

Whippoor LLC
10 Union Street - #3B
Natick, MA 01760

October 30, 2024

City of Worcester Planning Board
465 Main Street
Room 404
Worcester, MA 01608

RE: Malden Woods Subdivision

Dear Worcester Planning Board:

We are writing to amend the approved Definitive Subdivision Plan Amendment for the Malden Woods, Subdivision (originally approved on November 17, 2004) for property located at 0 Danielle's Way and 0 Whippoorwill Drive and owned by Whippoor, LLC. The plan, entitled "Malden Woods – Definitive Subdivision Plan Amendment & Definitive Site Plan" prepared by H.S.T. Group, Inc. dated April 19, 2018 and last revised August 27, 2021, was approved pursuant to MGL Chapter 41, Section 81W, and the City of Worcester Subdivision Regulations.

I. We are requesting the Plan be Amended as follows:

- A. Revise wetland crossing structure which connects Malden Woods Subdivision with Whippoorwill Drive and modify Whippoorwill Drive improvements. The re-designed wetland crossing would be approximately twenty (20) feet wide with an emergency siren activated gate replacing the forty (40) foot wide, ungated crossing structure. Whippoorwill Drive would be re-paved to its exiting width.**
- B. Grant a waiver for Section IX – Design Structures, C. Location and Alignment, 8. A. Dead Ends (Cul-de-sacs).**

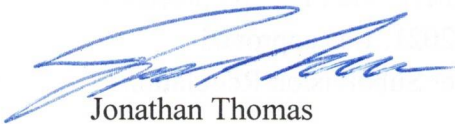
The proposed design alterations provide significant benefits. These proposed alterations would substantially reduce negative environmental, habitat, and Whippoorwill neighborhood life quality issues. The current wetland design has proposed footings for forty-foot (40') wide crossing structure encroaching upon designated wetland areas. A re-designed forty (40) wide crossing structure would incur further conservation land disruption including but not limited to: elimination of additional trees; bank disturbance; reduction of environmental canopy benefits including storm water management; and wildlife habitat. A twenty-foot (20') emergency crossing would mitigate these negative

impacts as well as reducing impermeable surface areas. The adjacent Whippoorwill Drive owners have repeatedly indicated they strongly oppose a widened Whippoorwill Drive and open connection to Malden Woods subdivision. Whippoorwill Drive neighbors stated any permanent connection will seriously deteriorate their quality of life, property and environment. (In August, 2024 our surveyor staked edges proposed Whippoorwill Drive. An enlarged Whippoorwill Drive would affect all existing front yards. South side Whippoorwill Drive owners would experience major front yard reductions, reducing impermeable areas and increase water run-off. Existing front yard fences, landscaping, and trees, and driveways would be adversely affected.

II. We would also like to request a time extension to complete subdivision work for an additional three (3) years, extending the sunset date for the project.

Thank you for consideration of this Amendment and project time extension

Sincerely,



Jonathan Thomas

Manager
Whippoor LLC
10 Union Street, #3B
Natick, MA 01760