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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Board

Date: January 3, 2011

From: Engineering Department

Subject: Review of Beacon Court – Definitive Subdivision Plan

We have reviewed the site plans for Beacon Court dated September 20, 2010 with a revision date of December 3, 2010. The following comments are from our memo dated November 12, 2010 with updated comments in bold:

1. The engineer proposes infiltrating all storm water using porous pavement and driveway infiltration trenches in lieu of standard pavement and a “manhole” system. The proposed system complies with Acton storm water standards and does not increase the runoff rate or volume of storm water coming off the site; however this system requires significant maintenance that the future homeowners must be made aware of. Any soil deposits on the pavement must be immediately removed and the porous pavement requires specialized vacuum sweeping on a bi-annual basis. During winter months, no sand should be used for deicing. Also any repairs over 50 SF requires the same porous pavement which should be approved by an engineer. The homeowners must be made aware that at no point can they repave the entire common driveway with standard pavement or else the infiltration system won't work and the flow rates and volumes of storm water coming off the site will increase. **We accept the engineer's response to incorporate the language of Appendix F directly into the driveway covenant and maintenance agreement.**
2. An SU-30 vehicle cannot enter the driveway nor maneuver within the driveway. We defer further comment to the Fire Chief. **The engineer has altered the driveway; however it is still tight maneuvering within the driveway. Comment stands.**
3. The centerline radius of the driveway is 60'. Acton standards are a minimum of 80'. The engineer has requested a waiver. Until the engineer proves that an SU-30 can enter and maneuver within the driveway, we do not recommend granting this waiver. **The engineer has altered the driveway; however it is still tight maneuvering within the driveway. Comment stands.**
4. The site is in the Groundwater Protection Zone 4 but the Site Development plan labels the site in Zone 3. **The engineer has corrected the typographical error.**

5. The engineer should show on the construction details that the 4' shoulders along the common driveway are 6" of loam and seed over the same gravel base as the pavement. **We accept the engineer's response. We believe the engineer has met the intent of regulation 3.8.1.5 (m) of the zoning bylaws.**
6. Engineer should show the proposed street numbers for the subdivision. **The engineer has added the proposed street numbers to the plan. They propose the two new homes to be "2 Beacon Court" and "6 Beacon Court" which we accept.**
7. The distance for the turnaround leg is 60'. Acton standards are a minimum of 70'. The engineer has requested a waiver. Until the engineer proves that an SU-30 can enter and maneuver within the driveway, we do not recommend granting this waiver. **The engineer has altered the driveway; however it is still tight maneuvering within the driveway. Comment stands.**
8. The driveway distance approaching the turnaround is 38'. Acton standards are a minimum of 60'. The engineer has requested a waiver. Until the engineer proves that an SU-30 can enter and maneuver within the driveway, we do not recommend granting this waiver. **The engineer has altered the driveway; however it is still tight maneuvering within the driveway. Comment stands.**
9. The engineer shows private driveways off the ends of the turnaround legs within 20' from the edge of pavement and a depth of 10' from the turnaround leg. Acton standards require driveways to be outside of this area. The engineer has requested a waiver. Until the engineer proves that an SU-30 can enter and maneuver within the driveway, we do not recommend granting this waiver. **The engineer has altered the driveway; however it is still tight maneuvering within the driveway. Comment stands.**
10. The engineer should show a No Parking sign at the end of the common driveway. **The engineer has added a No Parking sign at the end of the common driveway.**
11. The engineer shows a right of way width of 20' and pavement width of 12' for the common driveway. Acton standards are 40' for the right of way and 20' for the pavement. The engineer has requested a waiver. Until the engineer proves that an SU-30 can enter and maneuver within the driveway, we do not recommend granting this waiver. **The engineer has altered the driveway; however it is still tight maneuvering within the driveway. Comment stands.**
12. The engineer requested a waiver from the Acton standard for an 8" minimum water main. We defer comment to the Fire Chief and Acton Water District. **We accept the engineer's response.**
13. The engineer should label the sideline radii on Robbins St. The sideline radii are 20'. Acton standards are 25'. The engineer has requested a waiver. Until the engineer proves that an SU-30 can enter and maneuver within the driveway, we do not recommend granting this waiver. **The engineer has increased the southeast sideline radii to 25' but not the northwest radii due to the area to the northwest being a dead end where emergency vehicles are not likely to access the site from that direction. We defer comment to the Fire Chief.**

14. The engineer has requested a waiver from the standard requiring cape cod curbing along the driveway and granite curbing within 8' of the roadway. Assuming the engineer shows that an SU-30 vehicle can enter and maneuver within the driveway and that the board approves the porous pavement storm water infiltration system, we recommend granting this waiver. **The engineer has altered the driveway; however it is still tight maneuvering within the driveway. Comment stands.**
15. The engineer has requested a waiver to the requirement of projecting the proposed street to abutting properties. Due to the minor nature of this project we recommend granting this waiver. **No response required.**
16. The engineer has requested a waiver to the requirement of 6" x 6" 4-ft long granite boundary markers at all intersections and changes in direction of street layouts. The engineer proposes using ¾" diameter x 36" long iron rods in their place. Due to the minor nature of this project, we recommend granting this waiver. **No response required.**
17. The engineer has requested a waiver to the requirement of sidewalks on one side of traveled way for local streets. The applicant offers to make an equivalent monetary donation to the Town of Acton sidewalk fund in lieu of constructing a sidewalk. We recommend granting this waiver. **No response required.**
18. The engineer has requested a waiver to the requirement of street trees planted 10' off the street sideline at not more than 50' intervals. We defer further comment to the Tree Warden. **No response required.**