

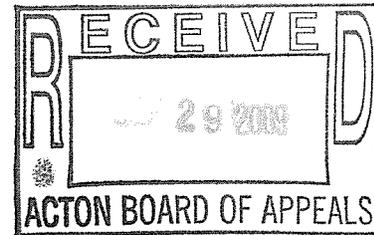


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September 29, 2009

Acton Zoning Board of Appeals
472 Main Street
Acton, MA 01720

Re: Richardson Crossing- Hearing 09-06
113 Central Street
6729



Dear Board Members:

The purpose of this letter is to respond to communications to the Board concerning the proposed development of the property at 113 Central Street, consisting of four single-family homes served by a common driveway and subsurface sewage disposal system.

Without performing actual on-the-ground instrument surveys, this office, appropriately, did not take responsibility for the accuracy of the data shown on plans prepared by other firms, even though we found the information acceptable for design purposes.

Our client has now authorized this office to undertake the necessary surveys and they should be completed prior to the continued hearing. The performance of these surveys will allow this office to verify construction.

For simplicity and ease of reference we will answer each Interdepartmental Communication [IDC] separately.

Acton Water District

The water services to each of the houses have been denoted to be 1 inch HDPE [High Density Polyethylene].

Board of Health

Additional soil evaluations and percolation tests will be performed if required as condition, of achieving a permit from the Board of Health.

We note that the four soil evaluations and two percolation tests performed indicate the uniform soil conditions expected on a drumlin. The explorations, while being confined to the area along the existing tree line, are within 30 feet of all portions of the soil absorption system.

Transportation Advisory Committee

We believe that the provision of a pull off area for a future shuttle bus is premature and that if such a pull off area is to be provided, it would best be located near the entrance to the Dover Heights Apartments.

Engineering Department

1. It is our understanding that rights of access and utility connections will be provided in a Master Deed.
2. No comment necessary.
3. A 12 foot deep groundwater interceptor drain is shown to be proposed at the top of the slope along the northern property line to eliminate the perched groundwater that typically occurs on drumlins. Groundwater movement is slow, and based on published information from the Soil Conservation Service [now NRCS], a flow of less than 0.1 cubic foot per second is expected. The proposed recharge facilities will be able to handle this incidental flow.
4. As noted in the drainage calculations, the pre- and post-development drainage calculations treat the entire site as the drainage area.
5. The stormwater management system has been revised to include additional recharge works near Central Street and so that the peak rate of runoff for the 10-year storm event is attenuated, as required by the Subdivision Rules and Regulations [8.2.3]. Substantiating calculations are attached and show that the 10-year peak rate of runoff is decreased from 2.18 to 1.48 cubic feet per second after development. There is also a decrease in the volume of runoff.
6. The requested sizing calculations are enclosed, and as should be expected due to the size of the project, the drainage system has been designed more as a matter of easing maintenance than of hydraulic capacity.
7. A table has been added to the site plan listing the relevant elevations and sizes for the drainage structures.
8. The recharge systems are located below the surface of the ground on the outside face of the wall, negating the need for a barrier.
9. This office has been authorized to undertake the necessary property surveys.
10. No comment necessary.
11. The house numbers on Lots 3 & 4 have been interchanged.

12. The necessary surveys have been authorized.
13. The Recordable Plan will be prepared to Registry of Deeds Standards.
14. The Recordable Plan will be prepared to Registry of Deeds Standards.
15. The Affordable Unit is labeled on the Plans.
16. A note has been added to the plan stating that the existing structures, driveway, subsurface sewage disposal system, water service, and utilities are to be removed.
17. No comment necessary.
18. It is our understanding that the legal documents will include maintenance requirements for all common areas and facilities, including driveways and both the subsurface sewage disposal system and stormwater management system.
19. The sight distances from the proposed driveway have been added to the plan, and exceed 210 feet, which is adequate for vehicles traveling at 45 miles per hour on Central Street [AASHTO]. The posted speed limit for this portion of Central Street is 25 miles per hour. The grading at the new driveway has been "flared" to increase the visibility of the driveway. The Common Driveway requirements established under 3.8.1.5 require sight distances beyond those established by national and State criteria and please accept this letter as our client's request for a waiver from Zoning Bylaw 3.8.1.5 to allow the Common Driveway to be constructed as shown.
20. The existing driveway is to be removed and a note has been added to the plan indicating that a new berm is to be placed along the edge of pavement where the existing driveway entered Central Street. The existing driveway is at grade and it is unknown if the wall existed when the driveway was installed. We see no propose for constructing a wall in this area.
21. The driveway detail has been revised as suggested.
22. The Fire Chief has no comment on the project and we believe that a SU-30 vehicle can enter and exit the site without traveling over grass.
23. No comment necessary.
24. A note has been added stating that all utilities shall be removed as required by the appropriate utility company.
25. A cleanout detail has been added.
26. The project sign location has been added to the plan.

27. The Railroad Crossing sign will be relocated as required by its owner.

Acton Fire Chief

No comment necessary.

Conservation Commission

No comment necessary.

Acton Community Housing Corporation

No comment necessary.

Acton Planning Department

We offer the following in regard to the footnotes contained in the Project Evaluation Summary.

1. No comment necessary.
2. No comment necessary.
3. This office has not received updated architectural plans and cannot compute the required data. However, we note that among other things, building service areas are exempted by 1.3.8.
4. No comment necessary.
5. The relatively flat area at the gable ends of three of the units and the rear yard of the unit parallel to Central Street allow for play equipment, and the area of the proposed primary subsurface sewage disposal system is available for playing catch.
6. Drought resistant grasses were recommended, as an irrigation system is not proposed.
7. The project was designed to be in keeping with the intent of the Town of Acton's standards and good practice.
8. No comment necessary.

Other Comments

- a. The Engineering and Fire Departments appear to be in acceptance of the driveway design.
- b. Richardson Way has been added to the plans to the extent that it does not unduly interfere with the primary purpose of the plans.
- c. An easement for access to Parcel A has been added to the Recordable Plan as suggested and a second easement has been added at the front of houses 109 & 111 to allow maintenance of the common pump chamber.
- d. The Recordable Plan will be revised as suggested upon receipt of all Covenants and Restrictions.
- e. Sheet 5 will be revised as suggested.
- f. The property description will be corrected as necessary upon the completion of property surveys by this office.
- g. Our client will provide the Board with a new completion date.
- h. No comment necessary by this office.
- i. No comment necessary.

Municipal Properties

The size of plantings are now indicated on the plans.

Public Hearing Comments

In response to certain comments made at the public hearing we offer the following:

We have included an orthophoto obtained from the MassGIS Website that we have amended to show the proposed houses and driveway in relationship to the environs of the site.

Runoff from roofs and paved areas of the Dover Heights Apartments are collected and disposed of by the complex's drainage system resulting in, essentially, no external area being tributary to the site. The runoff reported by the homeowners located to the east of the site is due to the presence of an area above their driveways which is tributary to their properties.

The proposed interceptor drain has been added to further insure that stormwater is properly controlled on the site and to protect the proposed homes and driveway.

It is our understanding that our client will work with the owner of 107 Central Street to provide additional screening.

We have revised the plans to show the location of garages, front doors, walkways and proposed decks or a patio. It is our understanding that our client may alter the dimensions of some of the decks.

Miscellaneous

If upon review this letter and the accompanying materials are found to be inadequate, we will make every effort to rectify the data prior to the public hearing if notified by Town staff in a timely manner.

We would be happy to meet with staff to provide them with additional information if they believe that this is best.

Thank you any consideration you may give to the contents of this letter.

Very truly yours,
Mark T. Donohoe, PE



for:
Acton Survey & Engineering, Inc.

cc: Richardson Crossing, LLC