



**TOWN OF ACTON**  
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**Engineering Department**

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**INTERDEPARTMENTAL COMMUNICATION**

**To: Board of Appeals**

**Date:** January 29, 2014

**From: Engineering Department**

**Subject: Comprehensive Permit #13-06**

**6 Post Office Square  
Map E-4 Parcel 59-1**

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The engineering department has reviewed the plans titled "Definitive Subdivision Plan of Post Office Crossing in Acton, Massachusetts" dated October 22, 2012 with a revision date of January 16, 2014. The applicant has satisfactorily addressed our comments from our memo dated December 3, 2013 in their letter dated January 15, 2014. The following comments are left outstanding:

**Drainage**

1. The applicant agrees that the runoff from the lot is increased towards Post Office Square in the post-development condition from existing conditions for all storm events. The applicant has made the argument that they own the drainage system on Post Office Square and are allowed to increase the runoff. We accept their drainage calculations and will defer the decision on whether the increase is allowed to the Board of Appeals.
2. The applicant is requesting a waiver from the Groundwater Protection District requirements. The revised plans meet some of the requirements. The applicant has provided pollution safeguards and meets the intent of directing runoff to a clay-lined detention pond by using stormceptors. The following items will require a waiver:
  - The applicant hasn't stated whether the plans meet the requirements for Zone 2 which require 70% open space, 40% undisturbed open space and 30% maximum impervious area
  - There are no water balance calculations provided

**Miscellaneous**

3. We assigned street addresses to the units in our memo, which the followed. Our department made an error with the street numbers for units 8 through 12. We recommend the following street numbers and parcel IDs (changes shown in bold). As a reminder, we suggested avoiding using the number 4 as that number has given developers trouble marketing homes.

<b>Unit #</b>	<b>Street #</b>	<b>Parcel ID (Map/Lot)</b>
Unit #1	2	E4 / 59-1-1
Unit #2	6	E4 / 59-1-2
Unit #3	8	E4 / 59-1-3
Unit #4	10	E4 / 59-1-4
Unit #5	12	E4 / 59-1-5
Unit #6	16	E4 / 59-1-6
Unit #7	18	E4 / 59-1-7
"Parcel A"	20	E4 / 59-1-8
<b>Unit #8</b>	<b>9</b>	E4 / 59-1-9
<b>Unit #9</b>	<b>7</b>	E4 / 59-1-10
Unit #10	5	E4 / 59-1-11
<b>Unit #11</b>	<b>3</b>	E4 / 59-1-12
<b>Unit #12</b>	<b>1</b>	E4 / 59-1-13

The Fire Department has approved the street name "Danielle Circle". We will coordinate with the Police and Fire Departments to approve the street numbers before building permits are issued.

4. There applicant is required to provide a landscaping plan, which in their letter was provided under separate cover. We haven't seen a copy of this plan if it's been provided.