

From: [Chalmers Congdon](#)
To: [Margaret Hoffman](#)
Cc: [Amy Richardson](#)
Subject: 70 Arbors Street Comments on 60 Arbor Street Plan
Date: Thursday, November 18, 2021 7:33:57 AM

Hi Margaret,

Amy and I have a few questions and comments after attending the first planning board meeting (Nov) on the new proposal (Aug 2021) for 60 Arbor Street:

60 Arbor Street Subdivision - Nov.2021 comments

Comments from Amy W. Richardson and Chalmers C. Congdon

1.
The issue of the property line radius of 40 feet was raised and documented by Merrimack Engineering for the previous plan. No attempt has been made to address this issue. "4.1.3.5 The property line radius of the street intersection is less than 40' ("40' plus compound of 10' is provided in an attempt to achieve compliance")
2.
Regarding distances from the road to driveways. The centerline to centerline measurement shown on page 6 is meaningless. The actual bylaw measures from the curb cuts, or if no curb cut exists, assumes it to be at the end of a 3 foot radius , where the driveway meets the paved road. Furthermore, the measurements are based on an intersection point determined by the center of the right-of-way for Arbor Street and the centerline of the right-of-way for the proposed road (not the centerline of the pavement or the centerlines of any driveways).
3.
According to 5.2.2.1 the centerline of the pavement must coincide with the centerline of the right of way unless a waiver is approved. On the plan it appears that the center of the pavement has intentionally been moved closer to the 60 arbor street property without a corresponding move of the right-of-way.
4.
During the meeting in November, Mr. Decoulas spoke about the "cul-de-sac not being part of the road" Could the Board clarify this? Since the required frontage is being measured along the cul-de-sac, wouldn't it be considered part of the road?
5.
Page 3 shows a 20 foot setback requirement for the part of the circle that encroaches on the 70 Arbor Street property. Since 70 Arbor has no frontage on the proposed right-of-way for the private road, do setback requirements still impact the 70 Arbor Street property?
- 6.

The list of abutters appears to be based on a circle centered on the 60 Arbor Street lot, not the new lot that is being modified. Is this correct?

Thanks,
Chal Congdon and Amy Richardson