



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9632
Fax (978) 264-9630

Board of Appeals

INTERDEPARTMENTAL COMMUNICATION

To: *Fire Department, Water District, Conservation Commission, Board of Health, Planning Board, Engineering Department, Transportation Advisory Committee, Recreation Commission, Municipal Properties, Acton Housing Authority, Finance Committee and Acton Community Housing Corporation, Design Review Board, Board of Selectmen, Building Department.*

Date: *August 3, 2010*

From: *Cheryl Frazier, Board of Appeals Secretary*

Subject: *Board of Appeals, Hearing #09-03, Marsh View LLC, 93 Central Street*

I am in receipt of a Board of Appeals revised set of plans for a Comprehensive Permit for 93 Central Street, Hearing #09-03.

Please if possible, review the attached plans and provide comments to Scott Mutch in the Planning Department no later than August 11, 2010.

I have no comment at this time

*Frank Ramsbottom
Building*

Dean Charter

From: Dean Charter *DAC*
Sent: Monday, August 09, 2010 1:27 PM
To: Scott Mutch
Cc: → Cheryl Frazier
Subject: 93 Central Street Comp Permit #09-03

I have reviewed the revised plans dated 8/5/10 submitted for the above noted project, and none of these revision will have any impact upon my areas of interest, so I have no comments.

Regards,

Dean A. Charter
Municipal Properties Director.

Cheryl Frazier

From: Lauren Rosenzweig [lsr57@comcast.net]
Sent: Tuesday, August 10, 2010 11:13 AM
To: Cheryl Frazier
Subject: Re: 93 Central St

Thanks Cheryl. I don't know that the Board of Selectmen necessarily needs to comment. I will check with Steve Ledoux and Town Counsel on process. I just didn't know when exactly it was being taken up. Thanks for letting me know that it is this Thursday.

Lauren
On Aug 10, 2010, at 9:02 AM, Cheryl Frazier wrote:

Lauren,

This is the Board of Appeals Comprehensive Permit for 93 Central Street, #09-03 that was denied by the Board and went to mediation and executive session. The public hearing is scheduled for this Thursday evening in the Memorial Library at 7:30 pm. The applicant has made the changes to the plans and will present them on Thursday evening.

Comments are due back before the hearing on Thursday, but the architectural plans came in on late Friday, and then the site plans showed up yesterday after 4:00. I'm not sure who will be able to respond in such a short time.

Hope all is well with you and your family.

Take care,
Cheryl

Regards,

Cheryl Frazier
Acton Building Department
472 Main Street
Acton, MA 01720
978-264-9632
cfrazier@town.acton.ma.us

From: Lauren Rosenzweig [mailto:lsr57@comcast.net]
Sent: Monday, August 09, 2010 5:30 PM
To: Cheryl Frazier
Subject: Re: 93 Central St

Hi Cheryl,

The BOS does not meet until August 23rd with a rather full agenda. What is the deadline for comments?

Cheryl Frazier

From: Nancy Tavernier [ntavern@comcast.net]
Sent: Tuesday, August 10, 2010 9:33 PM
To: Roland Bartl
Cc: Scott Mutch; Cheryl Frazier
Subject: RE: 93 Central St

ACHC is meeting Thursday night so we will not have any comments for this project.

At 04:44 PM 8/9/2010, you wrote:

Scott Mutch is out sick and I do not know with certainty how long that will be.

Please return any and all comments, including any you may already have sent to Scott in response to prior distributions last week, to Cheryl Frazier to collect for the Board of Appeals' hearing on Thursday this week.

Roland Bartl, AICP
Planning Director
472 Main Street
Acton, MA 01720
(978) 264-9636

From: Cheryl Frazier
Sent: Monday, August 09, 2010 4:39 PM
To: Robert Craig; Chris Allen; Tom Tidman; Health Department; Planning Department; Engineering Department; Transportation Advisory Committee; Recreation Department; Municipal Properties Department; Finance Committee; Acton Community Housing Corporation; Design Review Board; Board of Selectmen; Building Department; Board of Appeals
Subject: FW: 93 Central St

FYI

Please see attached letter and plans submitted today at 4:15 pm for **Hearing #09-03, Marsh View LLC, 93 Central Street.**

If you have comments please get them to Scott Mutch in the Planning Department as soon as possible.

Regards,

Cheryl Frazier
Acton Building Department
472 Main Street
Acton, MA 01720
978-264-9632
cfrazier@town.acton.ma.us

Cheryl Frazier

From: frannyola@aol.com
Sent: Tuesday, August 10, 2010 11:54 AM
To: Cheryl Frazier; Roland Bartl
Subject: Re: 93 Central St

TAC doesn't meet until Sept 2 so unless we hear from you that this site plan review warrants calling a special meeting, you won't have TAC comments on it. Let me know if you want me as one member to look and comment--not as a committee.

Thanks.

Franny Osman
TAC Chair

-----Original Message-----

From: Cheryl Frazier <cfrazier@acton-ma.gov>
To: Robert Craig <rcraig@acton-ma.gov>; Chris Allen <chris@actonwater.com>; Tom Tidman <ttidman@acton-ma.gov>; Health Department <Health@acton-ma.gov>; Planning Department <Planning@acton-ma.gov>; Engineering Department <Engineering@acton-ma.gov>; Transportation Advisory Committee <TAC@acton-ma.gov>; Recreation Department <Recreation@acton-ma.gov>; Municipal Properties Department <MP@acton-ma.gov>; Finance Committee <FinCom@acton-ma.gov>; Acton Community Housing Corporation <ACHC@acton-ma.gov>; Design Review Board <DRB@acton-ma.gov>; Board of Selectmen <BOS@acton-ma.gov>; Building Department <Building@acton-ma.gov>; Board of Appeals <BOA@acton-ma.gov>
Sent: Mon, Aug 9, 2010 4:39 pm
Subject: FW: 93 Central St

FYI

Please see attached letter and plans submitted today at 4:15 pm for **Hearing #09-03, Marsh View LLC, 93 Central Street.**

If you have comments please get them to Scott Mutch in the Planning Department as soon as possible.

Regards,

Cheryl Frazier

Acton Building Department
472 Main Street
Acton, MA 01720
978-264-9632
cfrazier@town.acton.ma.us

From: Seth Donohoe [mailto:SDonohoe@actonsurvey.com]
Sent: Monday, August 09, 2010 4:30 PM
To: Cheryl Frazier
Subject: 93 Central St

Cheryl,
At the request of Jim D'Agostine please find attached a letter and plans submitted to the Town today for 93 Central St. We can be reached at 978-263-3666 if you have any questions.

Regards,
Seth Donohoe
For: Acton Survey & Engineering, Inc.

8/20/2010



TOWN OF ACTON
472 Main Street
Acton, MA 01720
Telephone (978) 264-9628
Fax (978) 264-9630

Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department
From: Engineering Department
Date: August 6, 2010
Subject: Board of Appeals Hearing #09-03 – Marsh View LLC - 93 Central Street
40B Comprehensive Permit

The Engineering Department has the following comments regarding the above-mentioned Site Development Plan dated June 19, 2009, with revision dates September 29, 2009, November 2, 2009, December 9, 2009, January 6, 2010, February 1, 2010 & August 6, 2010 for the Comprehensive Permit at 93 Central Street. The original comment is in regular font, the intermittent comments are in italics, and underlined & boldface with the dates indicating the interdepartmental communication. The most recent comments are in italicized-bold text with the date.

1. The Applicant has requested a waiver from the common driveway requirements for a turnaround for an emergency SU-30 design vehicle (fire truck). We would defer comment to the Fire Chief on this issue. The engineer indicated the use of the guest parking spaces and the driveway for units #3 & #4 to serve as a turnaround for the fire truck. Assuming there could always be vehicles parked in the parking area, we do not see this as an acceptable alternative. We checked this option with our turning template for a SU-30 vehicle and found that the layout of the parking area and driveway is not adequate for a fire truck. We also noted that a fire truck cannot maneuver onto the driveway for unit #2 without driving over the grass and/or the driveway recharge trench. The 10-foot wide driveway for unit #3 seems very tight for the fire truck, as well. The engineer should show the edge of road pavement on both sides of Central Street so that we can ensure a fire truck can maneuver in and out of the site without driving over the road shoulder or obstructing oncoming traffic on Central Sheet.

This item has been partially completed; the applicant has modified the design to include a turn around at the rear of the property and the driveway serving unit 4 has been widened, however the driveway serving unit 2 remains the same (10/14/09).

An alternate design has been included showing a 15-foot width for the driveway (11/13/09).

In order for an emergency SU-30 vehicle to maneuver within the turnaround at the rear of the site, it appears that the fire truck will need to partially drive over the grass shoulder. (12/14/2009)

It seems that modifying the width and pavement radiuses for Pine Ridge Road at Central Street and the driveway for Unit #2 could accommodate a fire truck without the need to the extensive amount of additional pavement in front of Unit #1 as shown in the alternate driveway detail (12/14/2009).

I would defer to the Fire Chief on the final approval for the accessibility of an emergency SU-30 vehicle (fire truck) within the site. The turnaround at the rear of the site is not adequate for a fire truck to make a standard 3-point turn. It is also our opinion that the engineer could modify the width of Pine Ridge Road at Central Street so that the driveway for Unit #2 could accommodate a fire truck without the need for the extensive amount of additional pavement in front of Unit #1 as shown on the plan (1/14/2010).

The applicant has modified the turnaround at the rear of the site to accommodate an emergency SU-30 vehicle (fire truck). Based on our turning templates, a fire truck can maneuver within the turnaround and at the intersection with Central Street without driving over the shoulder. No further comment is necessary (2/1/2010).

The turnaround behind unit #3 allows for an emergency SU-30 vehicle (fire truck) to make a 3-point turn if the vehicle overhangs the front of the vehicle over the edge of the pavement. We suggest a note stating that this area should be kept free of storage, snow storage, etc (8/11/2010).

2. The applicant has requested a waiver to eliminate the need for access and utility easements. The applicant will need to reserve rights for each of the individual units so that they can provide access and utilities across the abutting lots as shown the plans.

This item has not been completed; however the applicant states that the required rights will be reserved (10/14/09).

This item remains outstanding (11/13/09, 12/14/2009 & 1/14/2010).

This waiver is no longer necessary. The engineer has modified their Record Plan to show access & utility easements on the proposed lots. No further comment is necessary (2/1/2010).

Engineering Department

3. The applicant will need to propose and obtain final approval for the street addresses from the Engineering, Police and Fire Departments. The entire project could use 93 Central Street as the street address and each individual dwelling be identified by the assigned unit number as shown on the conceptual plan. It also appears that each unit could be assigned an individual Pine Ridge Way address.

This item has not been completed; the applicant is willing to incorporate the addresses that are assigned (10/14/09).

It appears that the applicant will use 93 Central Street as the street address for the entire project and each individual dwelling is identified by the assigned unit number as shown on the plan (12/14/2009 & 1/14/2010).

This project will use 93 Central Street as the street address for the entire project and each individual dwelling is identified by the assigned unit number as shown on the plan. No further comment is necessary (2/1/2010).

4. The notes regarding cleaning the catch basin sump should also state that it will be cleaned following construction. The drainage system operation and maintenance schedule should be incorporated into the Private Way Maintenance Agreements recorded at the Registry so that the future homeowners clearly understand their responsibilities for the upkeep of the drainage system.

The applicant assures that the maintenance agreements will be incorporated into a homeowner's agreement (10/14/09 & 1/14/2010).

The applicant assures that the maintenance agreements will be incorporated into the homeowner's legal documents. (2/1/2010).

5. We would also recommend that the applicant incorporate some language for the private way into their legal documents and maintenance agreements so that future residents clearly understand the Town will not be responsible for snow plowing or any other related maintenance and that the roads will not become public ways (12/14/2009 & 1/14/2010).

This language should be incorporated into the homeowner's legal documents. (2/1/2010).

6. If the driveway for unit #2 remains as it is shown on the plans, the engineer will need to relocate the proposed drainage inlet structure so that it is not obstructing the access (1/14/2010).

The drainage inlet structure has been relocated. No further comment is necessary (2/1/2010).

Cc: Cheryl Frazier, Board of Appeals Secretary