

May 29, 2020

BY EMAIL

Planning Board
Town of Holden
1196 Main Street
Holden, MA 01520-1067

RE: Permittee/Applicant: Newell Road Realty, LLC
Project: Village at Westminster Place
Case #: SPR-0207 as amended (SPR 0207, 0607, 0901, 0516, 0317, 0118)
Relief Sought: Modification of Site Plan Review Special Permit

Dear Members of the Planning Board:

I write on behalf of Newell Road Realty, LLC ("Permittee") in connection with its pending application to modify the building configuration in that portion of the project where units 597-610 are located (the King Phillip Trail cul de sac). Specifically, I write to provide a slightly revised plan associated with the proposed modification (3 sheets, rev. 5/6/2020) and an updated drainage letter from Guerriere & Halnon, Inc. ("G&H") dated May 20, 2020.

Minor revisions were made to the proposed site plan in response to comments provided by some of the residents, consisting of (1) addition of 4 visitor parking spaces along the modified cul de sac, the same number included on the approved site plan, and (2) identification of snow storage areas along the modified cul de sac.

These revisions will result in a net increase in impervious area of 1,020 square feet as compared to the originally approved layout. As explained in the enclosed letter from G&H, the increase is insignificant as compared to the capacity of the approved stormwater basins and will be managed appropriately by the previously approved drainage system and the modified infrastructure proposed to collect and convey stormwater within this cul de sac.

We look forward to discussing the proposed modification with the Planning Board at its June 9 hearing. Thank you.

Sincerely,



Jeffrey L. Roelofs

Enclosures