch to be feasible, comments that remain are marginal/details	✓
	Impervious surface	Stormwater includes massive infiltration, additional 4 feet in width provided to comply with Fire Dept request for public safety concerns	✓
	Discharge	Complies with MassDEP, complies with all local regulations. Massive amount of LID and infiltration provided but computations were conservative and utilized minimal amounts - See Nitsch review	✓

	Unit locations - Units 13-16	Complies with MassDEP for work in buffer zone, compliant with local regulations for setback to wetland. Units moved at "request" of Cons. Comm. They will be issuing their own Order of Conditions	✓
4 Traffic			
	Access to Nowell Farme	Town issue not applicant's. Applicant researched ownership at request of Bldg. Inspector. Fire Dept. does not support any change	✓
	Traffic Study	Submitted by MDM on 2-3-15, Waiting for peer review	✓
5 Wetland / Cons. Comm			
	Identify trees in buffer zone	Not required in local regulations, complies with MassDEP, Cons Com will be issuing their own Order of Conditions	✓
	Plan details in buffer zone	Not required in local regulations, complies with MassDEP, Cons Com will be issuing their own Order of Condition, not required of other applicants	✓
	Units 13-16 in Buffer Zone	Complies with MassDEP for work in buffer zone, compliant with local regulations for setback to wetland. Units moved at "request" of Cons. Comm. They will be issuing their own Order of Conditions	✓
	Open Space Access between Units 14-15	Removed per comments	✓
	Retaining Wall	This is a 2 foot high wall - Stones will be used	✓
6 Landscaping			
	Plantings - Screening at Property line	Additional trees for screening added on latest Landscape Plans submittted on/near 2-6-2015	✓
	Trees to leaching field	Per Title 5 - 5 feet	✓
	Renewal	Condition	ZBA Condition
7 Fire Safety			

	Sprinklers	Not requested or required by Fire Dept. - new issue. Applicant will not agree to sprinklers	✓
	45000 Cistern, Well Fed	Applicant agrees to provide a 30,000 gallon water filled cistern and will not accept condition otherwise. Proof of conformance of 30000 gallon submitted by applicant	✓
8 Snow Removal Plan			
	Plowing impedes rain gardens	No. See latest plan detail and Nitsch response. No waivers requested.	✓
	Plowing fills rain gardens	This is preferred by Mass DEP.	✓
	No snow storage on leach fields	None proposed	✓
	Cons Comm wants no snow on cul-de-sac	No reason, done elsewhere in Carlisle, Not acceptable to applicant	✓
	Guarantee access to propane tanks in snow	Concur. Condition of shoveling by CO acceptable	ZBA Condition
9 Miscellaneous			
	Signage Detail needed	Dimensions and location provided on latest plan. No waivers requested	✓
	Condo Docs in final draft by end March	Not required. Can and usually conditioned. Applicant does not concur	No
	Final Architecture needed	Of course. Applicant concurs. Condition	ZBA Condition
	Review MDM Traffic Study	See 4 above. Report & Revisions complete and submitted.	✓
Other (todo)			
	Condo Association	Yes it will be a Condo Association	✓
	Retaining Walls	It is a 2' high stone wall facing wetland.	N/A
	Title 5 vs Plumbing Code	Not appropriate for Nitsch to review by 40B regulations	N/A
	List of Conditions	Concur	ZBA to do
	53G Account Replenishment	Done. Formal request on 2-13. Detailed expenditures received on 2-20. Replenished \$16,000 on 2-23.	✓