

Re: Legacy Landing

PLANNER 1 <planner1@dudleyma.gov>

Thu 1/7/2021 2:35 PM

To: Randy Waterman <rwaterman@wda-dg.com>

Thanks Randy.

From: Randy Waterman <rwaterman@wda-dg.com>**Sent:** Thursday, January 7, 2021 1:53 PM**To:** PLANNER 1 <planner1@dudleyma.gov>**Cc:** Bob Ruda <bobruda23@gmail.com>**Subject:** RE: Legacy Landing

Bill, I am writing as a follow up to our discussions regarding a possible amendment to the Special Permit for Legacy Landing dated 12/21/2018. As we discussed, although the Decision requires, in par. 1 on page 3, that a definitive subdivision plan shall be filed with the Board, doing so would be in conflict with the waivers that were granted and create confusion with building setbacks to right-of-way lines. This paragraph also indicates that the purpose of the definitive plan is to ensure that not more than one dwelling unit is built on any lot in the project. Obviously, that condition cannot apply to this condominium development where all 22 units will be built on a single lot. This requirement would also be in conflict with Condition 4 that requires all roads in the project are to remain private forever so again there is no benefit or reason to go thru the definitive subdivision process. The Waivers from the Zoning By-laws granted and listed on page 4 of the Decision clarify that this is a condominium development with no public right of way, and that no frontage on a way is required and provides a waiver to drawing in the lot lines, all of which would be required on a definitive plan. The Waivers from the Subdivision Rules and Regulations granted and listed on page 4 eliminate the need for a definitive plan since more than one building on a lot is allowed and allowed without proper frontage on a way. Our road design and construction standards are outlined on the approved special permit plans, so they are documented in the current permit. Based on these conditions we are asking that the Board consider voting to approve an amendment to the original Special Permit to eliminate condition 1 on page 3 as a minor change (not requiring a public hearing) to the project permit. Let me know if you have any questions with this request or require any additional information prior to the Boards next meeting. Thank you, Randy

James R. Waterman, AICP

President



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From: planner@dudleyma.gov <planner@dudleyma.gov>**Sent:** Monday, December 21, 2020 2:35 PM**To:** Randy Waterman <rwaterman@wda-dg.com>**Subject:** Legacy Landing

Hi Randy:

Just following up on our phone call about a month ago. We discussed the ideal of deleting the condition in the special permit decision that the applicant come back for definitive plan approval for Legacy Landing.

1/8/2021

Mail - PLANNER 1 - Outlook

The Planning Board is meeting on January 13 and I can add you to the agenda if you like. We are back to meeting on Zoom, which saves you some travel time. Please send me the request in writing with an explanation that the Board can review before the meeting. I will need it by Jan. 6. Or we can shoot for their meeting on Jan. 27.

Bill Scanlan
Acting Town Planner
508-579-9975 (mobile)