

From: City Council
Sent: Monday, July 23, 2018 3:46 PM
To: Joe Delano; David Doucette; Christian Dumais; Robert Tunnera; John Irish; Ed Clancy; Don Landers; Peter Juairé; Mark Oram; Mike Ossing; Kathleen Robey; Clancy; Ossing
Cc: Sara Corbin; Karen Boule
Subject: From City Engineer: To Urban Affairs - 21 Patten Drive

From: Thomas DiPersio <tdipersio@marlborough-ma.gov>
Date: July 23, 2018 at 2:32:47 PM EDT
To: City Council <citycouncil@marlborough-ma.gov>
Subject: To Urban Affairs - 21 Patten Drive

City Council Urban Affairs Committee members:

In reference to Order No. 18-1007244, application for Special Permit to demo existing house and build a new two-story home at 21 Patten Drive, I offer the following comments:

I am in receipt of a revised plan showing the location of the homes and driveways on the abutting properties. The plan indicates that the proposed home would be approximately 32 feet from the home at 27 Patten Drive and 70 feet from the home at 15 Patten Drive. Further investigation by this office indicates that the proposed home would be approximately 75 feet from the home at 140 Second Road. I note that these distances are fairly consistent with the neighborhood.

The proposed home would be two stories, with a garage-under on the street side. This would be taller than the existing one-story home on the property, and taller than most of the surrounding homes which are primarily ranch-style or split-entry. I note that the topography of the lot is such that the proposed home would sit lower in the landscape relative to the surrounding area, which may tend to lessen the appearance of the added height.

If the Special Permit is granted, a more detailed engineering site plan (showing driveway grades, utility connection details, etc.) will be required prior to issuance of a building permit.

I have no other comments or issues with the granting of a Special Permit for this project.

Please contact me with any questions.

Thank you,

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