June 21, 2016

Town of Milton Planning Board
525 Canton Avenue
Milton, MA 02186

Re: Definitive Subdivision Application - Governor Stoughton Property

Dear Board Members,

On the Behalf of Pulte Homes of New England we are submitting this package to support the application for approval of a Definitive Subdivision Plan of the Governor Stoughton Property, known as Assessor’s Map Section K, Lot 2, Block 6.

The Subdivision as proposed is to be a Cluster Development pursuant to the Town of Milton Zoning By-laws §VI.J. The development parcel is to be a 29.7 Acre portion of the 33.7 Acre town owned Governor Stoughton Property located at the end of Governor Stoughton Lane. The Town of Milton is to retain ownership of a 4 acre parcel located at the northeast corner of the site. This 4 acre parcel contains the existing structures on the property except for the structure known as the “Pest House.” This Pest House is to be relocated onto the 4 Acre parcel being retained by the town.

The following plans and documents are included:

- Preliminary Landscape Plan dated 6/1/16.

A Notice of Intent and an Environmental Notification Form will be filed for this project by others.

The Preliminary Conventional Subdivision Plan is required by § VI.J.14.a of the Town of Milton Zoning By-laws to determine the number of lots allowed in the Cluster Development. The preliminary plan depicts 23 proposed lots.

The Definitive Subdivision Plan proposes to divide 29.7 acres of the existing parcel into 23 building lots and 2 Open Space Parcels. The lots are to have access provided by a new road extending from Unquity Road. The proposed
dwellings are to be served by new water and sewer mains to be extended from existing mains on site that extend from Countryside Lane. Gas and Electric/Telecommunications utilities are to be provided from Governor Stoughton Lane.

A comprehensive Stormwater Management Plan has been provided to ensure that the project complies with the Massachusetts Department of Environmental Protection Stormwater Management Standards.

Some work is being proposed within the jurisdiction of the Conservation Commission and a Notice of Intent will be filed. There will be a temporary disturbance of a small area of bordering vegetated wetlands to tie in to the sewer and water mains. A wetland restoration plan has been included with this submittal.

Pursuant to the Rules and Regulations of the Planning Board of Town of Milton Governing the Subdivision of Land and the Laying Out of Ways, a Statement of Development Effect has been prepared.

The development has been carefully designed to minimize impact on the Existing topography and existing natural features on the site while trying to meet the standards set forth by the Rules and Regulations of the Planning Board.

Every effort has been made to fully comply with the Planning Board Rules and Regulations however there are several waivers that will be requested as follows:

§6.1.2 - 500' Maximum length of Dead End
The proposed road is approximately 1850' long.

§6.1.4 - Longitudinal Grades not to exceed 6% on curves
To help minimize the cuts along the proposed road in the section that ties into Unquity Road, an 8% grade is being proposed along the curve between stations 1+40 and 4+80.

§7.5.2 - Location of water main to be 14’ off street line
To accommodate the reduced pavement width (see waiver request for §7.4.1) the water main will be located per plans.

§7.4.1 - Streets are to be constructed in accordance with the typical cross section.
The typical section has been modified by decreasing the pavement width from 28’ to 24’, and rearranging the utility locations to accommodate the decreased pavement width. Additionally, the crown of the road has been changed from 5” to 3% (approx. 4-1/4").

§8.2 - Drainage Pipe is to be vitrified clay, corrugated metal or concrete pipe.
High Density Polyethylene (HDPE) is being proposed.

Please do not hesitate to call if you have any questions.

Best Regards,
Marchionda & Associates

[Signature]

David L. Farrar