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RJ O'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

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May 12, 2020

City of Woburn Planning Board
Woburn City Hall
10 Common Street
Woburn, MA 01801
Attn: Tina Cassidy, Planning Director

Subject: Waiver Requests
Definitive Subdivision
316 New Boston Street
Woburn, MA

Dear Ms. Cassidy and Members of the City of Woburn Planning Board,

On behalf of DM Five, Inc., RJ O'Connell & Associates respectfully requests the following waivers from the 2002 Woburn Planning Board Land Subdivision Rules & Regulations for the Definitive Subdivision Plans prepared by our office and dated 04/06/2020.

1. *Chapter II, Section E.1.a: An original drawing of the Definitive Plan and accompanying street layout plans and eleven full size (36"x24" minimum at 1" = 40') contact prints thereof, dark lines on white background and eight sets of reduced size (18"x 12" minimum at 1" =60' plans.*

   Relief is requested from this regulation for the ALTA Survey drawings (4 sheets) and the Overall Site Plan, Drawing OS-1. The ALTA Survey drawings have been prepared at 1" = 30' due to the amount of detail shown on those plans. The 1" = 30' allows for clarity of the information shown. The Overall Site Plan, Drawing OS-1, is prepared at 1"=80' to show the entire site on one sheet for clarity and informational purposes. Note that the Locus Plan is prepared at 1" = 100' as required by Chapter II, Section E.1.e.

2. *Chapter II, Section E.3.q.: Looping of proposed water mains with existing mains shall be required for all subdivisions.*

   Relief is requested from this regulation as the existing water main is a dead end at the property frontage and there is no other existing municipal water main in the vicinity of the site to connect without crossing MBTA railroad tracks or land of others.

3. *Chapter III, Section E.4.: Water line looping of all subdivision water systems shall be required.*

Relief is requested from this regulation as the existing water main is a dead end at the property frontage and there is no other existing municipal water main in the vicinity of the site to connect without crossing MBTA railroad tracks or land of others. However, we have noted on Sheet C-3A of the Definitive Subdivision Plans that the new water system within the subdivision shall be looped through all lots within the subdivision.

4. *Chapter IV, Section G.1: All roads shall be constructed with a 7/8-in. slope, per linear foot, measured from the centerline to each gutter line.*

   Relief is requested from this regulation as this section conflicts with the 3/8-in. per linear foot requirement in the Type III Roadway Cross Section in Chapter VIII.C. The roadway cross section has been designed with the 3/8-in. slope per the Type III Roadway Cross Section as this is a more reasonable cross slope.

5. *Chapter IV, Section G.9: A fire alarm system shall be installed at the expense of the sub-divider, as requested by the Chief of the Fire Department, and approved by the Planning Board.*

   Relief is requested from this regulation as we believe these types of fire alarm systems are no longer in use.

6. *Chapter VII, Table II, Street Design Standards, Dead Ends (4): Turnaround Grade %,* 2 min.:4 max.

   Relief is requested from this regulation as the road is designed per the 1% minimum required in Table II, Grade (2). This also allows the road design to work better with the existing topography.

We appreciate your time reviewing this application and look forward to presenting this at the upcoming Planning Board meeting.

Please call me if you have any questions at 781-279-0180 ext. 101 or via email at brian.mccarthy@rjoconnell.com,

Sincerely,

RJ O'CONNELL & ASSOCIATES

Brian McCarthy
Principal

cc: Joe Tarby – Murtha Cullina, LLP
DM Five, Inc.