



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

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41041

April 30, 2018

RE: Level III Subdivision Review – Capisic Meadow – Sidewalk Waiver Request

The application for Level III Subdivision Review for the proposed 7 lot development located at 130-144 Bancroft Street would like to request a waiver for the need for sidewalks on both sides of the proposed residential street servicing the subdivision.

In the pre-development state there are no existing sidewalks within the Bancroft Street public Right-of-Way. While sidewalks increase pedestrian circulation throughout a development, the proposed development would not benefit from additional sidewalks on both sides of the street, meanwhile a singular sidewalk will allow for access throughout the subdivision. The proposed sidewalk will not increase interconnectivity because there is no sidewalk along the adjacent subdivision to connect too.

The addition of sidewalks on both sides of the proposed right-of way would increase unnecessary impervious area throughout the subdivision. In order to meet the requirement to incorporate sidewalks on both sides of a proposed road, the project would require further wetland fill and disturbed area. This area will not support the use of dual sidewalks within the Right-of-Way without unnecessary costs and environmental effects within the proposed subdivision.

The site has been designed to conform to the surrounding community in its existing state, meanwhile abide to the requirements of the existing land use standards. Granting of the requested waiver will allow for the proposed subdivision to conform to the surrounding neighborhood, meanwhile reduce any possible adverse effects to the natural environment.