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Peter Matchak Planner
Ashland Planning Board
Town Hall
Main Street
Ashland, MA 01721

June 29, 2020

Re: Whittemore Estates

Dear Mr. Matchak and members of the Board

Enclosed please find both the (i) 'concept build out' plan for the modified subdivision and also (ii) the build out plan of the approved conventional subdivision with full septic systems layouts for comparison, as discussed at the recent hearing. We hope this illustrates the significant difference in lot clearing necessary for house and septic system construction adequately. Also of note is that the lesser footprint of disturbances on the steeply sloping hill will reduce earthwork disturbances and the need for substantial quantities of fill (it may be instructive to view the lot at 2 Whittemore Drive (google photo attached) to illustrate impact of filling for a septic system and the breakout slope.

There is approximately 60,000 sf less site disturbance with the sewer connection.

We note the 10 foot easement for the sewer connection from the project locus to the sewer at Brogden Lane is a **private** easement with no intent for it to become a Town easement, and that all use and maintenance will be by the Homeowners Association. The O& M would carry a condition of private maintenance, repair, and replacement and provisions for an escrow account for such and a contract with a sewer service contractor.

Notwithstanding the above any work undertaken by the municipality would require statutory reimbursement to the town,

MGL C.83, Section 3A: Private ways; repair of sewers

Section 3A. The board or officers of a city or town having charge of the repair and maintenance of sewers may at the request of the owner of land and payment by him of the

actual cost thereof repair a break in a sewer laid in a private way and remove any sewerage flowing from such break.

We trust this information is responsive to that discussed at the initial hearing. If there are any further questions please contact us.

Very truly


George Connors

32 Whittemore Dr
Ashland, Massachusetts
Google
Street View



Whittemore Dr
Rambleswood

Navigation controls: compass, zoom in (+), zoom out (-), and a right arrow button.