



Planning Department

TOWN OF ACTON  
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**MEMORANDUM**

**To:** Planning Board **Date:** August 24, 2007  
**From:** Roland Bartl, AICP, Town Planner *R.B.*  
**Subject:** Project Closures – Final Bond Releases (Consent Agenda Items B and C)

As you know, usually we hold bonds to secure the completion of subdivision streets and ways in projects approved by the Planning Board. Over the years, practice has been

1. That the Board votes an initial bond amount derived from Engineering Department calculations.
2. That staff handles interim bond reductions for partial work completed.
3. That the Board takes a vote for the final release of the remaining bond that is still retained after all is completed.

Two projects are coming to closure where the developers have asked for final bond release:

- Colonial Acres IV - Squirrel Hill Road extension through to Arlington, and Marian Road extension through to Sq. Hill Rd. Town Meeting has voted in April to accept these as public ways. However, there was work left to be done. The developer has contacted us at the end of July with a request for final inspection and bond release. Engineering has since done inspection and found a few items in unsatisfactory condition – see attached 8/10 memo to Mr. Sweeney and the engineering certification. It is my understanding that the developer is working on correcting these items.
- 68 Willow Street (William Dunn) – a small private road for two lots. Engineering staff tells me that so far everything looks good, including the new sidewalk section on Willow Street, although they haven't yet completed the entire inspection.

Because of scheduling issues between Planning Board meetings, due dates for action on bond release request, and Engineering work scheduling for final inspections, I am asking for authorization to process the final bond releases on these two projects without further Planning Board vote, upon Engineering Department advice that everything is done satisfactorily according to approved plan. Please feel free to visit either project for your own visual inspection. Then, let me know by Monday if you have any questions so that I can answer you at the Meeting on Tuesday.

**Roland Bartl**

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**From:** Corey York  
**Sent:** Friday, August 24, 2007 12:33 PM  
**To:** Roland Bartl  
**Subject:** FW: Colonial Acres IV

-----Original Message-----

**From:** Corey York  
**Sent:** Friday, August 10, 2007 2:25 PM  
**To:** 'kevinsweeney@sweeney-sons.com'  
**Cc:** Engineering Department; Planning Department; 'InLandSurvey@aol.com'  
**Subject:** FW: Colonial Acres IV

Kevin

I am going through my records and comparing our memo to the revised as-built plan & the recently completed work and we have the following comments:

- The outlet pipe from drain manhole 32 to detention basin #2 need to be cleaned out as previously discussed.
- Can you show Sue where you installed the subdrain across Marian Road so that she can sketch the location on the plans. This is the subdrain that you installed to address the groundwater issue in the water main trench.
- You need to apply asphalt emulsion in the pavement cut in the existing portion of Marian Road to seal these joints. It appears that the existing pavement was cut to extend the water main closer to Duggan Road, but this area was never excavated.
- We took another look at detention basin #2 (opposite 20 Notre Dame Road) where your crew had to raise the berm along the side of the detention basin to comply with the design plans. We are concerned about the width of the new berm. The newly constructed berm starts at the top of the old berm which was about 5' wide +/- and was built-up another 2 feet +/- vertically. As a result, the top of the new berm is very narrow. It is our recommendation that you would need to either fix the berm in accordance with the plans or get Ian to certify that the berm as it exists can withstand the pressure of holding water at the elevation determined from his drainage calculations (elev=259.47') for the 100-year storm event.
- Resolve any final issues, if any, with Dean Charter & Bob Craig.

Thank You,  
Corey York  
Acton Engineering Department

-----Original Message-----

**From:** Corey York  
**Sent:** Thursday, August 09, 2007 3:52 PM  
**To:** Roland Bartl  
**Subject:** FW: Colonial Acres IV

FYI

-----Original Message-----

**From:** Corey York  
**Sent:** Wednesday, August 08, 2007 4:05 PM

8/24/2007

**To:** Bruce Stamski  
**Subject:** Colonial Acres IV

FYI

Attached is Ian's certification that talks about a few variations from the plan.

*Thank You,  
Corey York  
Acton Engineering Department*

8/24/2007

# Ian M. Rubin - Civil Engineering Consultant

To: Acton Engineering Department  
Date: August 3, 2007  
Subject: Colonial Acres IV Subdivision

## ENGINEER'S CERTIFICATION

I hereby certify that to the best of my knowledge the construction-related items from visual site inspection and as shown on plans by Zanca Land Surveying entitled "Colonial Acres IV As-Built Plan & Profile" and dated \_\_\_\_\_ are completed according to the approved plans with minor variations and with those noteworthy listed below:

1. Detention Pond 1. The pond is marginally reduced in size (about 85% of proposed size) and one outlet device (perforated pipe) has elevation 2-feet higher than proposed. Rerunning the drainage calculations shows insignificant change in 10-year and 2-year storm events. The 100-year storm event has an increase in peak flow by about 12%. By my judgment, this is still within an acceptable tolerance considering that this will have little impact on the combined runoff from surrounding areas downstream from this site.
2. Detention Pond 2. The walls of the pond are steeper on the sides and narrower at the top than proposed. In extreme conditions though, a large proportion of runoff will bypass this pond (storm drains only collect a limited amount) as opposed to flooding the pond and overflowing the pond wall.
3. Storm pipes at DMH25 (refer to As-built Plans) enter at a slope exceeding normal design slopes. The pipe from CB23 (slope = 17%) has a 10-year storm flow of about 2.1 cfs, or 14% of flow capacity. The velocity for this flow is 13.1 fps which is only a minor excess of design maximum. The pipe from CB24 (slope = 37%) has a 10-year storm flow of about 0.4 cfs, and a velocity of 11 fps, which is acceptable.

Signed:

Date: