

March 11, 2021

Kerri A. Martinek, Chairman
Northborough Planning Board
63 Main Street
Northborough, MA 01532

RE: Definitive Subdivision Plan
0 Bartlett Street, Marlborough, Massachusetts

Dear Chairperson Martinek and Members of the Board:

In furtherance of demonstrating the manner in which the approvals previously obtained by the Applicant with regard to the site plan previously denied by the Planning Board essentially include all of the work required for the definitive subdivision, attached please find a schematic plan prepared by Allen & Major Associates, Inc. The plan is the base site plan for the rejected warehouse facility previously review the Planning Board, overlaid with red identification of the scope of the work required for the proposed definitive subdivision plan.

As the attached plan demonstrates, essentially all of the work involved in the construction of the subdivision way, including the dual sidewalks as required by the Planning Board, are within the parameters of the previously reviewed driveway. Similarly, the proposed detention easement for the subdivision plan is located within the area shown on the previous site plan as essentially impervious area dominated by drive aisles and a portion of the building. Please note that the attached plan reflects both the boundaries of the wetland resource area upon the site and the corresponding buffer zones, both of which have been conclusively determined accurate by the Northborough Conservation Commission.

The attached plan demonstrates the work proposed by the definitive subdivision plan, including the drainage, constitutes far less work being performed within wetland buffer zones than had been proposed by the warehouse facility which previously obtained an Order of Conditions from the Northborough Conservation Commission. It is therefore a reasonable assumption that the subdivision plan would obtain a similar Order of Conditions at such time the Applicant were to seek same from the Conservation Commission.

The plan further reflect the areas of disturbance within the easement area crossing the aqueduct. Once again, the plan demonstrates that the extent of work as proposed for the driveway as previously approved by the MWRA is substantially similar to the work proposed for the

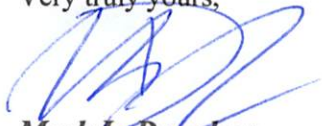
Kerri A. Martinek, Chairman
Northborough Planning Board
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definitive subdivision plan. A rational conclusion can be drawn from the attached that the subdivision plan, once approved by the Planning Board, will obtain a similar approval from the MWRA and as stated in previous correspondence, the Applicant would fully expect a Condition of Approval requiring production of such approval from the MWRA prior to the commencement of any site activities.

I look forward to the opportunity to discuss this matter at your next meeting.

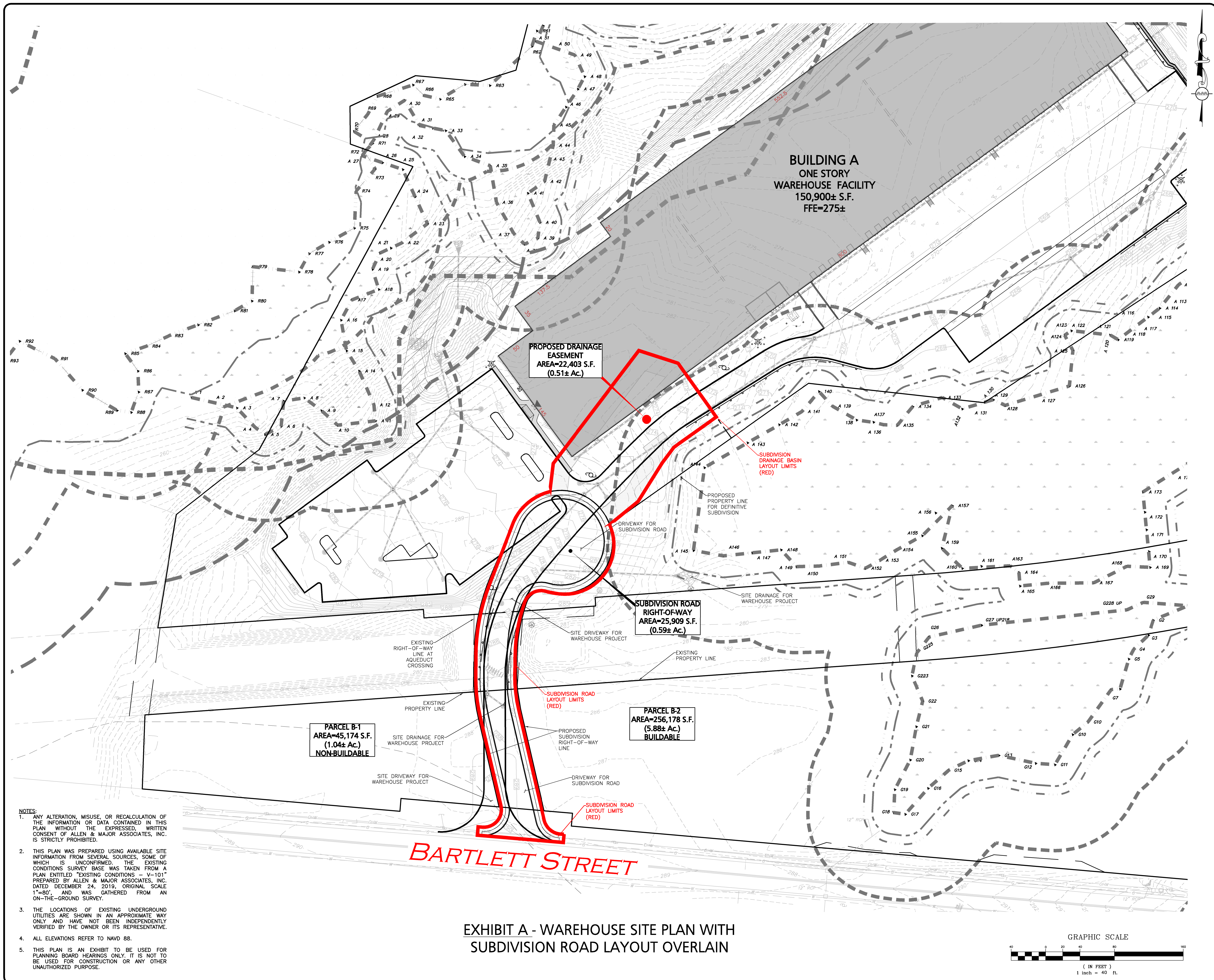
Many thanks for your cooperation.

Very truly yours,



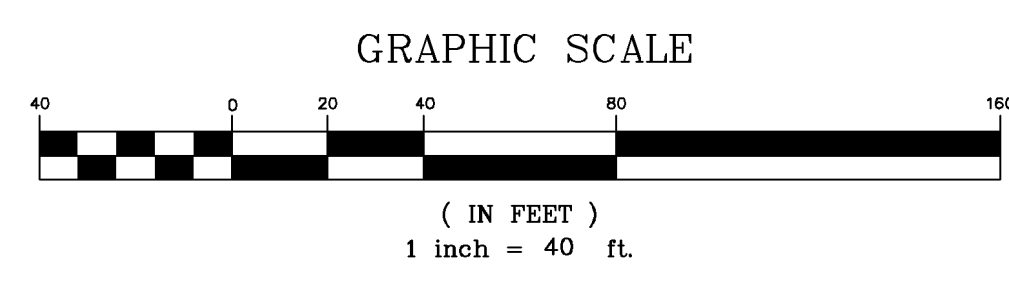
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N:\PROJECTS\1145-09\CIVIL\DRAWINGS\PDF'S FOR REVIEW\2021-03-11 - EXHIBITS FOR PLANNING BOARD\EXHIBIT 1 - WAREHOUSE AND SUBDIVISION OVERLAIN\EXHIBIT 1 - LAYOUT & MATERIALS PLAN SP OVER SUBD.DWG



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 2. THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS - V-101" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED DECEMBER 24, 2019, ORIGINAL SCALE 1"=80', AND WAS GATHERED FROM AN ON-THE-GROUND SURVEY.
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 4. ALL ELEVATIONS REFER TO NAVD 88.
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**EXHIBIT A - WAREHOUSE SITE PLAN WITH
SUBDIVISION ROAD LAYOUT OVERLAIN**



**ISSUED FOR PLANNING
BOARD HEARING**
MARCH 16, 2021

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE GUTIERREZ COMPANY
 200 SUMMIT DRIVE, SUITE 400
 BURLINGTON, MA 01803

PROJECT:
PARCEL H DEVELOPMENT
 BARTLETT STREET
 MAP 51 LOT 3 &
 MAP 66 LOT 16
 NORTHBOROUGH, MA

PROJECT NO. 1145-09 DATE: 2021-03-09

SCALE: 1"=40' DWG. NAME: C-1145-09

DESIGNED BY: DMR CHECKED BY: CMQ

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DRAWING TITLE:
**EXHIBIT A - SITE PLAN WITH
SUBDIVISION ROAD**

SHEET No.
EXH-A

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