



Planning Department

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MEMORANDUM

To: Planning Board

Date: October 2, 2014

From: Kristen Guichard, Assistant Town Planner *KGB*

**Subject: Request for Special Permit Modification – Senior Residence Special Permit
The Residence at Quail Ridge**

Mark Mastroianni submitted a request to amend the Senior Residence Special Permit for The Residences at Quail Ridge on behalf of Pulte Homes of New England, LLC (Please see attached request and sketch plan.) to reduce the sidewalk width from 5-feet to 4-feet on Skyline Drive at approximately sta. 1+75 to sta. 6+90.

In 2011, the Applicant was denied a waiver for a 4-foot wide sidewalk in approximately the same location as currently requested. In this original waiver request, they had not prepared a study to indicate the cost of construction.

The Applicant has since conducted sidewalk design calculations (please see attached) for construction of a 5-foot wide sidewalk in the specified location. The 5-foot wide sidewalk would require a cantilevered hanging sidewalk braced from the existing bridge wall at the location of a wetlands crossing. In lieu of constructing the sidewalk at a width of 5 feet, the applicant has offered a donation to the sidewalk fund in the amount of \$37,750.

The Planning Department recommends approval of the requested modification to reduce the sidewalk width from 5 feet to 4 feet on Skyline Drive at approximately sta. 1+75 to sta. 6+90 and to accept the \$37,750 donation to the sidewalk fund. The Engineering Department has indicated no concern about the request to reduce the width of the sidewalk to 4-feet in terms of ADA compliance and noted the Town has constructed sidewalks with a 4-foot width, for instance, when right of way width is restrictive or wetlands impacts are present.