



February 22, 2023

Mr. Tony Plizga, Chair
Randolph Planning Board
41 South Main Street
Randolph, MA 02368

**Re: Trim Way Def. Subdivision- Response to Peer Review Comments
358 & 360 North Street
Randolph, MA 02368**

Dear Chairman Plizga:

Tetra Tech (TT) has reviewed the peer review letter from Nitsch Engineering dated February 7, 2023. We have responded to each of the comments and supplied and provided an updated Plan set for further review.

Nitsch Comments:

1. 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.
 - **TT/PLS 2/22/23 Response: We have addressed the areas of differences. There was a difference in boundary line location as showcased on an AUL plan prepared by Hancock, supplied by the owner and attached to this letter. This plan and the monuments shown were used to help set the southern boundary. Other calculation differences have been called out as deed/plan.**
2. 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.
 - **TT/PLS 2/22/23 Response: They have been added and labeled on the updated Lotting Plan.**
3. 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.
 - **TT/PLS 2/22/23 Response: There appears to be a difference in the two abutters' deeds where neither deed is claiming this sliver. We have labeled this area as owner unknown.**
4. The Owner and Title reference are not given for #310 North Street.
 - **TT/PLS 2/22/23 Response: They have been added and labeled on the updated Lotting Plan.**
5. The 50-foot easement line is not fully plotted.
 - **TT/PLS 2/22/23 Response: Item has been added and labeled on the updated Lotting Plan.**
6. 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.
 - **TT/PLS 2/22/23 Response: They have been added and labeled on the plan.**

If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Steven Bouley'.

Steven M. Bouley, PE
Project Manager

A handwritten signature in black ink, appearing to read 'Tucker D. Paradee'.

Tucker D. Paradee, EIT
Civil Engineer

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