



CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #7
NORTHBOROUGH, MASSACHUSETTS 01532
TEL: (508) 393-9727 • FAX: (508) 393-5242

Boylston Planning Board
221 Main Street
Boylston, MA 01505

March 11, 2020

Attention: Nina Gardner

**Subject: 21 Woodland Drive Definitive Subdivision
Boylston, MA**

Dear Members of the Board;

On behalf of the applicant (Ron Aspero, Shrewsbury Homes, Inc.), Connorstone Engineering Inc. is pleased to submit the enclosed Definitive Subdivision Plans and Application for a two lot subdivision at 21 Woodland Drive. The intent of the plan is to create one additional building lot utilizing a proposed right of way. Construction of a new roadway would not be proposed and access to the new lot would be over a typical driveway. Access to the existing #21 would be over the existing driveway, which would be improved from gravel to a paved surface. Waivers related to the roadway construction standards have been requested.

The design plans have shown the work within the right-of-way for required access and drainage. Future design of the lot development would be provided during the Conservation Commission review. The intent is to request a waiver from the Stormwater Bylaw since the overall project would be less than 1-acre of disturbance and more typical of a single ANR lot development.

We look forward to discussing the proposed project at the next available meeting, and should you have any questions please contact our office at 508-393-9727.

Sincerely,
Connorstone Engineering, Inc.

Vito Colonna, PE

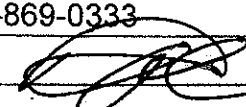
FORM C
Application for Approval a Definitive Subdivision Plan

The undersigned, being the Applicant as defined under Ch. 41, Section 81-L, hereby submits said plan as a **DEFINITIVE SUBDIVISION PLAN** in accordance with the Rules & Regulations of the **BOYLSTON PLANNING BOARD** and makes application to the Board for approval of said plan as shown on a plan entitled:

Name of Subdivision _____
Location 21 Woodland Drive
Assessor's Map & Parcel Map 29 Parcels 9 & 10
Zoning District Rural Residential
Water District _____
Number of Proposed Lots 2
Total Acreage 4.35 acres
Plans Prepared By Connorstone Engineering, Inc.
Dated March 11, 2020

The undersigned's Title to said land is derived from Suzanne & Burleigh Stanton
by Deed Dated January 10, 2018
Registered in the Worcester District Registry of Deeds, Book Book 58330, Pg 48
Registered in the Worcester District Registry of the Land Court, Certificate of Title No. n/a
And said land is current with regard to taxes and is free of encumbrances, except for the following:
None Known

Said plan has [] has not [☒] evolved from a preliminary plan submitted to the Board on _____
and approved [], approved with modifications [], or disapproved [] on _____
Waivers requested from the Boylston Subdivision Rules & Regulations: See attached

Applicant Name Shrewsbury Homes, Inc.
Address 4 Redwood Circle, Boylston, MA
Telephone Number 508-869-0333 Email asperorp@gmail.com
Applicant Signature 

Owner Name Suzanne Stanton
Address 21 Woodland Drive, Boylston, MA
Telephone Number 508-869-2512 Email None
Owner Signature Suzanne Stanton

RECEIVED by the Town Clerk _____
Date _____ Time _____

**21 Woodland Drive - Definitive Subdivision
Boylston, MA**

LIST OF REQUESTED WAIVER CONSIDERATIONS TO THE PLANNING BOARD

March 11, 2020

Boylston Subdivision Regulations

Section 6 & 7 - Waiver from the physical roadway improvements required under Sections 6 and 7.

Section 5.2.2.p – Waiver from the requirement of locating all trees greater than 3-inches within 20 feet of the existing and proposed right-of way.