



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 929-6630
Fax (978) 929-6340

Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen

Date: 10/7/2014

From: Engineering Department

Subject: Review of Site Plan Special Permit #422 Amendment – 107-115 Great Road – 1st submission

We have reviewed the above mentioned site plan special permit amendment application, the plan entitled "Notice Of Intent – 107-115 Great Road" dated July 15, 2014 with a revision date of September 10, 2014 and a memo by Acton Engineering dated September 23, 2014 regarding "107-115 Great Road – SSPS 07/10/09-422 – Wetherbee Plaza II – Minor Modification" and have the following comments:

1. The site was previously amended in 2009 however the site was not constructed according to what the applicant received approval to build. The applicant and the Town went to a third-party reviewer who concurred with the Town that the site was not in compliance with the approved plans and that the drainage system as constructed increased offsite runoff and sent runoff untreated directly towards the wetlands.

In a meeting between our department, the applicant's engineer and the third party reviewer, a list of items was agreed upon by all parties. We have attached the list of items to this memo. We have no documentation that any of the remaining items were ever constructed. We strongly suggest that the applicant address these remaining items before any approval is given.

2. The site plan states that the overall impervious area of the lot will decrease with this modification therefore no drainage analysis is required. As stated in our previous comment, there is no documentation that the site was ever constructed in compliance with the previously approved plans. The current site plan states that "...no attempt was made, in preparing these plans, to ascertain the location of non-visually apparent subsurface utilities and structures or conditions"

The current site plan does not confirm that the remaining items mentioned in comment #1 were ever built. With the addition of the ramp adding more impervious surface to the site, we recommend that if the applicant cannot provide documentation that the site was constructed properly that the applicant be required to prepare drainage calculations. The drainage calculations should compare runoff and water quality using the existing conditions

plan from the 2009 amendment as the “existing conditions” and the “proposed conditions” will be a combination of the site as it exists today with the proposed additions.

Regardless of whether new calculations are required, the applicant should provide documentation that the site meets the current Massachusetts Stormwater Regulations.

3. Many of the issues with the previous amendment stemmed from the applicant constructing the site differently than the approved plans and the applicant’s engineer being unable to certify that the site was built in accordance with the plans since the engineer was not supervising construction. If the applicant is unable to limit themselves to building what is approved and the engineer is unwilling to supervise construction, we suggest having a third-party engineer provide construction inspection.

In our opinion, the drainage design is not overly complex that such confusion needs to occur. In other cases, other applicants are capable of constructing the site reasonably close to the approved design and other engineers are fully capable of certifying compliance with the approved plan. Our office does not provide inspection as construction is occurring. We rely on an as-built plan certified by the design engineer and provide a post-construction inspection.

Based on past experience with this specific site we recommend a third-party engineer be involved as part of the site plan approval process.

4. The applicant has requested the street number 111 for the proposed building. In the previous approval in 2003, the windmill was assigned number 111. The applicant should clarify what number he wishes to use and we’ll work with the Town departments to assign the correct number.

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

Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Manager's Office

Date: September 10, 2010

From: Engineering Department

Subject: Leo Bertolami – Request for Status Update

The Engineering Department was asked for an update as to the peer review of the Wetherbee Plaza (107-115 Great Road) storm water management system and Leo Bertolami's drainage concerns at the Subaru Dealer at 61 Powder Mill Road.

Wetherbee Plaza

The Planning and Engineering Departments met with Leo's engineer (Mark Donohoe) and the peer review engineer on Friday, September 10th to discuss the recommended improvements that would bring their on-site drainage system into compliance with the Zoning Bylaw. At the meeting, we all agreed on the steps that need to be taken. Mark Donohoe stated that he would present the recommended changes to Leo Bertolami for his approval. According to the email from Mark Donohoe received on September 7th, Leo and Mark are in agreement to make the changes to their drainage system.

Roland had also clarified at the meeting on September 10th of their deadline in October to complete these changes as well as any other modifications on the site in order to bring the entire site into full compliance.

Powder Mill Road – St #61 – Subaru Dealer

The Highway Dept is planning to add the new drain inlet in the road for the catch basin in front of the Subaru Dealer at 61 Powder Mill Road during the week of September 12-18.

Corey York

From: Mark Donohoe [MDonohoe@actonsurvey.com]
Sent: Tuesday, September 07, 2010 7:19 AM
To: Roland Bartl
Cc: Corey York; tmorey@landtec.com; autoplex3@aol.com; Richard Nysten
Subject: Wetherbee Plaza Extension

Gentlemen:

Having come to an agreement as to the completion of the stormwater management system [SWM] serving Wetherbee Plaza I believe that there is no need for Landtech to forward us their analysis of the site using C/D soils or for the proposed retrofit.

It is my understanding that the following improvements to the SWM are to be made.

A 3'W by 1.5'D recharge trench with two 12" perforated HDPE will be constructed in front of the Raynor House.

A second catch basin will be installed on the carriage house driveway and connected to the recharge trench under the stonewall. The presence of the recharge trench will be confirmed. If the recharge trench is determined to be absent a recharge trench will be constructed down hill of the wall.

A speed "hump" will be installed to divert driveway runoff to the new catch basin.

Not discussed was the status of the existing carriage house driveway catch basin. We suggest that the basin be left in place as a redundant collection point if this is found to be less expensive than its removal.

Thank you for the opportunity to meet and discuss this matter.

Mark Donohoe