



March 15, 2022

Mr. Richard Gosselin, Chairman
Millbury Planning Board
127 Elm Street
Millbury, MA 01527

***Re: Request for Minor Modification and Phase 1 Unit Releases
Clearview Open Space Community – 66 Park Hill Avenue, Millbury
TPE Project No.: 1014***

Dear Mr. Gosselin and Members of the Board:

On behalf of Czervik Properties, LLC (“Czervik”), please accept this letter as a formal request that the Millbury Planning Board find the below described modification to be insubstantial and in conformance with the Definitive Subdivision Certificate of Approval issued for Clearview – Open Space Community, dated November 16, 2020.

The minor modification proposes to revise the layout of units illustrated on the approved plans. As a result of the final architectural design of the units and the existing topography, it was determined that providing additional space between the units with side entry doorways was beneficial to the overall layout of the buildings while meeting all required setbacks within the bylaw and the certificate of approval. More specifically, units 103 & 104 will be relocated from their approved location in Phase 2 on Logan’s Run to Phase 1 on Clearview Terrace, as shown on the enclosed plan.

Additionally, upon approval of this minor modification, the applicant respectfully requests that the Planning Board vote to release units 103 & 104 from the Covenant recorded in the Worcester District Registry of Deeds in Book 64491, Page 157. In consideration of this request, enclosed please find a completed Certificate of Performance (Covenant Release) document for the release of said units.

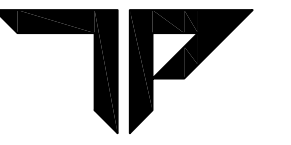
We look forward to presenting this request to the Planning Board at an upcoming meeting. Should you have any questions or require additional information, please contact us.

Sincerely,
TURNING POINT ENGINEERING

Stephen J. O'Connell
Project Manager

Enclosure(s)
C: Czervik Properties, LLC

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TURNING POINT ENGINEERING

CIVIL SITE DESIGN

P.O. Box 757 • Sutton, MA 01590
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www.tpecivildesign.com

CLEARVIEW
OPEN SPACE COMMUNITY
DEFINITIVE PLAN

66 PARK HILL AVENUE
MILLBURY, MASSACHUSETTS

Eastland Partners, Inc.
997 Millbury Street
Worcester, MA 01607

Eastland

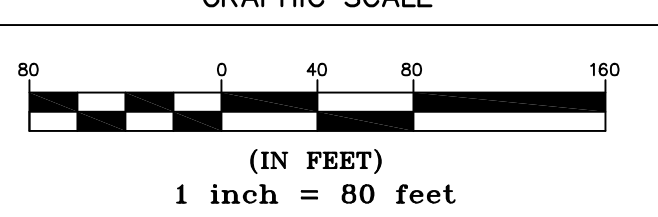
PROJECT NAME

REVISIONS

REV. DATE

DESCRIPTION

GRAPHIC SCALE



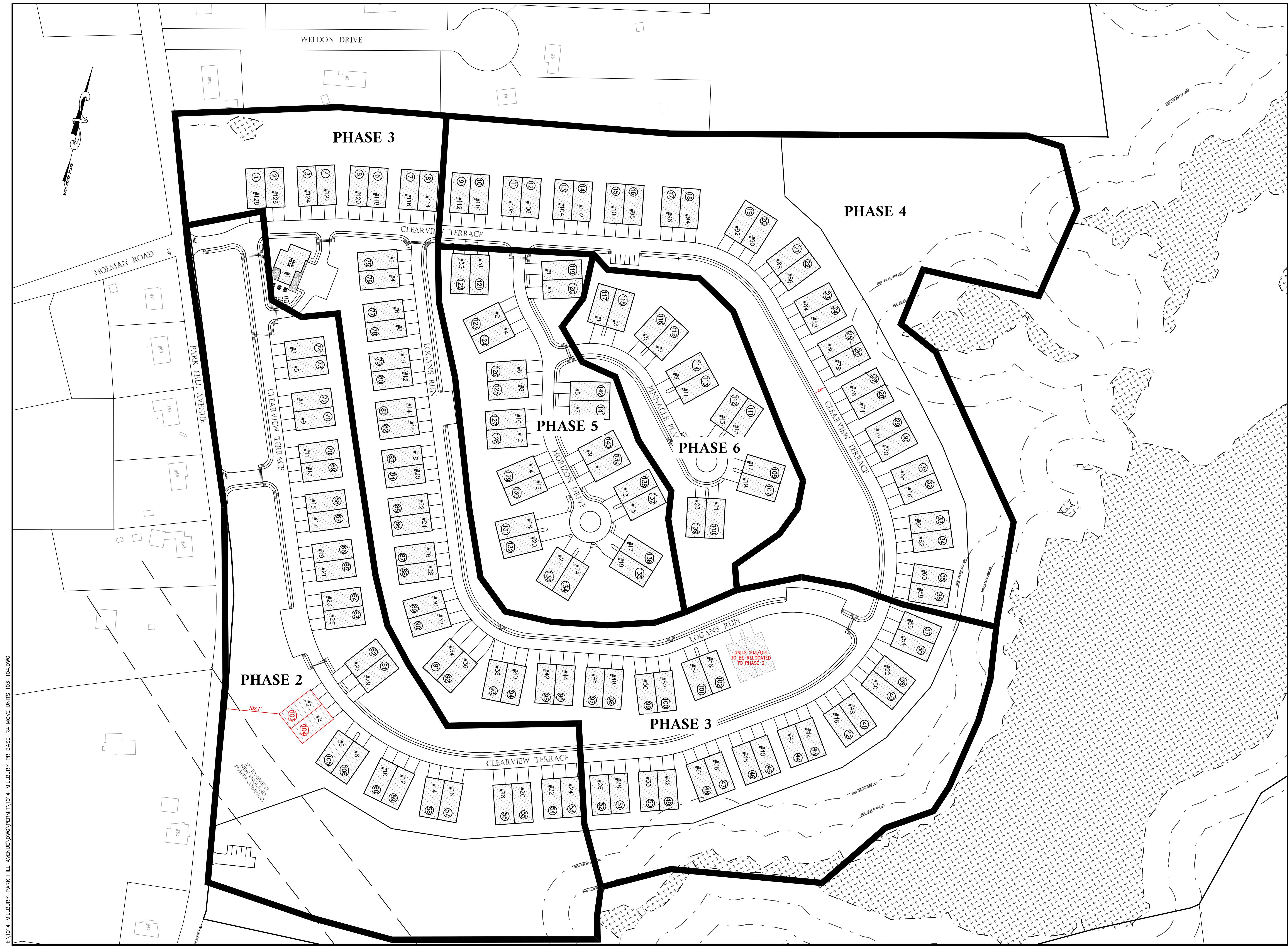
SHEET TITLE

REVISED UNIT
LAYOUT PLAN

SHEET 1 OF 1

SHEET NO.

C-4.0



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