

July 6, 2021

Holden Planning Board
1196 Main Street
Holden, MA 01520

Re: Quinapoxet Street
Proposed Common Driveway

To the Planning Board,

Jefferson Meadow, LLC owns property on Quinapoxet Street identified as Map 102 Parcel 14. The property is located in the R-1 zoning district. The property contains ± 18.8 acres and 313.74 feet of frontage. The property is bounded to the west by the Providence and Worcester rail road tracks and to the south and east by property owned by the Department of Conservation and Recreation. An intermittent stream and bordering vegetated wetland are located on the property in close proximity to Quinapoxet Street.

In 2013, the Holden Zoning Board of Appeals granted a Special Permit allowing the excavation and removal of sand and gravel on the property. A ± 24 foot wide driveway was constructed to provide vehicle access from Quinapoxet Street to the area of sand and gravel excavation. The driveway construction included an arch culvert crossing of the intermittent stream. A stormwater collection and treatment system was designed and constructed to manage runoff from the driveway in accordance with the MA DEP Stormwater Standards. The sand and gravel removal process has since been completed.

Jim Harrity, the Applicant, proposes to divide the property to create two 8+ acre building lots. It is not feasible to construct the proposed single family houses near Quinapoxet Street due to the limited upland area located between Quinapoxet Street and the bordering vegetated wetland. The existing driveway is proposed to be repurposed to serve as a "common driveway" to provide access to the proposed single family houses on the interior of the property. The existing driveway and proposed single family house development can be seen on the enclosed *Proposed Common Driveway Permitting Plan* (dated 7/6/21). A "T" type turnaround has been proposed at the end of the common driveway for emergency vehicles.

Constructing a second driveway into the property in order to provide separate access to each lot would require another stream crossing and additional wetland alteration. The proposed common driveway appears to be the most practical and environmentally sensitive development option. In addition, the only work proposed in the buffer is associated with overhead wire and pole installation. The proposed lots will be served by on site leaching areas and private wells. A *Stormwater Evaluation* (dated 7/6/21) has been prepared and is included with this application.

An aerial photo with an overlay of the proposed development can be seen below.

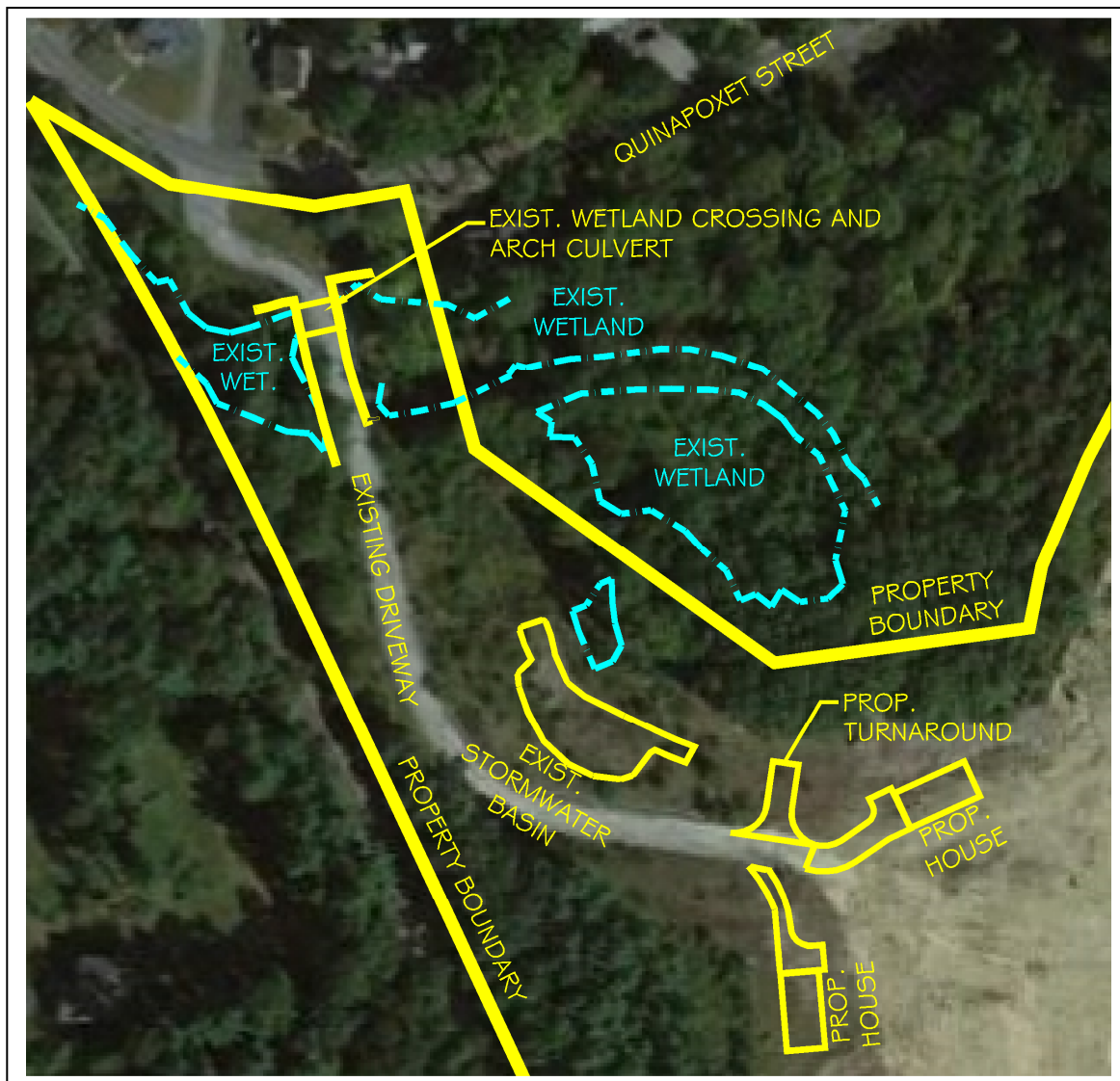


Figure 1. Aerial photo with overlay

Please do not hesitate to call if you have any questions or comments.

Sincerely,
QUINN ENGINEERING, INC.

Carl Hultgren, PE
Senior Engineer

CC: File