

PROJECT DESCRIPTION

PRELIMINARY SUBDIVISION PERKINS ROW

ASSESSORS MAP 34, Parcel 78

The proposed project consists of the preliminary subdivision of approximately 107 acres of land with frontage on Perkins Row and also on Route 1. Access is proposed via two points of access onto Perkins Row with one interior cul-de-sac roadway. The property lies within the I-R-A zoning district which requires minimum lot areas of 40,000 sf and minimum frontages of 150 feet. As required by the subdivision rules and regulations both a conventional and Open Space Residential Plan has been prepared each totaling 44 single family residential lots. The site does not lie within any overlay districts.

All lots will be serviced by municipal water and on site subsurface disposal systems. The proposed subdivision roadway has been proposed to be constructed to minor street standards of 26 feet of pavement within a 50 foot wide ROW with sidewalks on one side of the street unless waived by the Board. Due to the long and relatively narrow configuration of the property the layout of the roadway network for the conventional and open space plan is the same.

Stormwater will be managed in accordance with the Stormwater Standards pursuant to the Massachusetts Department of Environmental Protection. In addition to the proper management of stormwater it is anticipated that LID standards will be incorporated into the definitive plan to the maximum extent feasible.

A small section of the site at its southerly extremity is mapped as a priority habitat area. However, it is anticipated that no alteration within that portion of the site which is mostly all wetland will be proposed.