Marchionda
& Associates, L.P.
Engineering and
Planning Consultants

October 21, 2026

Denise McClure
Planning Consultant
2 School Street
Merrimac, MA 01860

Re: 72 East Main Street – Preliminary Subdivision Plan
VIA: Email and hard copy

Dear Denise,

Enclosed please find our submission for a Preliminary Subdivision Plan for the property located at 72 East Main Street. The following documents are included with our submission:

1. Preliminary Plan for Cobbler's Ridge, containing Sheets 1-23.
2. Town of Merrimac Form B – Application for Approval of a Preliminary Plan (per Section 3.3.1.2 of the *Town of Merrimac Subdivision of Land* regulations).
3. Town of Merrimac Form D-1 – Professional Engineer's Certificate (per Section 3.3.1.2 of the *Town of Merrimac Subdivision of Land* regulations).
4. Town of Merrimac Form D – Land Surveyor's Certificate (per Section 3.3.1.2 of the *Town of Merrimac Subdivision of Land* regulations).
5. Town of Merrimac Form E – Certified List of Abutters (per Section 3.3.1.2 of the *Town of Merrimac Subdivision of Land* regulations).
6. Environmental Impact Statement (per Section 3.3.2.17 of the *Town of Merrimac Subdivision of Land* regulations).

Additionally, we are seeking a waiver to the following Subdivision regulation:

1. 3.3.2. The Preliminary Plan shall be drawn on mylar at a scale of forty feet (40') to the inch or such other scale as the Planning Board may accept. The plan shall be designated as a "Preliminary Plan" and to form a clear basis for discussion of the details of the Subdivision and for preparation of the Definitive Plan, the plan shall contain the following:

   We have prepared the Preliminary Plan on standard paper in lieu of mylar. Upon approval of a Definitive Plan, mylars will be provided for endorsement.

2. 3.3.2.20 For all subdivisions, the Developer shall be required to submit a technical memorandum prepared by a qualified traffic engineer to provide the following existing street information at

62 Montvale Avenue, Suite I
Stoneham, MA 02180-363
Phone: 781-438-6121
Fax: 781-438-9654
E-mail: mail@marchionda.com
www.marchionda.com

proposed new street intersections: Preparing technical memorandum prepared by a qualified traffic engineer providing information on a new street intersection.

We are requesting relief to this requirement. We will engage a qualified traffic engineer when filing a Definitive Plan.

3. 3.3.2.21 For all subdivisions over twenty-five (25) lots, or where otherwise deemed necessary by the Planning Board, the Developer shall furnish a traffic analysis of the impact of the additional traffic to be generated by the proposed development on the adjacent ways and intersections. The study shall be compiled in accordance with the criteria of the American Association of State Highway and Transportation Officials. (AASHTO).

   We are requesting relief to this requirement. We will engage a qualified traffic engineer when filing a Definitive Plan.

4. 3.3.2.22 The Developer shall simultaneously apply for a Request for Determination from the Conservation Commission for concurrence of the location of wetland resource boundaries and identification of any wetland impacts resulting from the Subdivision and present this information as part of the Preliminary Plan process.

   We have filed an ANRAD, which confirmed the resource areas (DEP file #045-0331). We request relief to filing an RDA now as we understand our project will require filing an NOI at a later date.

5. 3.3.2.23 To facilitate review of the Preliminary Plan, by the appropriate authorities, at the time of filing of the Preliminary Plan, the applicant shall stake the center line and approximate limits of grading on both sides of all proposed streets on one hundred (100') foot centerline stations. Cut or fill dimensions to road centerline profile grade shall be marked on the centerline stakes.

   We are requesting relief to this requirement. We will perform these tasks when filing a Definitive Plan.

6. 4.3.10.1 The maximum centerline grade for streets shall be as follows: Minor Streets, High Density & Non-Residential Area 8%.

   Between approximate stations 7+00 and 9+00 the proposed roadway grade is 10%. This was done to help minimize the depth of cuts/fills on the steep site.

7. 4.3.10.6 No cut or fill in excess often feet (10') feet of the natural topography shall be allowed within the limits of the roadway right -of -way, unless a slope stabilization and revegetation plan designed by a landscape architect is approved by the Planning Board. No cut or fill in excess of (10') ten feet of the natural topography shall be allowed within limits of roadway.

   There are proposed cuts & fills that exceed 10' that cannot be avoided without relief from other subdivision regulations. We will engage a Landscape Architect when filing a Definitive Plan.

Marchionda
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Planning Consultants

Thank you for your time. As always, please do not hesitate to contact us with any questions or comments.

Sincerely,

Craig Marchionda, PE

TOWN OF MERRIMAC
PLANNING BOARD
2 School Street
Merrimac, MA 01860
Phone: 978-346-8013 • Fax: 978-346-7832 • e-mail: planbd@townofmerrimac.com
www.Merrimac01860.info

FOR OFFICIAL USE ONLY
FEE: _____
Date Pd: _____

Form B — APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date: 9/15/26

SUBDIVISION NAME: Cobbler's Ridge PLAN #: _____

To the Planning Board of the Town of Merrimac:

The Undersigned being the Applic ant as defined by M.G.L. Chapter 41, §81-L, for approval of a proposed subdivision shown on a plan entitled: Cobbler's Ridge Preliminary Subdivison Plan

Assessor Map(s) 76 **, Block(s)** 1 **, Lot Number(s)** 1,4,6 hereby submits said plan as a Preliminary Subdivision Plan in accordance with the Rules and Regulations of the Merrimac Planning Board and makes application to the Board for approval of said plan. The Undersigned's title of land is derived from PMB Realty Trust

_____, and recorded in the Essex South Registry of Deeds Book 13645 Page(s) 561, and /or registered in the Essex South Registry District of Land Court, Certificate of Title Number _____.

TOWN CLERK
Date RCD Town Clerk: _____
Time: _____
Signature: _____

PLANNING BOARD
Date RCD by Board at Mtg.: _____
Signature: _____

Applicant's Signature: Fred P. Fahey Manager
Applicant (print): Frederick Fahey
Applicant's Address: 436 Howe St.
Methuen, MA 01844
Applicant Phone: _____
Applicant e-mail: _____
Owner: Waterhouse Realty Trust
Owner's Address: 72-74 E. Main St
Merrimac, MA 01860
Owner Phone: _____
Owner e-mail: _____

If assistance is required in order to access any Planning Board Forms, please contact the Planning Board Office at 978-346-8013. This is provided in compliance with TITLE II of the Americans with Disabilities Act.

FORM D

LAND SURVEYOR'S CERTIFICATE

PLANNING BOARD - TOWN OF MERRIMAC, MASSACHUSETTS
DATE_____

SUBDIVISION NAME Cobbler's Ridge PLAN #_____

To the Planning Board of the Town of Merrimac

In preparing the plan entitled Cobbler's Ridge, I hereby certify that the above named plan and accompanying data are true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Merrimac, Massachusetts, and my source of information about the location of boundaries shown on said plan was one or more of the following:

1. Deed from PMB REALTY TRUST to WATERHOUSE REALTY TRUST dated 7/2/1996 and recorded in the Essex South Registry in Book 13645 Page(s) 561

2. Other plans, as follows:
PLAN BOOK 392 PLAN 96

3. Oral information furnished by:

4. Actual measurements on the ground from a starting point established by:

Marchionda & Associates, L.P.

5. Other sources:

Seal of Professional Land Surveyor

COMMONWEALTH OF MASSACHUSETTS
DAVID GREGOROWICZ
No. 59718
REGISTERED PROFESSIONAL LAND SURVEYOR

Signed _____
(Professional Land Surveyor)

Address 62 MONTVALE AVE. SUITE I
STONEHAM, MA 02180

FORM D-1

PROFESSIONAL ENGINEER'S CERTIFICATE

PLANNING BOARD - TOWN OF MERRIMAC, MASSACHUSETTS
DATE 10/19/2026

SUBDIVISION NAME Cobbler's Ridge Preliminary Subdivision Plan PLAN #

To the Planning Board of the Town of Merrimac

In preparing the plan entitled Cobbler's Ridge, I hereby certify that the above named plan and accompanying data are true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Merrimac, Massachusetts, and that the designs contained herein are in accordance with commonly accepted engineering practice and in compliance with applicable laws and regulations of the Commonwealth of Massachusetts and Bylaws of the Town.

1. Sources of data are listed as follows: Plan Book 392 Plan 96

2. Oral information furnished by:

3. Actual basis of designs, source of soil and groundwater determinations, and other field determinations made: Survey by Marchionda & Associates, L.P.

4. Other sources

Seal of Professional Engineer

COMMONWEALTH OF MASSACHUSETTS
CRAIG M. MARCHIONDA NO. 50607
REGISTERED PROFESSIONAL ENGINEER

Signed
(Registered Professional Engineer)

Address 62 Monvale Ave, Suite i
Stoneham, MA 02180

D.1.1.

FORM E

CERTIFIED LIST OF ABUTTERS

PLANNING BOARD - TOWN OF MERRIMAC, MASSACHUSETTS
DATE 10/19/2026

SUBDIVISION NAME Cobbler's Ridge PLAN #_____

To the Planning Board of the Town of Merrimac:

The undersigned, being an applicant for approval of Preliminary/Definitive Plan of a proposed subdivision entitled

Cobbler's Ridge Preliminary Subdivision Plan

_____ submits the following sketch of the land in the subdivision listing the names of the adjoining owners and the abutters to the adjoining owners in their relative positions and indicating the address of each abutter on the sketch and in a separate list, including owners of land separated from the subdivision only by a street. **The owners of all parcels within three hundred feet (300') of the applicants property shall be included on the certified list.**

[signature] Manager
Signature of Applicant

436 Howe St.
Address
Methuen, MA 01844

To the Planning Board of the Town of Merrimac

This is to certify that at the time of the last assessment for taxation made by the Town of Merrimac the names and addresses of the parties assessed as adjoining owners to the parcel of land including all owners within three hundred feet (300'), shown above are as indicated on the attach list.

_____ _____
Date Assessor

E.1.

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ENVIRONMENTAL IMPACT STATEMENT

The numbering herein coincides with those in the Town of Merrimac Schedule A – Environmental Impact Statement.

1. Physical Environment.
    a. The proposed site is currently vacant. The site is mostly wooded with some open field-like areas. The terrain is steep in areas with noticeable hills and depressions. There are no scenic or historic features on the property nor open space links. Typical wildlife in the area such as squirrels, rabbits, deer, etc. can be found on the property. Although there are no formal trails on this property, there are some pathways as shown on the plans.
    b. This project will alter the topography and will require some tree removal to make space for the proposed residences. This is an open space development, therefore much of the site will remain in its natural state.
    c. This site is in Merrimac, off east Main Street, Route 110. The site is on the north side of East Main Street. Access to this site is off East Main Street between Bear Hill Road and Church Street. Other than the wetland areas, the site is bound by residential properties and vacant land on all sides.

2. Surface Water and Soils.
    a. There are existing wetland resource areas throughout the property as shown on our ANRAD plan and confirmed via File # 045-0331. The resources areas are summarized as follows:
        i. A-Series: MAHW
        ii. B-Series: BVW
        iii. C-Series: BVW
        iv. D-Series: BVW
        v. E-Series: IVW (<5,000 SF)
        vi. F-Series: IVW (<5,000 SF)
        vii. G & H Series: Inland Bank
        viii. K-Series: BVW
        ix. X & Y-Series: BVW
    b. During construction, berms will convey excess stormwater to temporary sedimentation ponds with standpipes. Perimeter erosion control will protect off-site areas. Disturbed areas will be stabilized as soon as practicable. Stabilization may include mulch, hydroseed, jute matting, etc. Stockpiles will be located outside of the buffer zone and will be surrounded by erosion control.

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c. The post construction stormwater management system is not yet designed but will include infiltration basin(s) and roadway drainage. It is anticipated that each house will have a subsurface roof infiltration system as well. The limit of work will be staked by survey to protect existing vegetation to remain. The project will be designed such that there is no increase in the peak rate of runoff from the site.
d. Each lot will have a sewer service tied into a sewer main that will tie into the existing sewer main on East Main Street.

3. Subsurface Conditions.
   a. No Soil testing was conducted at the proposed site.
   b. During the definitive subdivision process, we intend to perform soil testing as required.
4. Town Services.
   a. Traffic Patterns. The site location is off East Main Street (Route 110), it is anticipated that there will be minimal impact on traffic flow during peak periods.
   b. Number and location of vehicles accommodated in parking areas. This project consists of thirty-one dwellings, as such all proposed parking is within attached garages and individual driveways. There are no proposed general parking areas.
   c. Effect on police and fire protection services. The proposal includes thirty-one single-family dwellings, as such we do not see an appreciable impact on police or fire protection services.
   d. Effect on educational services. The proposal includes thirty-one single-family dwellings, as such we do not see an appreciable impact on educational services.
   e. Effect on public works department services. We anticipate a small impact on the DPW services due to snow plowing of the proposed roadway along with routine maintenance.
   f. Effect of the project on the Town water supply and distribution. We are proposing a closed water main loop tying into Bear Hill Road, by easement. This will improve the water distribution in the area.

5. Human Environment.
   a. Each of the thirty-one proposed single-family homes will contain a minimum of 4 bedrooms and approximately 3,500 SF of living space. The actual sizes and bedroom count proposed will be driven by market conditions at that time.
   b. Each of the proposed dwellings will be stick-framed with typical building materials used in the area. There will be no common area such as a clubhouse, however common open space will be provided. Each home will have its own laundry and trash facilities.
   c. There are several shopping areas and restaurants, within a few miles of the site.

6. General Impact.
   a. This project will enhance the area but will have no substantial impact on the entire Town. A lengthy entrance road into the subdivision will create privacy from East main Street and the open space will create a buffer from abutting lots.

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Thank you for your time. As always, please do not hesitate to contact us with any questions or comments.

Sincerely,

Craig Marchionda, PE