

March 27th, 2023
#7094

Zoning Board of Appeals
380 Great Road
Stow, MA 01775

RE: Variance Application
 89 Kingland Road
 Stow, MA 01775

Dear Members of the Board:

On behalf of the applicant, Thomas Payne, Dillis & Roy Civil Design Group, Inc. has attached revised site plans for the above-mentioned project. These plans have been revised per comments received at the March 6th Public Hearing. The Site Plan has been updated as follows:

- The proposed house design has been reconfigured to provide a greater setback between the house and the northern property line. Specifically, a jog on the southern side of the house has been removed to reduce the overall width of the house. Additionally, the proposed stairway providing access to the deck and central living space has been reconfigured to provide a greater setback to the northern property line.
- The proposed well and abutting well information has been added to the site plan.
- Roof drywells have been added to infiltrate stormwater associated with the proposed dwelling. Details for the drywells have been provided on the Site Plan.

Additional Comments received from the Board:

Will there be vehicle congestion during construction?

The existing lot contains adequate space in the location of the proposed driveway for vehicle maneuvering. It is anticipated that construction workers will park personal vehicles on the subject property.

Why is the leaching system proposed where it is shown?

To meet the required 100-foot setback from a private well to a leaching system, the leach field has been proposed along the driveway and upgradient of the proposed house.

We trust this meets your needs at this time. If you have any questions, please do not hesitate to contact me.

Regards,

DILLIS & ROY
CIVIL DESIGN GROUP, INC.

A handwritten signature in black ink, appearing to read "Ryan W. Proctor". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Ryan W. Proctor, E.I.T.
Staff Engineer