

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



Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: March 28, 2007

From: Engineering Department

Subject: Review of Preliminary Plan: MICMAC Lane Residential Compound

We have reviewed the preliminary plan for MICMAC Lane dated February 16, 2007 and have the following comments:

1. The engineer will need to label the 100-year flood plain that is located along the rear of these lots on the Definitive Plan.
2. The engineer will need to assign street addresses to these lots and label the street numbers on the Definitive Plan. It appears that the applicant could assign each new lot a Nashoba Road address while preserving a Nashoba Road address for the existing lot at 2 Wampanoag Drive.
3. There is an existing easement shown the recorded plans (Registry Plan 713 of 1973) for the driveway that is located adjacent to the concrete pad and the existing barn & garage for house #48. This easement will need to be shown on the definitive plans.
4. The proposed lot line between Lot 5 and the ANR Lot for 6 Wampanoag Drive is shown to pass though the existing concrete pad.
5. The Fire Chief will need to review the plans to ensure they can safely maneuver within the site.
6. The engineer should label the sight distance for the proposed private way to ensure drivers will have adequate visibility at the proposed intersection.
7. To minimize the number of driveways on Nashoba Road, the engineer could show a new driveway for the proposed dwelling at 44 Nashoba Road on the common driveway and the existing driveway on Nashoba Road could be eliminated.
8. When the Definitive Plan is submitted we will conduct a more comprehensive review of the design of the private way in accordance with the common driveway standards

set forth in section 3.8.1.5 of the Zoning Bylaw.

9. There is no proposed survey monumentation such as stone bounds shown on the plans for the new private way. The engineer should either monument the layout of the private way or propose some alternative locations such as at the property corners for these lots.
10. There are no labels on the plan for existing property line monumentation such as the iron pipes, stone bounds, drill holes, etc. We recommend that the engineer label any existing survey markers on the Definitive Plan along with a note to mark these points in the field prior to construction. There should also be a note on the Definitive Plan stating that if these property markers are damaged or destroyed during construction that the applicant will hire a registered land surveyor to reset the monuments and certify the new locations.
11. A "private way" sign should be placed at the beginning of the common driveway as this driveway will not be a Town road.
12. We recommend that the engineer show a sign on their driveway at Nashoba Road clearly indicating the street addresses since these dwellings will not be visible from the Town road. We want to minimize any confusion, especially during a 911 emergency.
13. The maintenance agreement for the new common driveway should incorporate the standard language for private ways so the future residents clearly understand the Town will not be responsible for snow plowing or any other related maintenance and that the private way will not become a public way.
14. The maintenance agreement should also incorporate an Operation and Maintenance Plan for the proposed drainage system so that future residents can easily understand how/when to inspect and maintain the private drainage system.
15. The engineer might want to consider reserving the right to use the proposed driveway on lot 4 so that maintenance equipment could access the proposed drainage facility that is located at the rear of the proposed ANR lot adjacent to the proposed dwelling on Lot 4. The use of the driveway seems to provide a more accessible route to this drainage structure while minimizing the risk of damaging any future landscaping that might become established within the drainage easement that encompasses the proposed drainage pipe.
16. When the Definitive Plan is submitted we will conduct a more comprehensive review of the proposed drainage design. We have some concerns with the use of an infiltration trench alongside the driveway with no inlets provided in the road pavement that will intercept runoff prior to discharging onto Nashoba Road. Our concern is that the runoff from the driveway will not be able to get into the trench especially during the winter months when snow or ice accumulates on the surface. As a result, the pavement runoff will be directed onto Nashoba Road. We would like a drain inlet in the driveway such as a catch basin that would be plowed and kept open during the winter months to ensure that the runoff will be collected and discharged into the stone trenches. The engineer might also need to consider an overflow pipe connection

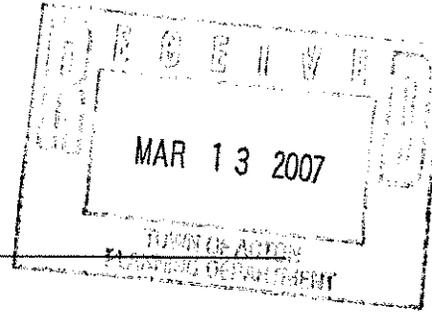
from the infiltration trench to the existing drainage system in Nashoba Road to prevent excess runoff from overflowing onto Nashoba Road.

17. As part of the definitive plan review, the engineer will need to submit copies of soil logs and percolation tests for any drainage trenches/infiltration chambers that are proposed to determine the depth to groundwater, infiltration rates, etc...

18. The engineer should be required to submit an as-built plan to certify the subdivision has been built in compliance with the approved plan accompanied with a letter from the registered engineer that certifies the subdivision has been built in compliance with the approved plan.
19. The applicant has proposed to contribute to the Town's sidewalk fund in lieu of constructing a sidewalk. There are no sidewalks on Nashoba Road at this location. There is an existing sidewalk on Wampanoag Drive.

20. The overall length of the common driveway, including the turnaround, is about 650 feet. This exceeds the overall 500 feet length requirement for single access streets. The applicant might need to consider a secondary access route for emergency response vehicles.

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: March 2, 2007

To: Assessors
Conservation Commission
Fire Department
Municipal Properties
Water District
Building Commissioner
Engineering Administrator
Health Department
Police Department, fyi
Acton Community Housing Corporation, fyi

From: Kim DeINigro, Secretary 

Subject: Review of Preliminary Plan: MICMAC Lane Residential Compound

Attached is an application for approval for a Preliminary Plan which is being proposed as a Residential Compound: MICMAC Lane Residential Compound. General information about the proposed development is as follows:

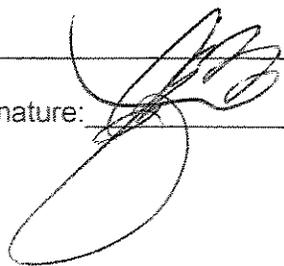
Location: 48 Nashoba Road and 6 Wampanoag Drive
Applicant & Owners: James Kotanchik & Ruth E. Porter
Address: 48 Nashoba Road
Acton, MA 01720
6 Wampanoag Drive
Acton, MA 01720
Engineer: Stamski & McNary, Inc.
Lots: 5
Street Name: MICMAC Lane
Street Length: 600 +/-
Map: D-2
Parcel: 15, 15-1
Zoning: R-8/4 Sub. Dist. A
Decision Due: April 14, 2007

Please review the enclosed application and send your comments to the Planning Department no later than April 2, 2007. The public meeting is scheduled for April 10, 2007 at 7:45 PM.

If you have any questions, please call the Planning Department at 264-9636.

Review Comments:

The plans for Micmac Lane do not show any connections to public water?

Signature: 

Date: *March 9, 2007*

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

MAR 12 2007

Date: March 2, 2007

To: Assessors
Conservation Commission
Fire Department
Municipal Properties
Water District
Building Commissioner
Engineering Administrator
Health Department
Police Department, fyi
Acton Community Housing Corporation, fyi

From: Kim DelNigro, Secretary *KD*

Subject: Review of Preliminary Plan: MICMAC Lane Residential Compound

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6 Wampanoag Drive
Acton, MA 01720
Engineer: Stamski & McNary, Inc.
Lots: 5
Street Name: MICMAC Lane
Street Length: 600 +/-
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Decision Due: April 14, 2007

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If you have any questions, please call the Planning Department at 264-9636.

Review Comments: no comments

Signature: *Kim DelNigro* Date: 3/12/07

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

MAR - 9 2007

Date: March 2, 2007

To: Assessors
Conservation Commission
Fire Department
Municipal Properties
Water District
Building Commissioner
Engineering Administrator
Health Department
Police Department, fyi
Acton Community Housing Corporation, fyi

From: Kim DelNigro, Secretary 

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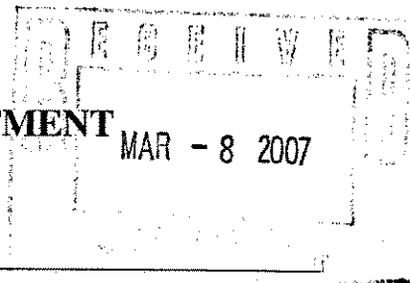
Review Comments: Testing has been done on each lot which verifies that on site septic systems can be supported on each lot. Groundwater elevation at each proposed drainage area must be determined. A Title 5 inspection is required for 6 Wampanoag drive prior to transfer of property

Signature: 

Date: 3/7/06

ACTON MUNICIPAL PROPERTIES DEPARTMENT

INTERDEPARTMENTAL COMMUNICATION



To: Kim DelNigro, Planning Department

Date: 3/8/07

From: Dean A. Charter, Municipal Properties Director 

Subject: Preliminary review of Micmac Lane

I have reviewed the plans submitted and inspected the site of the above noted Residential Compound; my comments are as follows:

1. There is an existing 24" DBH Oak located at the end of the stone wall along the southerly side of the subject property. This appears to be a Public Shade Tree. If this tree needs to be removed for access or visibility reasons for the common driveway, it would be subject to a public hearing under MGL Chap. 87.
2. In lieu of street trees planted along the common driveway the developer should provide suitable landscape buffering between the proposed houses and the established residential neighborhood to the south.
3. The existing tree line on the proposed ANR lot should be left in tact to provide landscape buffering for the established neighborhood to the north.

ACTON PLANNING DEPARTMENT
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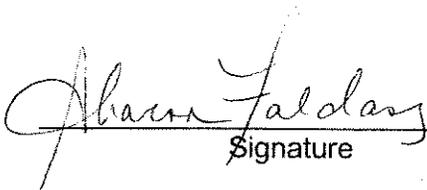
MAR - 5 2007

Date: March 2, 2007
To: Sharon Faldasz, Finance
From: Kim DeNigro, Planning Department Secretary 
Subject: Review of a Preliminary Plan entitled "MICMAC Lane - A Residential Compound"
48 Nashoba Road & 6 Wampanoag
Map: D-2, Parcels: 15, 15-1

The Planning Board has received an application for the above referenced subdivision and is scheduled to hold a public meeting on April 10, 2007. Please advise the Board of any delinquent taxes owed on the property at this time. If any property taxes are overdue, the Planning Board will include a condition requiring tax payment in their decision.

No property taxes due at this time.

The following property taxes are overdue at this time:



Signature



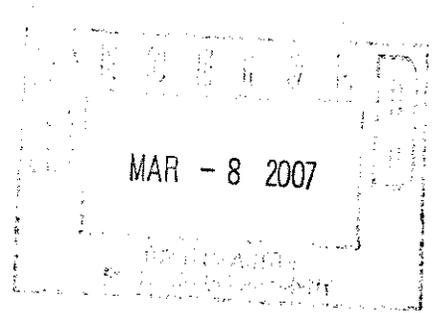
Date

Thank you for your attention to this request.

STAMSKI AND McNARY, INC.

80 Harris Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

WILLIAM F. McNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.



March 8, 2007

Town of Acton
Planning Department
472 Main Street
Acton, MA 01720

RE: Preliminary Plan
MICMAC Lane
A Residential Compound
48 Nashoba Road and 6 Wampanoag Drive
(Assessors Map D2, Parcels 15 and 15-1)

On behalf of our client, James Kotanchik, we hereby grant a decision deadline extension to the Town of Acton Planning Board for the aforementioned proposal until April 27, 2007.

Respectfully,

Stamski and McNary, Inc.

Robert Blanchette, EIT
Project Engineer