

1/23/06 (7)



Planning Department

TOWN OF ACTON
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INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** November 23, 2005
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Site Plan #405, 144 Great Road

This is the site of the historic John Robbins House. It got on the National Register of Historic Places in 2003. In general, I find the site plan appropriate and sensitive to the historic building, which would be reused as an art gallery apparently without any substantive exterior changes.

Comments:

1. I agree with the methodology for establishing trip generation estimates and also agree that a traffic study is not required.
2. The plan proposes to pave the existing circular driveway, which is currently surfaced with gravel – a bit old and rutted out. I am not clear what function it will have, perhaps for access to the barn, for deliveries, or the like. It is clear that it is not intended for customer parking, except perhaps during gallery events. If this driveway will experience only light and occasional use, the applicant might consider upgrading it with a new gravel surface or stone pavers. This would eliminate the need for the infiltration trench.
3. The proposed sidewalk is needed and I am thankful for not having to ask for it. As shown it would require some small easements from the property owner to get around the utility poles. Or, the poles could be reset. There is also a utility box at the circular driveway apparently in the way of the proposed sidewalk. The sidewalk needs MassHighway approval.
4. The proposed drainage system for the parking lot does not conform to design requirements of Zone 3, Groundwater Protection District. Alternative designs may be allowed if they accomplish the same or better water quality at the point of discharge to the groundwater. I defer to the Engineering Department for a more technical evaluation of this item.
5. I would second Dean Charter's request for an easement to allow cyclists on the future Bruce Freeman Rail Trail to cross over to the Brookside Shops. However, I would not recommend formalizing any such access without a signalized crosswalk on Great Road.

Cc: Planning Board
~~Garry Rhodes~~
Historical Commission

ACTON MUNICIPAL PROPERTIES DEPARTMENT

INTERDEPARTMENTAL COMMUNICATION

To: Garry Rhodes, Building Commissioner **Date:** 11/8/05
From: Dean A. Charter, Municipal Properties Director 
Subject: Site Plan #405, 144 Great Road

I have reviewed the plans submitted, and visited the site of the proposed development. My comments are as follows:

1. The proposed plantings are adequate and appropriate for the site.
2. The applicant should be asked to provide a ten to twenty foot wide recreational easement to provide access from Great Road to the railroad Right of Way, which is the site of the proposed Bruce Freeman Bike Trail. This would be an excellent location for such an access point, as the grades are fairly flat, and it will be across the street from the Brookside Shoppes, where parking, a food store, and a restaurant are located.

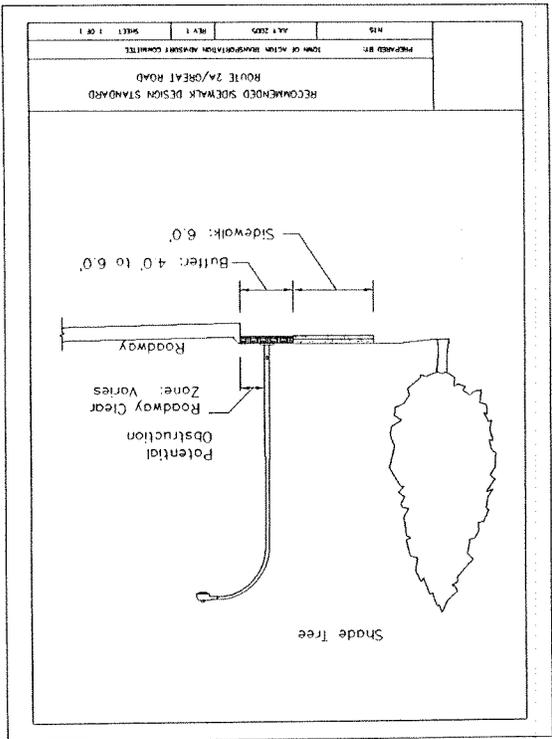
Garry Rhodes

From: Art Wu
Sent: Tuesday, November 22, 2005 11:49 PM
To: Manager Department
Cc: Garry Rhodes; Transportation Advisory Committee; Leslie Hogan; Jim Yarin
Subject: site plan review for Bravery Realty Trust, 144 Great Road

Don,

TAC has reviewed the site plan application of Bravery Realty Trust and found several well designed features, such as the parking lot layout and screen and sidewalk connections. We recommend that the sidewalk to be separated from the curb by a landscaped buffer of 4 to 6 feet. We also recommend that the sidewalk be 6 to 8 feet wide, as illustrated in the attached sketch. For more details, please refer to the Sidewalk Design Guidelines on page 18 of the draft Rt. 2A Corridor Report (doc and pdf versions downloadable from www.archimati.com/archi_subsite).

Sincerely,
Art Wu
TAC



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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager

Date: November 23, 2005

From: Engineering Department



Subject: Site Plan Special Permit Date 10.5.05 – Bravery Realty Trust –144 Great Road

We have the following comments regarding the above mentioned site plan dated August 26, 2005.

1. Other Permits and Variances

1. The contractor will be required to apply for a State Permit for the work shown within the layout of Great Road (Route 2A/119) such as the repaving of the existing driveway, the new access driveway and the sidewalk.

2. Drainage Calculations

A. Curve Number Calculations

- a. The existing driveway and the new patio area behind the existing dwelling are not included in the post development drainage calculations. The engineer has designed a crushed stone infiltration trench beside these two areas that are sized to handle the 100-year storm event based on the soil infiltration rate and the storage capacity in the trenches. The engineer should label the length of these infiltration trenches on the Drainage, Grading and Utilities Plan and on the Infiltration Trench Detail on the Detail Sheet. There should be a description of these infiltration trenches in the Drainage System Operation & Maintenance Plan that describes the design and how to perform the routine inspections and maintenance of these trenches. The engineer might need to add some perforated pipes in the trenches with cleanouts so that the owner can visually inspect the water levels in the trenches similar to the infiltration bed for the parking area.
- b. Post construction subcatchment 1B has the same impervious area as pre construction subcatchment 1. On the plans, Subcatchment 1B shows a new

bituminous concrete sidewalk that should have increased the total impervious area in the post development subcatchment area.

3. Plans

- A. The landscaping plan does not display a north arrow.

4. General Site Characteristics

- A. The setbacks for the building have not been dimensioned on the plans.

5. Natural Site Characteristics

- A. Spot grades should be shown along Great Road to ensure that a puddle will not be created due to the proposed sidewalk construction.
- B. One temporary benchmark is shown on the site plans. The Rules and Regulations require a minimum of two temporary benchmarks to be labeled on the plans.
- C. The recorded plan for this property shows a stone bound at the angle point on the layout of Great Road in front of the existing dwelling. This bound should be labeled on the plan and marked in the field to protect this bound from being disturbed during construction. If this stone bound is missing, we would recommend that the applicant have their land surveyor reset and certify a new stone bound at this location.
- D. The engineer should change the street name in General Note @#12 on the Grading, Drainage and Utilities Plan from Eastern Road to Great Road.

6. Site Improvements

- A. There is a traffic sign on the northerly side of the property by Great Road that is not shown on the existing conditions plan.
- B. If the applicant intends to have a sign identifying the business, the engineer should show the location of this sign on the plans to ensure that it does not obstruct the driver's sight distance exiting the site.
- C. The site plan shows three access driveways into the site. There is the proposed access to the new parking area and the two access points for the existing loop driveway. Section 6.7.3 of the Zoning Bylaw requires a minimum of 200 feet between each access. The separation distance between the driveway aprons for the existing loop driveway is only about 45 feet. The Zoning Bylaw also only allows one additional access for every 200 feet of frontage. Based on this requirement, the applicant only has enough frontage (frontage=463.34 feet) for two access driveways.

- D. The engineer has shown a short section of the new sidewalk in front of the existing building to be directly adjacent to the road pavement. We recommend that the engineer show the sidewalk to maintain a grass strip along the entire length of Great Road. This would probably require some reconstruction of the existing walkway to the front door.
- E. The sidewalk should be shown in a location to preserve the existing stone bound along Great Road in front of the existing building.
- F. The engineer should realign the proposed sidewalk so that the existing utility pole (UP #20/38) is not located within the paved area.
- G. The engineer has shown the new sidewalk to meander behind the two utility poles (UP #20/36 & #20/37); however the sidewalk is shown to encroach outside of the layout for Great Road. These portions of the sidewalk along Great Road that are shown on private property needs to be in an easement that would be granted to the Town to ensure that the sidewalk remains open for public use.
- H. A railing should be shown at the existing culvert to prevent pedestrians and bicyclists from accidentally falling into the drainage ditch.
- I. This property is located directly opposite of the main entrance to the Brookside Shops at 145-149 Great Road. There has been some discussion regarding a possible traffic signal at this location for Brookside Shops. We would recommend that the engineer consider the possibility of a traffic signal at this location in conjunction with the design and location of their new access driveway. We would also recommend that the engineer design the new sidewalk along their frontage at an elevation that would easily accommodate a future AAB-compliant sidewalk ramp to Great Road at the intersection of the Brookside Shop entrance for a possible pedestrian crossing in conjunction with the traffic signal, if allowed by MassHighway.
- J. The handicap parking sign should be labeled on the Drainage, Grading and Utilities Plan.
- K. The Fire Chief should review the plans to ensure there is adequate access for a fire truck. Based on our turning templates for a SU-30 vehicle, a fire truck heading eastbound on Great Road cannot make the turn into the parking area without driving over the grass or utilizing the westbound travel lane.
- L. This property abuts the railroad right way that is proposed to have the Bruce Freeman Trail. The applicant might want to consider a possible pedestrian walkway to allow potential users of the future rail trail a route to access the property in order to visit the proposed shop.
- M. The engineer does not show the required 10 foot wide landscaping strip between the turnaround tee in the parking area and the retaining wall as specified in Section 6.7.6 of the Zoning Bylaw.

- N. We recommend that an as-built plan showing the buildings, pavement, drainage and utilities be required at the conclusion of construction to show that the project was constructed according to the approved plans. As part of this certification, the applicant's engineer and land surveyor will need to certify that no work has taken place with the 100-year flood zone area that is shown on the property.
- O. The engineer should add the final rim grades for the cleanouts of the underground infiltration bed on the as-built plan. If the rim grade differs from the proposed rim grade (elev=142), the engineer should add a note to adjust the depth to water requirement for the routine inspection of this drainage facility as described in the Drainage System Operation and Maintenance Plan on the Detail Sheet.
- P. Depending on the type of retaining wall that is used adjacent to the infiltration bed, the engineer will need to ensure that the wall does not encroach into the area shown as the 100- year floodplain. If there is an encroachment issue, the applicant will need to obtain the necessary approvals from the Board of Appeals.

7. Site Utilities

- A. The engineer should specify the minimum allowable cover above the ADS N-12 plastic drainage pipe.
- B. No fire hydrant has been shown on the plans. The engineer will need to add a note on the plans clearly explaining how the applicant will provide fire protection for the site.

8. Waste Disposal Facilities

- A. If the applicant intends to have outdoor solid waste disposal areas, the engineer should label it on the plans along with showing the appropriate screening.

9. Construction Details

- A. There is no typical detail for the new patio structure.
- B. There is no typical detail for the new brick walkway.
- C. The engineer needs to change the sidewalk cross slope on the typical detail for the bituminous concrete sidewalk from 3/8 inch per foot (3.1%) to 2%. The engineer should label this cross slope as the maximum allowable cross slope for the sidewalk and add a note to reference General Note #10 on the Grading, Drainage and Utilities Plan.
- D. The engineer should add a flap valve in the diversion manhole for the overflow outlet pipe in addition to the proposed flap valve that is already shown for the outlet pipe to the infiltration bed. This would potentially contain any sort of spill from being discharged into the infiltration bed as well as into the existing wetlands by the railroad. The engineer should

add a description of these flap valves to the Drainage System Operations and Maintenance Plan on the Detail Sheet so that the parties responsible to the drainage system clearly understand the intent and how to operate these shutoff valves in case of an emergency.

- E. We recommend that the engineer remove the filter fabric from the top and bottom of the infiltration trench for the existing driveway and the new patio in order to maximize the inlet capacity of the trench and to minimize the risk of clogging due to the fine particles being trapped by the filter fabric. Our recommendation is based upon a recent conference on Stormwater Improvements for Low Impact Developments. There was a speaker from the University of New Hampshire that discussed their results showing an infiltration system that failed within 10 months of the installation due to the premature clogging of the filter fabric.

10. Floor Plans

- A. The engineer should label the scale that is used on the floor plans.

Cc: Garry Rhodes, Building Commissioner



TOWN OF ACTON
472 Main Street
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Recreation Department

From: Alison trout
Date: Monday October 31, 2005
To: Garry Rhodes
Subject: Site Plan Permit 10/27/05-405, Bravery Realty Trust-144 Great Road

My only comment for this application is that perhaps they could consider an easement of 50 feet wide on the south end side to allow for public access (and parking) to the Bruce Freedman Trail.

Thank you,

Alison Trout

Recreation Director



INTERDEPARTMENTAL COMMUNICATION

Acton Board of Health - Telephone 978-264-9634 - Fax 978-264-9630

November 7, 2005

TO: Garry Rhodes, Building Commissioner

FROM: Doug Halley, Health Director

SUBJECT: Site Plan Special Permit 10/27/05-405 – 144 Great Road

The Health Department has reviewed the plans and materials submitted by Stamski & McNary for a Site Plan Special Permit at 144 Great Road. Based on that review the department has the following comments:

1. The previously approved soil absorption design does not represent property lines in the same manner as the submitted Site Plan. A new Soil Absorption Design Plan must be submitted that reflects the property lines correctly.
2. What is the purpose of ID-1 & 2? The nomenclature indicates an inline drain but the drains are within landscaped areas that usually don't require the collection of runoff. Please note that an Open, Surface or Subsurface drain, which intercepts the high groundwater table, must have a 50' setback from the soil absorption system.
3. The proposed infiltration bed should have a minimum 5' setback from the proposed retaining wall.
4. The Site Plan should show where the vent for the soil absorption system will be placed.
5. The Soil Absorption design should reflect lateral pipes that can withstand the weight loading from the parking lot.
6. How will on-site trash be handled?

INTEROFFICE MEMORANDUM

TO: DON P. JOHNSON, TOWN MANAGER
FROM: ROBERT C. CRAIG, FIRE CHIEF
SUBJECT: SITE PLAN SPECIAL PERMIT 10/27/05-405-BRAVERY REALTY TRUST – 144 GREAT RD
DATE: 11/29/05
CC: GARRY RHODES, BUILDING COMMISSIONER

PLEASE BE ADVISED THAT I HAVE NO COMMENT OR OBJECTION TO THE ABOVE NAMED SITE PLAN.



Robert C. Craig

Fire Chief

January 20, 2006

Mr. Don Johnson
Town Manager
Town of Acton
472 Main Street
Acton, MA 01720

Re: Site Plan Application #405, 144 Great Road (Bravery Realty Trust)

Dear Mr. Johnson:

At its regular meeting on January 19, 2005, the Economic Development Committee reviewed the site plan application filed by Bravery Realty Trust for a project at 144 Great Road.

The committee is strongly supportive of this project which will result in the adaptive reuse of the historically significant John Robbins House to accommodate a growing business. We encourage the Board of Selectmen to approve this project.

Best Regards,

Edmund R. Starzec
Chair
Economic Development Committee