

February 7, 2023

Town of Randolph Planning Board
c/o Michelle Tyler
Town of Randolph
41 S Main Street
Randolph, MA 02368

RE: Nitsch Project #11123.9
Trim Way
ANR Plan Review
Randolph, MA

Dear Members of the Planning Board:

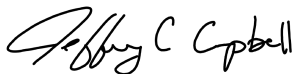
I have reviewed the survey by Precision Land Surveying, Inc. entitled "Trim Way Definitive Subdivision, Lotting Plan" dated October 4, 2022 (the Plan) for conformance with MGL 250 CMR 6.00 and the Town of Randolph's (the Town) Rules and Regulation Governing the Subdivision of Land, and I have found the following items that I believe should be addressed before the plan is approved:

- Several of the distances shown on the Lotting Plan differ from the record deed or plan for the parcel. See green highlighted distances on the attached plan.
- A portion of the existing driveway easement is shown on the south side of Trim Way, but it is not labeled as such. There is also a parking easement adjacent to the driveway easement that is not shown at all. If these easements have not been extinguished, they should be shown on this plan.
- There appears to be two (2) property lines between #312 and #314 North Street. It is unclear if this is indicating a gap or overlap in the lots, but there is no indication in the record documents that this should be the case.
- The Owner and Title reference are not given for #310 North Street.
- The 50-foot easement line is not fully plotted.
- The lot for #304 North Street is comprised of two (2) lots under common ownership. The way the Lotting Plan shows the internal lot line makes it appear as though they are separate lots. A fee hook or some notation that the line is an internal lot line would clarify this.

The cover letter for the Definitive Subdivision Plan indicates that Trim Way will be a permanent private way. Based on the very irregular composition of Trim Way, the underlying fee of Trim Way will be difficult to re-establish after Lot X and Y have been sold. I would suggest that the Planning Board make it clear who the underlying fee of Trim Way will belong to as part of their decision.

Very truly yours,

Nitsch Engineering, Inc.

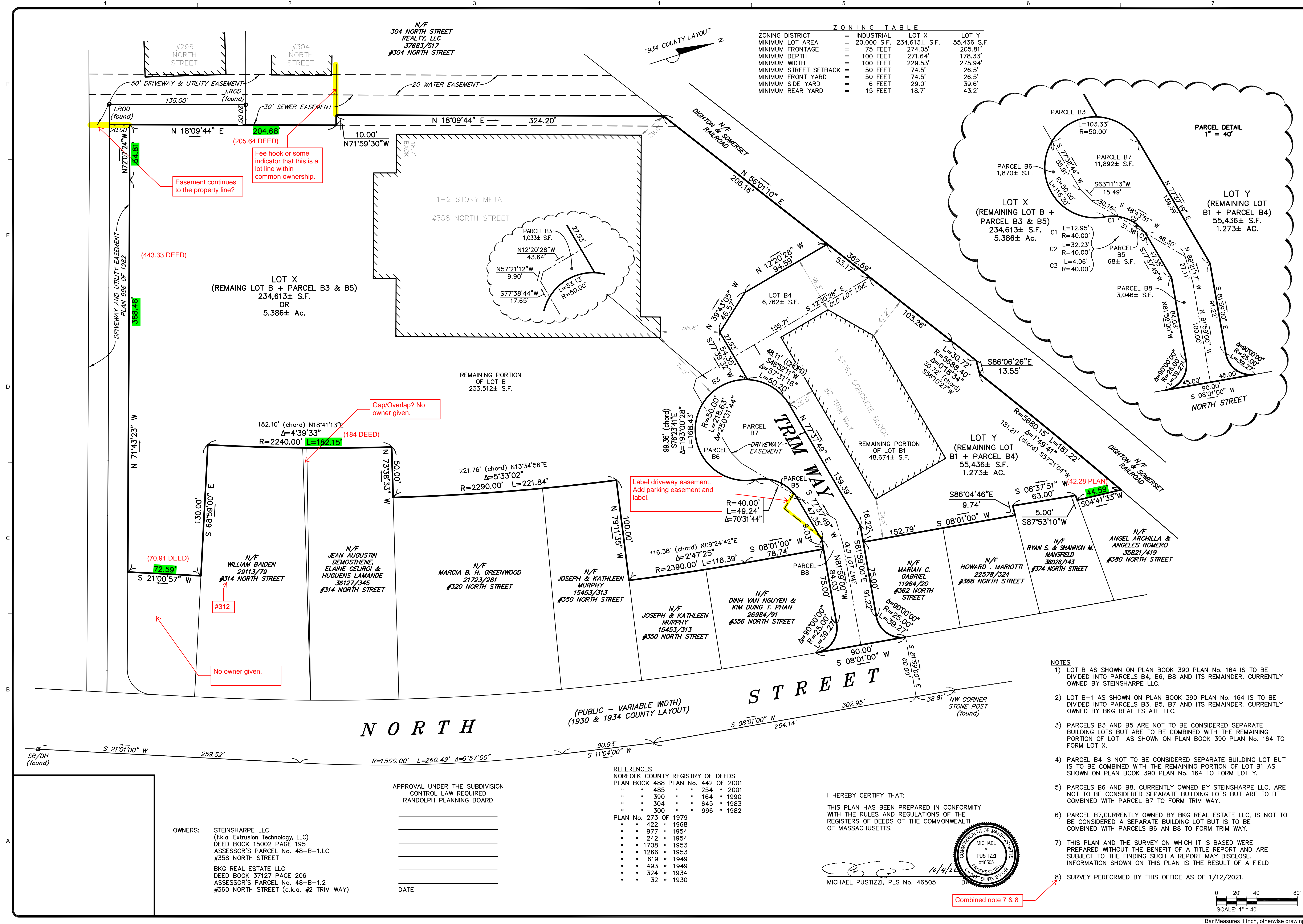


Jeffrey C. Campbell, PLS
Project Manager

JCC/kwo/ajc

Enclosures: Lotting Plan with Markups

P:\10000-14999\11123.9 Trim Way\Contract\Draft Agreements\ANR Review Letter Response.Docx

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