

MEMORANDUM

TO: Town of Marlborough Planning Board

FROM: Patricia P. Brooks, L.S.

RE: Our file #12-220054-00

DATE: February 10, 2023

The following information is submitted to the Town of Marlborough Planning Board for review and consideration in connection with the application of Sarinsky - Three Lot Subdivision and are in response to the comments received from MHE Engineering dated November 16, 2022.

1. The project is a proposed 3-lot subdivision and a lot combination. The Planning Board should address a waiver of the surveying of the 21.7 acre +/- Parcel A. It is recommended that the labeling of Parcel A be relocated on the plan to identify within the existing boundaries of Parcel A.

The 21.71 acre parcel designated as Parcel "A" is the remainder of Tax Parcel 108.2-3-8.211, after the creation of Lot 1 and Lot 2. That parcel has been field surveyed. We are requesting a waiver from surveying the 30.61 acres +/- parcel designated as landlocked Tax Parcel 103.3-4-51. The parcel deed distances have been depicted on the overall deed plot inset map, and no overlaps or gores with adjoining deed parcels were found.

2. Required agricultural buffers have been depicted on the plan.

Comment acknowledged.

3. Section 155-52 Agricultural Setbacks Section E identifies additional requirements for the buffer. The Planning Board should review the proposed 75ft buffer to determine if additional berms, tree planting, or similar mechanism would be required.

Based on the locations of the proposed dwellings being approximately 230 feet from the rear property line no additional buffering from the active agricultural adjoining property is proposed.

4. Future plan should identify driveway locations with site distance approval from the Highway Superintendent for driveway locations with sight distances. Subsurface sanitary sewer disposal system, house locations, well locations should be depicted.

The highway superintendent conducted a site visit on February 9, 2023, see attached memo. The proposed improvements shown on Lots 1 & 2 are as per plan prepared by Willingham Engineering dated January 16, 2023. Parcels will be serviced by municipal water.

Thank you for your continued consideration of this application.

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**Control Point Associates, Inc. P.C. is pleased to announce the acquisition
of Brooks & Brooks Land Surveyors, P.C.**

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John Alonge
Highway Superintendent

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February 10, 2023

Town of Marlborough Planning Board

*Re: The Shirley D. Sarinsky Living Trust
Tax Map: 108.2-3-8.211*

As requested, I have reviewed the proposed driveway cuts for Lots 1 and 2 on the Ridge Road subdivision and find they have safe, suitable sight distance.

Thank you.


John Alonge
Highway Superintendent

JA/cm

cc: Steven Pauli, Patricia Brooks