

July 7, 2022
5293

Bolton Zoning Board of Appeals
663 Main Street
Bolton, MA 01740

**RE: Mallard Lane - Comprehensive Permit
Bolton, MA**

Dear Members of the Board:

On Behalf of the applicant, Mr. James Morin, Dillis & Roy Civil Design Group, Inc. has conducted a site visit to provide additional information regarding the presence of trees in the vicinity of proposed grading at the rear of proposed units 2 & 3 along with the rear of proposed units 5 & 6. This information is being provided in response to discussions during Board's June 6, 2022 Public Hearing for the Mallard Lane Comprehensive Permit.

To follow is a photograph of the area behind proposed units 2 & 3 along with an image of the proposed plan depicting the location and viewing direction of the photograph:



Area to the rear of Units 2 & 3 as viewed on 7/6/22 viewed looking south from existing lot corner to the rear of proposed Unit 2. Stakes demarcating lot line were present at the time of the site visit.

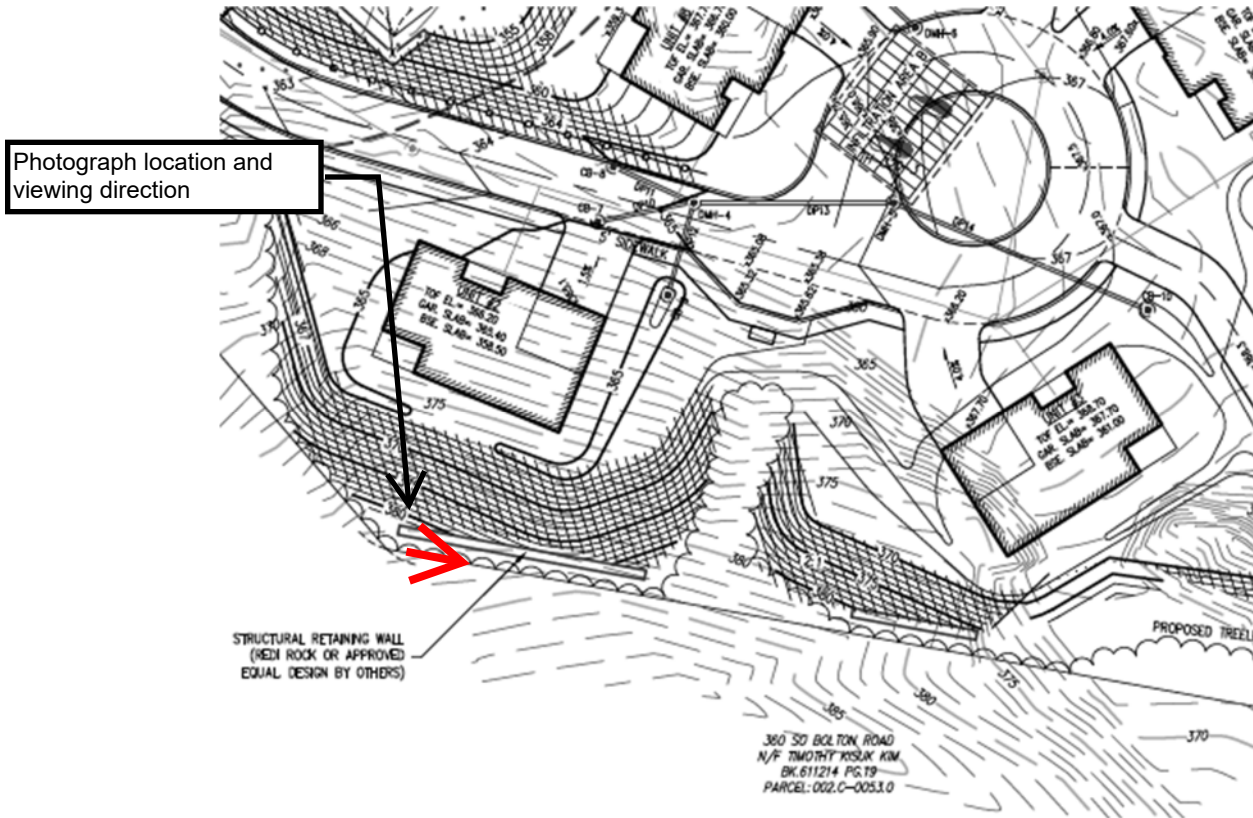
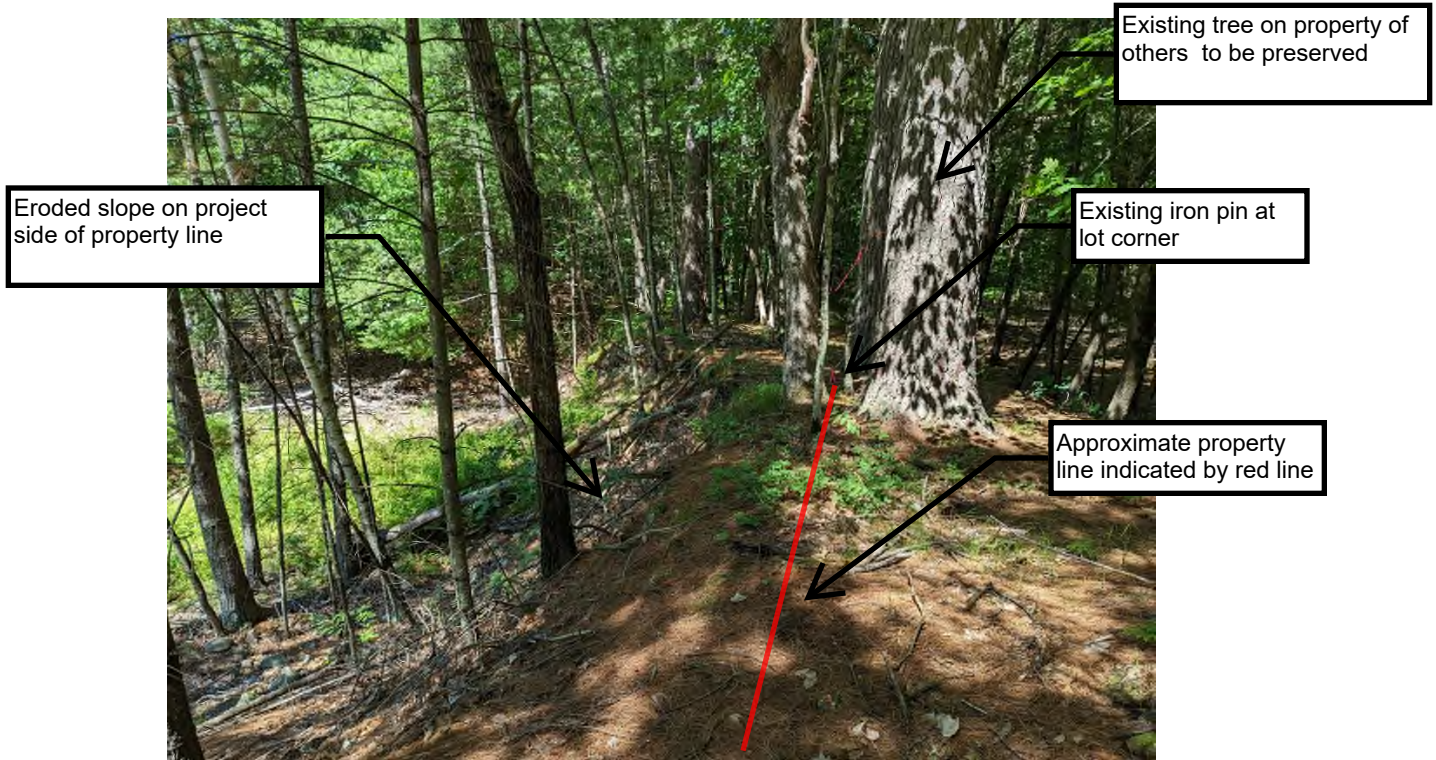


Image depicting proposed plan with location and viewing direction of photograph.

As visible in the photograph, trees on abutting property are not present along this portion of the property line. The proposed grading on this portion of the site will be offset a minimum of five (5) feet from the property line.

The rear of proposed units 5 & 6 are located in the vicinity of an island of earthen material which is approximately 5-7 feet higher than surrounding grades. The project side of the slope is presently eroded and sparsely vegetated. The top of the island contains several mature trees located on property of others. To follow is a photograph depicting this location along with an image of the proposed plan depicting the location and viewing direction:



Top of slope to the rear of proposed units 5 & 6 as viewed on July 6, 2022. An iron pin demarcating the property corner was observed to be present.

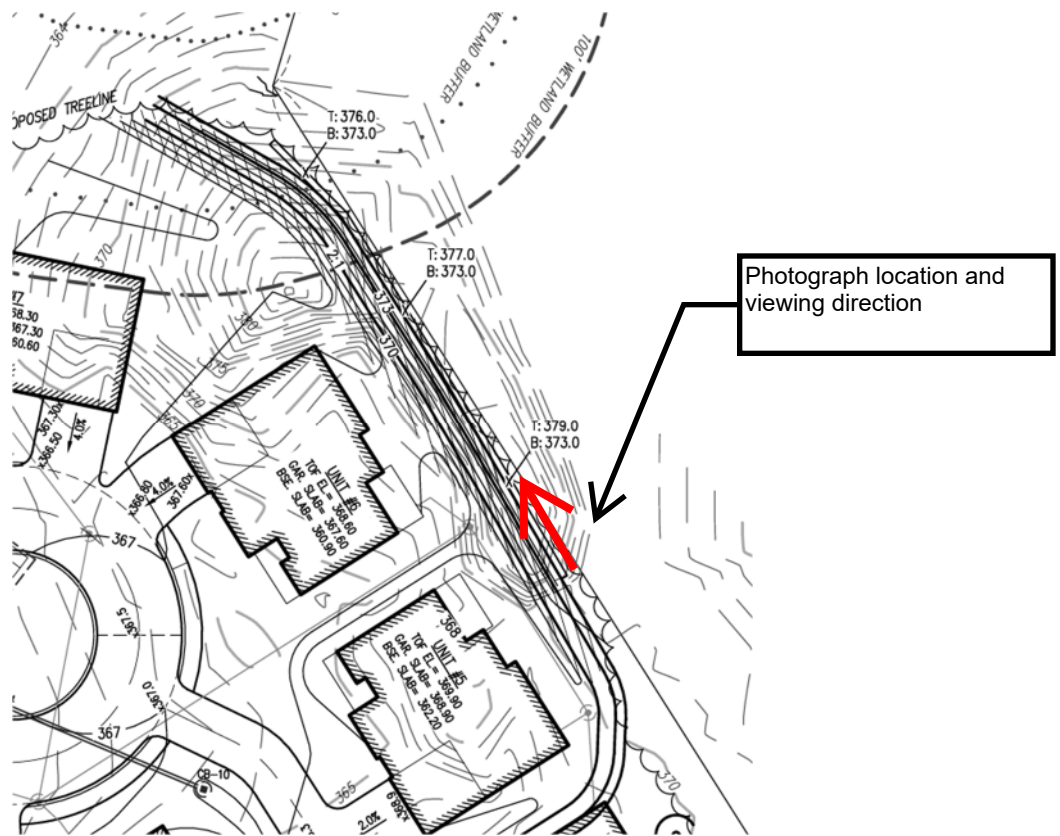


Image depicting proposed plan with location and viewing direction of photograph.

A retaining wall is proposed to the rear of units 5 & 6. This retaining wall will be offset from the property line a minimum of two (2) feet with the top of the wall to match the existing grade of the island of material. The wall is to be installed in the presently eroded slope and will provide permanent stabilization of this area. The root system of the existing trees was not observed to be protruding from the eroded slope.

In summary, the proposed alterations to the rear of unit 2 & 3 are in an area removed from mature trees located on property of others. While trees are present in the vicinity of the lot line behind proposed unit 6, this area is presently eroded. The proposed project will result in the permanent stabilization of this slope. Due to the existing grades in this location, the proposed work is not anticipated to impact the root system of the existing trees.

We trust this meets your needs at this time. If you have any questions or require any additional information, please do not hesitate to contact me.

Regards,

DILLIS & ROY
CIVIL DESIGN GROUP, INC.

A handwritten signature in blue ink that reads "Seth Donohoe". The signature is written in a cursive, flowing style.

Seth Donohoe
Project Manager