

December 16, 2019

Winchester Zoning Board of Appeals  
71 Mt. Vernon Street  
Winchester, MA 01890

Re: Sidewalk Memo – 19-35 River Street

During the public hearing process, a request was made to illustrate how a sidewalk would be constructed from the proposed development on River Street with a connection to Cross Street.

We have attached an exhibit that shows the existing and proposed conditions on River Street, including road widths at key locations. The key highlights are as follows:

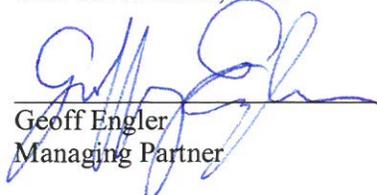
- All widths in River Street in the proposed condition will be equal to or greater to the current River Street condition.
- The Applicant will be able to provide a 6' sidewalk completely within the River Street Right Of Way. The plan shows the Right-of-Way in red for clarity to illustrate that no encroachments on to private property will be necessary to implement the proposed design.
- The largest Winchester Fire Truck can safely make all required traffic movements into and out of River street even after the River Street sidewalk installation.
- The adjacent residential driveway width will remain undisturbed
- The plan follows the existing curb line to the greatest extent possible, making it slightly wider where feasible.
- The existing utility will be moved to the back of the walkway.

This is not currently a full engineered plan, but all spot grades are included within the submitted comprehensive permit plan set. An engineered plan can be provided as part of the building permit application.

Please let us know if you have any questions.

Best Regards,

SLV River Street, LLC

  
Geoff Engler  
Managing Partner