CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL CONSULTANTS

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RECEIVED
OCT 14 2010
Town of Acton
Planning Department

October 8, 2010

Acton Board of Selectmen
Acton Town Hall
472 Main Street
Acton, Massachusetts 01720

RE: Revisions to Spruce Corner Site Plan Special Permit Application

Dear Board Members,

Enclosed please find the following:

(10) Full size (24"x36") plan sets - Spruce Corner Site Plan Special Permit Plans, revised October 8, 2010

(2) Reduced size (12"x18") plan sets – Spruce Corner Site Plan Special Permit Plans, revised October 8, 2010

(2) Stormwater Report & Calculations for Spruce Corner, revised October 8, 2010

(10) Letter from PLACES Site Consultants, Inc. dated September 21, 2010 regarding revisions to the Landscape Plan

The Site Plan Special Permit Application has been revised to address comments from Town Staff as follows. Where items are numbered, numbered responses refer to items numbered in those review memoranda:

MEMORANDUM FROM DESIGN REVIEW BOARD (DRB) DATED 9/1/10

Peter Quinn Architects (PQA) have met again with the DRB and revised the building elevation and floor plans accordingly to satisfy outstanding concerns with the building designs. PQA will more full describe these changes to the Board at the continuation of the public hearing.

MEMORANDUM FROM ACTON PLANNING DIRECTOR DATED 9/3/10

1. Refers to status of demolition permit for the existing structures on the property; which is currently valid. No response required.

2. Duplex A on Arlington Street has been relocated slightly to meet the 10-ft maximum front yard setback requirement to the front porch.

3. Comment recommends deed restricting Unit 5 and Unit 6 to residential units to insure future compliance with Zoning Bylaw. No response required; applicant agrees to this requirement.

4. Cites requirement for a written agreement that ensures (1) continued collective use of the parking facility, (2) designates the number of parking spaces allocated to each participating use, and (3) access to and maintenance of the common parking facility. Applicant agrees to this requirement and proposes to produce a written agreement meeting this requirement and acceptable to the Town prior to occupancy of any of the buildings.

5. Comment on the use of the Eco-Stone Permeable Pavers in Groundwater Protection District Zone 4. No response required.

6. Comment on the 20' access drive and adjacent walk. No response required.

7. Parking space #17 has been dimensioned to the property line to verify that it meets the 5-ft minimum setback requirement in the WAV District.

8. Parking lot landscaping compliance is documented in the accompanying submittal by PLACES Site Consultants, Inc.

9. Parking lot landscaping compliance is documented in the accompanying submittal by PLACES Site Consultants, Inc.

10. Parking lot landscaping compliance is documented in the accompanying submittal by PLACES Site Consultants, Inc.

11. Proposed 6-ft wide concrete sidewalk with vertical granite curbing has been extended to the sidewalk end on Arlington Street on the revised plan as recommended.

12. Comment on compliance with ZBL 10.4.3.9 and assessment of the applications' compliance with this section. No response required.

13. PQA has revised the architectural plans and supplemented these plans with an outdoor lighting plan included as Sheet 12 in the revised plan set.

14. Comment related to traffic and the small scale of the project not triggering the requirement for a traffic study. No response required.

MEMORANDUM FROM ENGINEERING DEPARTMENT DATED 8/30/10

1. Refers to infiltration of storm runoff from Groundwater Zone 4 in Groundwater Zone 3. Plan has been revised to relocate the infiltration basin such that all of the infiltration now occurs in Zone 4 only, thus eliminating this issue.

2. The infiltration basin is identified as a 'Rain Garden' to the extent that it intermittently holds storm water for short periods of time in a vegetated shallow basin. The proposed surface cover of the infiltrative area is perennial turf grass with the slopes having some landscape plantings to naturalize the surface cover and mask the intended purpose of the area as drainage infrastructure.

3. Roof drain and foundation drain connections to the subsurface infiltration areas have been added to Sheet 3 of the plan.

4. Areas intended for snow storage have been identified on Sheet 3 of the plan.

5. Infiltration basin bottom has been raised from 208.00 to 208.33 to meet and maintain the 2-ft minimum groundwater separation from the bottom of infiltration to estimated seasonal high groundwater in the area of the basin.

6. Our office concurs that watersheds 1S and 2S shed onto Arlington Street under post development conditions; however, there is no increase in rate or volume of runoff proposed from the development site to Arlington Street. Additional runoff generated by the new sidewalks within the street right of way will be collected into the Town drainage system via a catch basin in Spruce Street that is proposed to be replaced as part of the project.

7. Comment regarding the method by which the storage volume of the pervious paver system storage was sized (simple dynamic vs. (less conservative) Static method). Simple dynamic assumes the system is exfiltrating during a storm event whereas the less conservative static method assumes no exfiltration during a storm event. We agree that this is the case for the calculations and feel that the calculation methodology is consistent with good engineering practice. With respect to the long term functioning of the infiltrative measures proposed, the Stormwater Operation and Maintenance plan should be strictly adhered to and made

part of the condominium or easement agreement that will apply to maintenance of the property.

8. Review of the drainage calculations shows the Eco-Stone bed for Units 4 & 5 (Pond 10P) driveway peaking at elevation 218.7 with a bottom elevation of 217.5 (1.2 ft maximum storm depth for a 100-yr event); and for the Eco-Stone bed at the access driveway (Pond 11P) peaking at 218.02 with a bottom elevation of 217.5 (0.52 ft maximum storm depth for a 100-yr event). A proposed stone bed depth of 1.5 ft for all Eco-Stone permeable pavers is more than sufficient to take all of the storm water anticipated for all design storms up to the 100-yr event. The detail on Sheet 5 has been revised to show the stone bed depth at 1.5 feet.

9. The catch basin on Spruce Street by the access driveway entrance is proposed to be replaced with a precast concrete catch basin at the gutter line of the new curb proposed at this location. Notation has been added to the plan to this effect on Sheet 3 and a precast concrete catch basin with oil separator hood detail has been added to Sheet 5.

10. Drainage pipe diameters, types and slopes have been added to Sheet 3 as requested.

11. Our office concurs that an SU-30 design vehicle cannot enter the site heading northbound on Spruce Street without obstructing oncoming traffic, however, Spruce Street is not a COLLECTOR or ARTERIAL STREET and the full width is assumed to be available for maneuvering an SU-30 emergency vehicle in this case.

12. Comment regarding the recommendation for an as-built plan. Applicant does not contest this recommendation.

13. Comment regarding assignment of street addresses to be approved by Engineering, Police and Fire Departments. Applicant does not contest this recommendation.

14. Proposed mailbox location for the project has been added to Sheet 3 and to Sheet 12 as requested.

15. Requests a note regarding erosion and sediment cleanup caused by construction activities to be cleaned up to be added to the Erosion and Sedimentation Control Plan. This note has been added to Sheet 5 as Note 7 under 'Erosion Control Notes' section as requested.

16. Note regarding floodplain has been revised to refer to the new 2010 FEMA maps and correlation of the NGVD29 datum to the NAD88 datum has been noted as requested on Sheet 1 and Sheet 3.

17. Proposed sidewalk has been revised to be 6-ft concrete at all locations with a vertical granite curb proposed for the entire length (with the exception of crosswalks driveway cuts) as recommended.

18. Proposed painted crosswalks have been added to the plan at the Arlington/Spruce intersection (2 crosswalks) these walkways are to be MA AAB / ADA compliant as required by law.

19. Proposed painted crosswalk has been added to the end at the end of the proposed sidewalk on the south side of Arlington Street crossing to the north side of Arlington Street. This sidewalk is to be MA AAB / ADA compliant as required by law.

20. Comment regarding site lines at the intersection of Spruce and Arlington Streets being adversely affected by the new building proposed at the corner. Our office has evaluated this condition and if this were not a 4-way stop, the sight lines at this intersection may be of concern; however, since this intersection is a 4-way stop with 4 pedestrian crosswalks. All vehicles maneuvering the intersection are required to stop prior to maneuvering, and from the stopped position, sight lines to all other areas of the intersection are sufficient to maneuver the intersection safely for vehicles and pedestrians.

21. The Acton Water District has recommended a 2" HDPE line instead of the 4" HDPE line originally proposed, a line of this size will not support a flushing hydrant, so the flushing hydrant has been removed from the plan and therefore access and maintenance rights to such are no longer of concern.

22. Comment related to parking lot maneuvering isle width being less than 24-ft. Section 6.9.4.6 of the ZBL waives the design requirements for parking lots in the WAV District; which include maneuvering isle width. 24-ft to 22-ft is not a substantial reduction and in harmony with the intent of the village concept.

23. Area labeled on Sheet 3 as "Common Area" is proposed to be a paver patio.

24. The rock walls proposed are less than 3.5-ft high and are setback a minimum of 3-ft from the property line. The applicant understands that all construction must occur on site unless an easement from the abutters' is granted. We do not anticipate the need for an easement to construct these walls.

25. No sign is proposed for the project.

26. Applicant acknowledges the requirement to apply for a "Permit to Construct within a Public Way" for the work required within the layouts of Spruce Street and Arlington Street.

27. Two temporary elevation benchmarks have been added to Sheet 3 of the plan as requested.

MEMORANDUM FROM ACTON WATER DISTRICT DATED 9/1/10

1. Comment regarding the requirement for water mains, services, appurtenances, and installation of such to comply with the requirements of the AWD. Applicant acknowledges this requirement.

2. Notes requirement for a proposed as-built plan of the water infrastructure to be submitted for review and approval by the AWD prior to installation of any such water infrastructure. Applicant acknowledges this requirement.

3. AWD recommends installation of a 2" HDPE service line instead of the 4" line proposed. The plan has been revised to show a 2" HDPE service line as requested by AWD.

4. Comment pertaining to the requirement to upgrade any existing water services proposed to remain (Unit 4 & Unit 5) to current AWD standards. The applicant acknowledges this requirement.

5. AWD will require an as-built plan of all water infrastructure prior to filling for testing and disinfection. The applicant acknowledges this requirement.

EMAIL FROM JUSTIN SNAIR OF ACTON HEALTH DEPT DATED 9/1/10

Notes the requirement for the project to have a Chapter U – Stormwater Permit prior to the sign-off of the Occupancy Permit. Applicant acknowledges this requirement.

EMAIL FROM FRANK RAMSBOTTOM OF BUILDING DEPT. DATED 9/2/10

1. Notes the current valid demolition permit for the existing structures on site.

2. Requests the applicant to address Massachusetts Architectural Access Board (MA AAB) requirements in 521 CMR as they pertain to the accessibility of the proposed housing. The applicants architect (PQA) contends that the residential units in the commercial building are exempt in that they are townhouse type units. All ground floor doorways of this building are proposed to be MA AAB accessible as required.

EMAIL FROM BETTINA ABE OF SIDEWALK COMMITTEE DATED 8/14/10

Sidewalk committee had no comment on the application.

EMAIL FROM DARYL POWELL OF BOARD OF ASSESSORS DATED 9/1/10

Board of Assessors had no substantive comments on the application.

We believe that this letter and accompanying documents fully address the outstanding concerns of Town Staff related to the Spruce Corner project and look forward to discussing the revised application with the Board at the continuation of the public hearing scheduled for Monday October 18, 2010. If the Board should have any questions regarding this submittal or require any additional information prior to that time, please contact our office.

Very Truly Yours,

FORESITE Engineering Associates, Inc.
By: Scott P. Hayes, P.E.

cc: Mark Roderick, West Acton Trio, LLC
Peter Quinn, Peter Quinn Architects
William Murray, PLACES Site Consultants