

0 Swains Pond Ave Development Update

When will the project begin?

Developer: Most likely one month after City of Melrose approval of the project. Approval time includes all permitting and pre-blasting inspections of properties.

How will communication work during entire process?

Developer will hire a "Clerk of the Works" to observe the entire operation during construction and keep tab on progress. Developer currently contemplates creating a website to track progress and share information. He encourages neighbors to call City Hall, city officials, etc. in the event of questions, concerns and construction-related issues.

Can the subdivision move keep the "rock" as designed in the Colluci Plan?

Developer: Unfortunately no. The Colluci Plan was a flawed plan and was more damaging to the neighboring area. Case in point, the water way in the middle of the current plan. As discussed at the Conservation Commission meeting in January, a box culvert will be installed 10 feet above the waterway to protect the water rights.

Can as many trees be saved as possible (no clear cutting)?

Developer will try to maintain as many healthy trees as possible. A plan is also in place to plant street trees and screening trees throughout the development area.

Will green building practices be used on construction of homes?

Developer: Yes, they will follow the HERS rating system (Home Energy Rating System) and are aiming for scores above the standard 100 rating. Houses will be built with spray foam insulation, synthetic exterior materials, maintenance free decks, energy efficient appliances, 90% efficient furnaces, on-demand hot water, and low VOC paint. Solar panel options will be a per buyer request and developer will accommodate request post-construction if buyer requests solar. One house at Regan's Way requested solar panels.

Blasting

Blasting is intrusive, there's no denying that. Pre-drilling will occur. However, the technique that their blasting company uses is different than that used for the Lake Road property across the street, above Swains Pond, where "chipping" was used. Chipping to prepare for blasting is a longer, louder process than the drilling process their company will use here.

Pre-blasting inspections

Massachusetts General Law requires that owners 250' from the blasting line be offered independent inspections. Developer will grant independent pre-blast inspections to all dwellings 500' from blast line.

Can owners choose their own independent inspectors?

Yes. Developer wants independent inspectors to check the neighboring houses to identify pre-existing issues prior to blasting.

Will properties on Worth Street be included in pre-blast inspections?

Yes, if owners of surrounding dwellings are uncomfortable with the blasting and have concerns, developer will extend inspections to those who desire them

Will there be road improvements?

Yes, Maple Terrace from Swains Pond Ave up to Hemenway Ave. will be improved.

The plan is for a 24' width, with 20' of roadway and 4' sidewalks. Initially, during construction it will be a 24' wide street, at and then at completion of construction, a 4' sidewalk will be added.

The Colluci plan called for a 31' wide street up to a cul-de-sac for 9 lot subdivision.

The new plan calls for 40' street width, including 3' of grass area, and 4' width for sidewalks. Sidewalks will be on the Swains Pond Ave/Pond side of development (lots 1-5 side on plan) and go from lot 5 all the way down Patrick's Place, Maple Terrace and out to Swains Pond Ave.

What will be the make-up of the temporary road used during construction?

Compacted gravel, very durable, can support truck travel and New England weather. The road will be serviceable, secure and will not wash away.

Will trucks be idling during construction?

Developer will be cognizant of this request; their own goal is to keep trucks moving, as they are paying sub-contractors hourly rates.

Will vehicle and pedestrian traffic from Swains Pond Ave & Maple Terrace see improvements?

Yes, sight easement will be in place coming from Maple Terrace onto Patrick's Place. Land to direct right of Meighan Campbell's property, 2 Maple Terrace, will have nothing above grass height allowed, to maintain clear lines of vision for all traffic. If City of Melrose requires a stop sign at end of Patrick's Way, Developer will request installation of one.

Will Hillside Park & Maple Terrace remain Private Ways?

If homeowners on these streets want to request they be converted to public roads, Developer will advocate in favor of this to the City of Melrose. (The city gets state funding for every foot of roadway they have; it currently does not get credit for Hillside & Maple Terrace, since they are private ways.)

Will there be a "taking" of land from current homeowners on Maple Terrace or Hillside Park?

Developer: No, there will be no "taking" of currently owned land.

Will any land be given back to the neighborhood from this development?

Developer: - Yes, land owned by developer will be given back to Melrose/neighborhood. Under the Colluci plan, about 1.5 acres would have been given back to Melrose. Under current plan, 2.5 acres will be given back.

On the updated plan (to be presented at 3/16/2020 Planning Board meeting) the plan will show land located behind proposed lots 5, 6, & 7 will be given to Melrose as conservation, non-buildable, land. Also, land directly to the right of Meighan Campbell's current home (estimated 15,000 sq. ft.) will be open, non-buildable Swains Pond Ave, maintained by the homeowners association.

Will the Developer later connect to Regan's Way via the Hillside Park paper street?

Developer has no interest in connecting 0 Swains Pond Development to Regan's Way.

Can the large lots be sub-divided later?

Developer: No, none of the lots at 0 Swains Pond Ave are sub-dividable. There is not enough frontage available to sub-divide the lots.

Will home owners on septic be able to convert to city sewer?

Developer: Yes, home owners on septic will have the opportunity to tie into city sewer, at their own expense.

Will natural gas be brought to new development?

No, all nine of new homes will be on propane, not natural gas.

Home owners association

Developer: Homeowners association will be responsible for maintaining landscaping, drainage, general upkeep of lots.