

Narrative describing changes requested to Colucci Estates Plan

- 1) **Subdivision Regulation Changes**: There are three significant changes being proposed to the approved Colucci Estates plan.
 - a. The road is proposed to be moved approximately 60 ft to the west. In order to accommodate this modification, there are three changes to waivers requested. In two cases the modified plan deviates further from the regulation (side line radius and center line road length) and in one case the modified plan deviates less from the regulation (required grade).
 - i. The modification allows the road to cross a lower section of the wetland. The previous plan proposed crossing the wetland at an elevation approximately 10 ft lower than the wetland itself. Thus, creating a situation where a waterfall would have likely been required to be constructed within the stream channel upstream of the crossing. In the new plan the crossing is approximately 10 ft higher than the wetland which allows for less impact and crossing that meets the regulatory stream crossing standards.
 - ii. By moving the main road further from Hillside Park, a greater length of roadway allows the roadway elevations adjacent to the existing homes on Hillside Park to be higher and able to be constructed. In the original Colucci Estates plan this particular issue was not addressed correctly, so this change represents a necessary modification in that respect.
 - iii. Reconfiguring the roadway, in conjunction with the narrowing of the road right of way noted below, allows for a more uniform and consistent neighborhood. All 9 houses would be off the new road and would be have similar appearance and setting. The original Collucci Estates plan included one house directly accessed from Swains Pond Ave that would have been built into the side of a cliff and one house on the new road that would have been hanging off a tall hill. The new proposed plan does not have any unusual house settings.
 - b. 50 ft roadway right of way is reduced to a 40 ft right of way
 - i. All physical aspects of the road are identical to the Original Collucci Estates plan (pavement, curbing, and sidewalks on one side)
 - ii. The applicant will pay the fee to allow sidewalk to be built only on one side
 - iii. This change, in conjunction with the moving of the road noted above, allows for a more uniform and consistent neighborhood. See item iii above.
 - c. 90 ft center line turning radius
 - i. In order to realize the benefits noted under both “a” and “b” above, a waiver of the minimum centerline radius requirement is needed. In order to mitigate any potential sight distance issues, we propose to take advantage of the terrain and create a sight distance easement to maintain visibility around the roadway bend at all times.
- 2) **Conservation Jurisdiction Changes**: The new proposed plan is very clearly and substantially in the public interest as compared to the approved Collucci Estates plan. Additionally, with regard to the project eligible 36 condo project there are fewer waivers needed and work would be substantially less likely to impact the protected resources.
 - a. Compared to the approved Collucci Estates plan, planned limits of disturbance and final house locations will take place further from the protected resources. Several house locations are moved away from the wetland and as notes in section 1.a.i above the

wetland crossing will be a significant improvement from the crossing shown. Potential impact is significantly reduced.

- i. Permanent filling and relocating of bordering vegetated wetlands is significantly reduced. New plan has 355+/- Square Feet of permanent fill which is a reduction from 625+/- Square Feet in approved plan (43% decrease) and 357+/- Square Feet of replication needed which is reduced from 740+/- Square Feet in approved plan (52% decrease)
 - ii. No construction of houses or driveways will take place in either 15' No Disturb Area or 20' No Construction Area, as opposed to construction of homes and driveways which were shown in both zones on the approved plan
 - iii. Considerably less work will take place inside the 100' Buffer Zone (3 lots and a portion of a 4th as opposed to 5 lots and a portion of a 6th) in revised plan
 - iv. The narrower paved roadway width (24' reduced from 32' originally approved) allows for less work in 15' No Disturb Area, 20' No Construction Area and 100' Buffer Zone at the location of the wetland crossing
- b. As part of the lengthy engineering investigation that commenced prior to the 40B application process and relative to the evaluation of development alternatives, the land has been investigated in detail. Several options have been presented to various City officials. Many of the alternatives were deemed undesirable or even unacceptable by those officials. In particular, access to the site directly from Swains Pond Ave has been a point of contention. Another hotly debated topic has been the density of the development. While we continue to maintain that the 36 unit, 40B eligible, project is in the greater public interest for the region and Massachusetts as a whole, from the perspective of the Melrose Conservation Commission and their interest in protecting the specific resources on and adjacent to the site, a smaller and less dense development situated further from the resources themselves should be very appealing.