



September 9, 2024

Ref: 435422.00

Raymond Pheonix, Chair
Ludlow Planning Board
488 Chapin Street
Ludlow, MA 01056

Re: 0 Randall Street, Estate Lot Special Permit

Dear My Pheonix:

On behalf of our client and the Applicant, Craig Authier, VHB submits for your review and use the following information relating to our request for a Special Permit for an Estate Lot at 0 Randall Street, Ludlow, MA.

- (10)-copies this Cover Letter and Estate Lot/Special Permit Criteria Narrative.
- (10)-copies of Stormwater Permit issued by Ludlow DPW.
- (10)-copies Site Plan Set prepared by VHB dated 08/21/2024, including existing condition plan prepared by Paul Smith Land Surveying and Proposed Building Floor Plan
- (10)-copies Special Permit Application signed by Applicant (Craig Authier) and Landowner, (Brenda Mirkin)
- (1)-copy of Stormwater management Report prepared by VHB.
- Application Fee check for \$500 payable to the Town of Ludlow

The Applicant is seeking to construct a signal family home on the existing parcel located at 0 Kendall Street. The land parcel is identified as Assessors Map 11B, Parcel 100, is zoned Residential A-1 and is approximately 2.37 acres in area. A Special Permit application for this same parcel was filed earlier in the year by another entity but was withdrawn without prejudice at the Planning Board's Meeting on June 13, 2024.

Since withdrawing the Application, VHB has been retained as the Engineer of Record for the project and completed a drainage analysis and site design for the property. As part of this process, O'Reilly Talbot Okun (OTO) was retained to perform soil testing on the site to determine soil composition and soil permeability. This information was utilized during the site design process to develop a stormwater model for the site. This stormwater model aimed to address concerns of the abutters regarding stormwater causing erosion on individual properties. While this design does not eliminate all stormwater from flowing from this site to adjacent properties, it does reduce stormwater peak flow rate and velocity to reduce the occurrence of discharge and resulting erosion. The site plan and stormwater report were provided to the Ludlow Town Engineer, who reviewed the report and issued the accompanying Stormwater Permit.

As part of this Special Permit process, the applicant is requesting a **WAIVER** of Estate Lot Criteria No. 2, which requires an access width of not less than 50-feet from the front line to the principal structure. For this Estate Lot, this criterion is maintained except for one portion where it is reduced to 31.8-feet, due to the unique configuration of the property lines. Additional narrative in support for this waiver is included in the following narrative sections.

SINGLE FAMILY DWELLING ON ESTATE LOTS CRITERIA CHECKLIST

1. *No more than two consecutive estate lots shall be located on a public way.*
Response: Only 1-Estate Lot is located on the Kendall Street Right-of-way, and all other adjacent parcels are standard parcels under separate ownership



2. *The estate lot(s) shall have a minimum street frontage of not less than 50 feet and access width of not less than 50 feet from the front lot line to the principal structure. The front lot shall meet all the zoning dimensional requirements normally required in the district.*

Response: The Estate Lot maintains a frontage on Kendall Street of 66.9', in excess of the 50-foot requirement. A Waiver is requested for the second criterion within this item, requiring an access width of not less than 50-feet from the front line to the principal structure. This parcel has a unique property line configuration, which locates the frontage line offset from the main area of the parcel. As a result, a pinch-point is created which the proposed driveway must weave through. This pinch-point is approximately 31.8' in width. With a 10-foot-wide driveway, the setback from the driveway to the property lines of abutting parcels is approximately 10-feet. To provide shading and screening of this residential driveway to the abutting lots, this 10-foot space is proposed to be screened with 6' to 8' tall deciduous trees. The land surface outside of the driveway is stabilized with riprap and stone to prevent erosion.

3. *An estate lot(s) shall be double the minimum lot area normally required for that district inclusive of the access strip.*

Response: In the RA-1 zone, the minimum lot area required from Table 2 is 15,000 Square Feet. This lot provides a lot area of 103,148 Square Feet, exceeding the standard.

4. *An access strip that is accessible having a maximum length not exceeding four hundred (400) feet.*

Response: Because of the unique shape of this lot, the length of the actual driveway (from the street line to the principal structure) is 499.9 feet long. This distance follows the jog that is required to accommodate the offset between the site frontage and the main area of the lot. If measuring directly from the street line to the principal building, the distance measures to 398.7-feet. VHB contracted the Fire Department and confirmed there is no fire code requirements related to the 400-foot access length. VHB does not believe a waiver of this requirement is necessary but will request one if the Planning Board feels otherwise. As situated, setting the house at 398.7-feet positions the house in the center of the existing lot and maximizes the distances to the abutters on all sides.

5. *The width of the lot where the principal building is to be constructed shall be equal to or exceed the distance normally required for street frontage in the district.*

Response: The required street frontage for a normal lot in the RA-1 zone is 90-feet. The lot width where the house is proposed is approximately 145-feet, exceeding the requirement.

6. *Front, rear and side yards must equal or exceed those normally required in the district.*

Response: The following information is provided:

Setback	Normal Lot	Estate Lot / Provided
Front	30-feet	398.7-feet.
Side	10-feet	30.6-feet (left)/52.2-feet (right)
Rear	20-feet	301.5-feet.

7. *The Planning Board may require that there be maintained or kept a naturally occurring or a planted vegetated buffer strip between estate lot(s) and adjacent lots to provide effective visual screening between the buildings at grade level.*

Response: The Site Alteration Plan proposed to remove existing trees and vegetation only to the extent needed to construct the stormwater management features. Where appropriate, the Applicant proposes to plant deciduous trees to create a visual buffer and shield the completed home from abutting properties.



8. *The estate lot entrance/driveway shall be clearly designated with a house number sign. Mailboxes shall not suffice.*
Response: The site plan identifies a permanent driveway marker near its intersection with Kendall Street, meeting this requirement.
9. *The driveway is to be located, constructed, and maintained a distance no closer than ten (10) feet to any abutting property line.*
Response: The proposed driveway is not closer to adjacent properties than 10-feet. Standard met.
10. *Plan submitted shall include the statement, " Lot (fill in the Lot #) is an Estate Lot; building is permitted only in accordance with the Special Permit Estate Lot provisions of the Ludlow Zoning Bylaw."*
Response: The proposed site plan contains the required statement.

SPECIAL PERMIT CRITERIA

- a. *The proposal is suitably located in the neighborhood in which it is proposed and/or the total town, as deemed appropriate by the Special Permit Granting Authority.*
Response: The estate lot is an existing parcel which the current owner has possessed for years. The Applicant is seeking to construct a single-family home on this lot, consistent with all other homes constructed on adjacent properties.
- b. *The proposal is compatible with existing uses and other uses permitted by right in the same district.*
Response: The proposed use is a single-family residence, consistent with abutting properties and other areas within this zone.
- c. *The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust, vibrations, lights, or visually offensive structures and accessories.*
Response: The proposed project is a single-family residence. Construction activities and impacts are like those encountered during construction on adjacent land parcels. None of the aspects associated with this proposed use are different from other adjacent properties and are not considered a nuisance or offensive.
- d. *The proposal would not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians.*
Response: The proposed use is consistent with other existing uses within the neighborhood,
- e. *Adequate and appropriate facilities would be provided for the proper operation of the proposed use.*
Response: The proposed driveway and stormwater features will be the responsibility of the homeowner, who will maintain them in accordance with Long Term Maintenance Recommendations contained in the Stormwater Management Report. A stormwater management system is proposed for this lot even though the use is exempt from the DEP Stormwater Design Manual.
- f. *The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance.*
Response: As part of stabilization, the Applicant is proposing to install a significant number of deciduous trees at strategic locations along the site perimeter to provide shielding of the house from the abutting properties. The residential use is consistent with all other uses on abutting properties and is not expected to generate unsightly or obnoxious appearance issues. '
- g. *The proposal ensures that it is in conformance with the sign regulations of the bylaw. (See Section 6.5)*
Response: No signs other than those required by the Estate Lot regulation are proposed for this project.



- h. *The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements.*
Response: As a single-family home, any person needing to access the house from the street, either by vehicle or walking, would utilize the driveway for safe passage. If a large vehicle needs to access the site, the paved area at the end of the home provides a 33' x 50' area for turn around. Currently, there are no sidewalks installed along Kendall Street to accommodate pedestrians.
- i. *The proposal ensures adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment or use.*
Response: Delivery vehicles for materials and goods will access the site using the driveway. The paved area at the end of the home provides a 33' x 50' area for turn around to exit the site.
- j. *The proposal provides adequate methods of disposal and/or storage for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water.*
Response: The proposed home will generate sewage and refuse consistent with all other single-family residences in the neighborhood. There is adequate room within the site for design and construction of a subsurface sewage disposal system for this property. The design of this system will be reviewed and approved by the Ludlow Board of Health and will comply with the requirements of 310CMR 15.00 (Title V). Water service to the house will be a connection to the municipal distribution main in Kendall Street. The water service will be 1" diameter type K copper and will be installed along the edge of the proposed driveway. A detailed stormwater management system has been designed and approved by the Ludlow Town Engineer. The system is intended to reduce and control the amount of stormwater leaving the site. This is accomplished by introducing rip-rap swales and depressions which will collect and detain/infiltrate stormwater. These systems will also slow down the velocity of water flowing across lawn areas to reduce and eliminate erosion onto adjacent properties.
- k. *The proposal ensures protection from flood hazards, considering such factors as the following: elevation of buildings; drainage, adequacy of sewage disposal; erosion and sedimentation control; equipment location; refuse disposal; storage of buoyant materials; extent of paving; effect of fill, roadways or other encroachments on flood runoff and flow.*
Response: The project is not located within a documented Flood Hazard zone where the criteria issues stated will be problematic. Given the existing slope of the slope, erosion is a concern due to sheetflow velocity across the site to abutting parcels are lower elevations. The Stormwater Management System proposed for this property will capture sheetflow and manage it through the use of leaching chambers and rip-rap channels.
- l. *The proposal is in general harmony with the general purpose and intent of this bylaw.*
Response: The proposed project is in harmony with the general purpose and intent of the bylaw. The use is consistent with other uses surrounding the site, which are single-family residences. The features designed into the site plan will help control stormwater, which is currently unmanaged and allowed to flow freely onto adjacent properties. Other than the Estate Lot Waiver for Criteria No. 2, the entire proposal complies with given evaluation criteria and the intent of the by-law for Single-Family Residences on Estate Lots.
- m. *The proposed use complies with any and all additional Special Permit Criteria or special use regulations imposed on individual uses in Section VI of this bylaw.*
Response: This narrative demonstrates compliance with the Criteria for Estate Lots and with the Special Permit Criteria.

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We trust this information is sufficient for your use and review. We anticipate that this Special Permit request will be placed on the next available Planning Board Meeting Agenda. Please do not hesitate to call or email should you have questions or need additional information.

Sincerely,

VHB

John J. Furman, PE
Office Manager, Springfield

Cc w/Attachments: Brenda Mirkin
Craig Authier