



Office of Planning & Development

City of Leominster, Massachusetts

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Vice Chair

ELIZABETH WOOD, AICP
Director

LEOMINSTER CITY CLERK
2022 SEP 22 PM 2:58

LEGAL NOTICE OF SUBDIVISION APPROVAL

**Pierce Street
Pierce Street, Map 575, Lot 1
Definitive Subdivision**

On September 19, 2022, the Planning Board voted unanimously, **6-0, to Approve a Definitive Subdivision, Pierce Street Definitive Subdivision**, submitted by Great Realty Trust, c/o Gayle Sabol, of 175 Pierce Street, Leominster, MA, represented by Wesley R. Flis, Haley Ward Inc., 510 Mechanic Street, Leominster, MA, is proposing to subdivide a parcel of land, located off of Pierce Street, Map 575, Lot 1, sized 59.4 acres (2,587,464 sq. ft.), into 13 buildable lots, each sized greater than 1 acre (43,560) or more, and 1 lot, sized 44.8 acres (1,951,488 sq. ft.) to be dedicated for open space. A portion of the property, 6.8 acres (296,208 sq. ft.) is located in Lunenberg. The subdivision is to be serviced by municipal water and sewer. A stormwater management system is proposed consisting of multiple catch basins and a stormwater basin located within the open space.

Subdivision

SUBDIVISION NAME: Pierce Street

LOCATION: Pierce Street, Map 575, Lot 1

SUBDIVIDER: Great Realty Trust, c/o Gayle Sabol

ADDRESS: 175 Pierce Street
Leominster, MA

OWNER: Great Realty Trust, c/o Gayle Sabol

ADDRESS: 175 Pierce Street
Leominster, MA

PROJECT ENGINEER: Wesley R. Flis
Haley Ward, Inc.
510 Mechanic Street
Leominster, MA 01453

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Waivers Granted

The Board voted unanimously **6-0 to Grant** each of the following waivers from the Subdivision Regulations:

1. **Section 8**-Development Impact Statement shall be prepared
2. **Section 8.2.A.4**-The scale shall be 1"=40' horizontal
3. **Section 8.2.E.1.e**-Finish invert elevations for the storm drains and sanitary sewers at 50 foot intervals
4. **Section 9.M.1.2**-Cul-de-sac plantings
5. **Section 9.R.1.A.3.c**-Dead-end streets shall not be longer than 500 feet
6. **Section 9.R.12.a**-Travelled way is required to be 34', waived to be 28'
7. **Section 9.R.14.S.6**-Pertaining to Open Space

The Board voted **5-1 to Grant** the following waiver from the Subdivision Regulations

1. **Section 9.R.9**-to allow for 13 lots without a connecting street

Conditional Approval

On 9/19/2022 the Planning Board voted **6-0 to Grant** conditional approval of the Definitive Subdivision Application for Pierce Street according to the revised plans dated 8/9/2022, with the following conditions:

1. That All Department Head Comments be addressed, including the following:
 - **Planning and Development Director**
 - a. Include a proposed name for the new street. Veterans' names are preferred.
 - b. Per Section 8.2.A.7, Provide suitable space for the signatures of the members of the Board. There are eight (8) members on the Board and only five (5) signature lines are provided.
 - c. Per Section 9.L.2-Street Trees are required as detailed in this section. Sheet 12 is labeled "Landscape Plan". Provide a legend indicating which symbol indicates a tree. Indicate tree caliper and proposed tree species.
 - d. Per Section 9.P-Street lights are required and installation should be coordinated with National Grid.
 - e. **Open Space Covenant:** Per Section 9.R.14.S.5, an open space area may be required to have maintenance provided for by covenants and agreements acceptable to the Board, until public acquisition is accomplished by the community.
 - **Department of Public Works**
 - a. A deep hole needs to be performed in the area of the proposed detention basin

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- b. Provide road subdrain in areas of cut.
- c. Provide access/maintenance road to detention basin
- d. A Homeowners Association needs to be set up for the sewer system and maintenance of the detention basin.

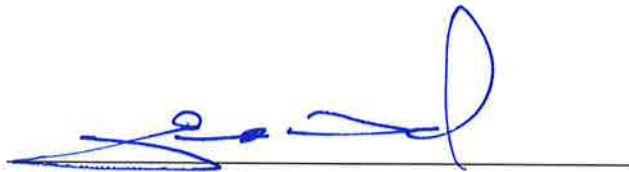
- **Police Department**

- a. Install a solar powered radar speed limit sign on the south of the project site on the northbound lane at a location determined by the Police Department. A backup battery will also be supplied.
- b. Install "Dangerous Curve Ahead" signs on both approaches to the sharp curve of Pierce Street at locations determined by the Police Department.
- c. Remove the saplings and overgrowth along the southern side of Pierce Street adjacent to the intersection with Joslin Street. Measure the site distance looking from the proposed street towards Joslin Street, to verify a site distance exceeding 335-feet. A date to complete the updated site distance calculation will be agreed upon by the Police Department and Haley Ward so the Department can witness the updated calculation.

2. Two (2) boundary markers shall be installed on the southerly side of the property

Appeal

Per M.G.L. 40A Section 17, any person aggrieved by the Board's decision regarding the Special Permit may appeal this decision within 20 days of said decision being filed with the City Clerk.



Respectfully Submitted by:

Elizabeth Wood, AICP
Director, Office of Planning & Development