

MBL Land Development & Permitting, Corp.

Land Development, Transportation & Environmental Solutions

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November 26, 2019

Mr. Chuck Comeau, Chairman
Zoning Board of Appeals
Avon Town Hall
65 East Main Street
Avon, MA 02322

Re: Revised Site Plan/Site Narrative - Proposed 40B: Joanna Hills Estates

Dear Mr. Comeau and Members of the Zoning Board of Appeals:

MBL Land Development and Permitting Corp. has prepared this narrative letter on behalf of the applicant, Joanna Hills LLC, in regards to the proposed site plan revisions for the project at Joanna Road, referenced as Block 3 and Plot 15 on Assessors Map C7.

EXISTING SITE CONDITIONS

The project is located at the end of Joanna Road, off of Page Street, in Avon, Massachusetts. The site is referenced as Block 3, Plot 15 on Assessors Map C7 and contains a total of 29.37 acres. The existing site consists woodlands and forested wetland areas. A minority of the site is located within a Flood Zone A, areas of the 100-year flood base (flood elevations not determined) and the majority of the site is located within a Flood Zone X, areas between the limits of the 100-year and 500-year flood, as shown on FEMA flood insurance FIRM Map No. 25021C0218E, having an effective date of July 17, 2012. The site is not located within an Estimated Habitat of Rare Wildlife, Priority Habitat of Rare Species or near a Certified Vernal Pool according to the Massachusetts Natural Heritage Atlas, 14th Edition, effective August 2017. The site is not located within an ACEC, Outstanding Resource Water or any other Critical Area.

PREVIOUSLY PROPOSED LAYOUT – 80 SINGLE FAMILY LOTS

The previously proposed layout for the site consisted of a 40B development with 80 single family houses, associated roadway access, electric, sewer, water, and gas utility provisions, and an on-site drainage system.

RESOURCE AREA DISTURBANCE

The previous layout had multiple houses located within 25 feet of Bordering Vegetated Wetlands, as well as a septic field located in the 50-foot septic setback to Bordering Vegetated Wetlands.

IMPERVIOUS AREAS

The total impervious area of the previous site layout was 346,309 square feet (7.95 acres), which was 27% of the total site area.

CURRENT PROPOSED LAYOUT – 76 UNITS (MIXED SINGLE FAMILY, DUPLEX UNITS, AND CONDOS)

The proposed development now consists of 9 single family houses in the area of Lothrop Road and at the entrance to the project site at the end of Joanna Road. It also provides 10 duplex units on their own lots, as well as two 14 unit condo buildings, one 9 unit condo building, and one 10 unit condo building, also on their own respective lots. Associated roadway access, electric, water, and gas utility provisions, and an on-site drainage system are proposed as well. All buildings will have their own on-site septic systems installed.

RESOURCE AREA DISTURBANCE

The current layout had no houses or buildings located within 25 feet of Bordering Vegetated Wetlands, and all septic fields are located outside of the 50-foot septic setback to Bordering Vegetated Wetlands.

IMPERVIOUS AREAS

The total impervious area of the current layout is 155,857 square feet (3.58 acres), which is 12.2% of the total site area and a significant reduction in impervious area over the previously submitted site layout.

Please don't hesitate to contact us with any questions and concerns or should you need additional information.

Respectfully,

MBL Land Development & Permitting Corp.



Brian M. Dunn
President/Project Director



Tracy L. Duarte, PE
Project Manager