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Donald S. McCauley  
Planning Director

## **MEMORANDUM**

To: Planning Board  
From: Don McCauley, Planning Director & Eric Arbeene, Senior Planner  
Re: Major Modification of LHR-16-03 – 30 Bancroft Road  
Date: September 16, 2022

This project was approved by the Planning Board on November 21, 2016, pursuant to and subject to conditions specified in an Approval Agreement dated December 1, 2016. Staff received a letter dated August 17, 2022 from Mr. Peter Gammie, P.E. of the Columbia Design Group, LLC on behalf of Leo and Elizabeth Kaplan, owners of 30 Bancroft Road. The letter requested a modification to install a pool and expanded apron in the backyard, which will result in relocation and expansion of a previously approved infiltration system and an approximately 1,130 sq. ft. increase in the impervious area on the property. The letter also states that one hydrangea will be removed as part of the project, but will be replaced by four new hydrangeas that will shield the pool equipment. The attachments and plans further describe the project and denote the location of the pool and infiltration system.

Based on the Planning Director's review of the requested changes, it was determined that the proposed changes constitute a major modification under Section 5.9.D.6 of the Town's Zoning Bylaw, and thus needs to be approved by the Planning Board. Updated notices have been sent to abutters and the Applicant has provided the enclosed requested information addressing the impacts of the changes.

This information was sent to the Engineering Department and has since been reviewed. Attached please find comments from Assistant Town Engineer, George Saraceno. Based on staff's review of the project and comments from Engineering, Staff recommends the Board approve the major modification.