Hello,

This letter is intended to inform the planning board of our request for two public improvement variances (PIVs). The requested variances are as follows:

1) We are requesting to extend the allowable cul-de-sac distance from 400 feet to 620 feet (from the Williams Road Right-of-Way to the center of the cul-de-sac). This is because our development is constrained by the overall dimensions (length/width) and we cannot double load lots or add additional road connections. We believe that any added risk caused by the extra length of the cul-de-sac will be mitigated by the proposed speedbump that will be constructed on the roadway, in addition to the fact that the eastern end of the road terminates in a "T" intersection, which halts traffic flow.

2) The second request is that it would be allowable for us to only have a sidewalk on the southern portion of the road. Due to restrictive covenants on the northern parcel, we are not able to develop that section with homes. For this reason, all of the homes are on the southern portion of the roadway. Since there will be no residents on the northern side of the road, it seems fitting that it would be acceptable to eliminate the sidewalk from this section of the road. Additionally, our proposed site plan has a nature path which runs through the northern section of the development, through the woods. In our opinion, this will mitigate the any loss created by removing the sidewalk from this side.

Thank you for taking the time to consider this project.

Sincerely,

[Signature]

Tyler Mundy, Developer
Mundy Real Estate LLC

Board of Commissioners
APPROVED
September 13, 2021
[Signature]
Lori Canapino, Town Clerk