



hs&t group, inc.

Professional Land Surveyors & Civil Engineers

75 Hammond Street 2nd Floor

Worcester, MA 01610

September 23, 2020

City of Worcester Conservation Commission/ Planning & Regulatory Services

Worcester City Hall

455 Main Street, Room 404

Worcester, MA 01608

Re: Malden Woods Definitive Subdivision Plan & Definitive Site Plan

Dear Members,

Please find a list of requested waivers.

Subdivision Waivers

The following waivers are requested:

Section IX – Design Standards:

C.9 To underground all utilities within Whippoorwill Drive.

Whippoorwill is an existing street with existing above ground power and telecomm lines;

E.1 To exceed the maximum centerline grade for Whippoorwill Drive;

Whippoorwill is an existing street with profile that exceeds current standards;

E.4 To exceed maximum grades for the proposed leveling area of Whippoorwill Drive at Malden Street.

Whippoorwill is an existing street with profile that exceeds current standards;

Section X – Required Improvements:

D.5 To decrease the required pavement width from 30 feet to 28 feet.

Give the presence of a stream and wetlands.

E.1 To provide catch basins every 300 feet on Whippoorwill Drive.

Whippoorwill is an existing street with profile that exceeds current standards.

F.1 To provide sidewalks on both sides of any proposed way (along the southerly side of Whippoorwill Drive and along the Westerly side of Danielle's Way from Lot 13A to Lot 12B).

Given that Whippoorwill is an existing street, and the presence of a stream and wetlands.

F.1 To comply with the typical cross-section relating to the proposed sidewalk width and landscape strip orientation, for Whippoorwill Drive.

Given that Whippoorwill is an existing street.

Section VI.H-G – Plan Requirements:

G.12 To show the locations and outlines of all existing buildings and site features such as stone walls, fences, large trees (12" caliper) or wooded areas, rock ridges and outcroppings, swamps/ wetlands and water bodies within or adjacent to the proposed subdivision.

G. 6. 1. To show all construction plan requirements – including bounds/ monuments, proposed utilities, or proposed furnishings (i.e. hydrants, street lights, fences, etc.) – on the erosion and sediment control plan.

Section VI.I.2. – Planning Board Decision

B. To retroactively waive the automatic recession date and set a new sunset date of August 26, 2025.

Site Plan Waivers

1. Requirement to label trees in excess of 9" on the plan.
2. Provide representative architectural elevations showing building height in feet and stories, and information regarding proposed exterior materials for *each style* of proposed structure.