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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: December 1, 2011

From: Engineering Department

Subject: Application for Street Determination at 540 Massachusetts Avenue

We have reviewed the application for street determination at 540 Mass Ave and have the following comments:

1. The Town does not maintain and/or plow the way that is being requested to be deemed a street. If approved, we recommend that the Town's standard private way language be incorporated into the owner(s) legal documentation. We want to be sure that it is clearly stated this road is private and the owner(s) cannot petition the Town to accept it as a public way and/or request the Town to maintain and/or plow it.
2. The existing travelled way has a width of about 12 feet and it is generally located within a 16 foot wide easement. The reduced-sized plans seem to indicate that the easterly side of the traveled way encroaches onto the abutting properties.
3. The proposed plans indicate potential paving work to be done on the way at the intersection with Mass Ave. Any work within the layout of Mass Ave at this location will require a Permit to Construct Within a Public Way. The repairs to the way at this location should be designed and constructed in a manner to be AAB compliant for the existing sidewalk and maintain the gutter-line on Mass Ave. If possible, the entrance should be improved to allow for emergency vehicles to enter/exit the site without the need to obstruct on-coming truck. We were unable to check the turning movements with our templates on the reduced-sized plans. We would defer the final approval/comment to the Fire Chief.
4. The applicant is also proposing a T-shaped turnaround in front of the existing building shown on Lot B. We were unable to determine if the proposed turnaround would be sufficient for an emergency SU-30 vehicle (fire truck) with the reduced-sized plans. We would defer any final approvals/comments to the Fire Chief.
5. The T-shaped turnaround is located in same general location as an existing parking area and a building foundation. The building foundation is not shown on the plans. I am not sure if there is any historical significance to this foundation. I would recommend the applicant propose an alternate location for the loss of those parking spaces.
6. Section 1.3.16 (4) of the Acton Zoning Bylaw states the way, in the opinion of the Board, has sufficient width, suitable grades, and adequate construction to accommodate the

vehicular traffic anticipated by reason of the proposed use. I am not clear as to intended new uses for the way. It already being utilized by the abutting residential properties. The private way more closely complies with the design standards for a common driveway which requires a minimum pavement width of 12 feet within a 20 foot right-of-way. Section 3.8.1.5 of the Zoning Bylaw for Common Driveways states that a comparable-sized common driveway shall not serve more than 12 lots. If the way is approved as shown on the plans, I would recommend that the total future potential for the way including the existing uses be limited to a size equivalent to 12 lots.

7. When the proposed use is developed we recommend that the applicant/developer work with the Fire Department to clearly identify the street addresses at Mass Ave for the homes utilizing the way.
8. The applicant has not addressed the sidewalk requirement.