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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: May 18, 2010

From: Engineering Department

Subject: Review of Definitive Subd. entitled Michele Circle – 348-352 Main Street

We have reviewed the above referenced Definitive Subdivision Plan dated May 16, 2009 & December 16, 2009 with the latest revision date of April 23, 2010 and found that it complies with all the requirements of the Town of Acton Subdivision Rules and Regulations except for the following:

1. The applicant has indicated in the submittal that they plan to construct the road in accordance with the Subdivision Rules and Regulations so Michele Circle will be accepted as a public way.
2. Prior discussions have indicated that the rights in Isaac Davis Way extend to Main Street. If the Town accepts Michele Circle as a public way, we are not sure how those rights could potential impact/obstruct the town way. The engineer has stated in their memo dated April 26, 2010 that this item will be addressed by the applicant's counsel.
3. The K-values for the crest-vertical and the sag-vertical curves on Michele Circle do not comply with the minimum allowable K-values listed in Table II (Vertical Design Standard). The applicant has requested a waiver from this requirement. We do not foresee an issue with this waiver due to the small nature of the project.
4. Section 8.1.18.2 (e) requires the street approaching the turnaround shall be straight for a minimum distance of 60 feet. Michele Circle is shown with a curve just prior to the turnaround. The engineer will need to request a waiver from this requirement. We do not foresee an issue with this waiver due to the small nature of the project.
5. The engineer has indicated that a proposed sidewalk will be constructed along Main Street from the end of the existing sidewalk by Route 2 to Michele Circle. They also indicate a sidewalk to be constructed along Michele Circle. The engineer has revised the plans to include a grass strip. The engineer needs to provide a smoother transition in the sidewalk on Main Street by Route 2. It is our opinion that the sidewalk shown along Michele Circle would be more beneficial if it was constructed along Main Street extending to Hayward Road. There is a gap in the sidewalk on this side of Main Street between Route 2 and Hayward Road. If the sidewalk is approved on Michele Circle, we

6. The end of the proposed Main Street sidewalk should extend straight to Michele Circle instead of angling the crosswalk toward Main Street.
7. During previous discussions related to this site, proposals have been shown to relocate the existing crosswalk on Main Street at the Route 2 westbound ramps to a new location by Isaac Davis Way. Concerns were raised about the proximity of the crosswalk on Main Street at the Route 2 westbound ramp and the potential conflicts.
8. If the applicant is required to install a crosswalk, it should be painted in the same manner as other existing crosswalks in Acton. The Town typically paints a one foot wide white line on either side of the five foot wide crosswalk with white cross hatching in-between.
9. We suggest that Lot #1 be assigned 2 Michele Circle and Lot #2 be assigned 4 Michele Circle. As an alternative, the applicant might want to assign Lot # 2 as 6 Michele Circle and omit the use of the number "4".
10. The engineer has documented that the site has been designed to comply with the groundwater recharge standard as specified in the Massachusetts Stormwater Policy. The engineer needs to demonstrate compliance with the Town's regulations showing that the amount of annual precipitation being captured and recharged to groundwater on-site shall not be reduced due to the proposed development. The engineer has requested a waiver from this requirement. We do not recommend granting this waiver.
11. The engineer has proposed a manufactured pretreatment device that will help to improve the water quality prior to discharging into the infiltration basin. The engineer has specified a precast concrete Stormceptor (STC 900). The Stormceptor is designed to collect and store sand, sediment, debris and hydrocarbons prior to discharge. This unit will require routine cleanings with a vacuum truck. The Town will not be able to utilize our existing catch basin cleaning equipment to remove this build-up of material in this structure. It would be more beneficial and cost effective for the DPW if a pretreatment device could be proposed that can be maintained by using the Town's equipment.
12. The proposed stormwater operation and maintenance plan for the associated drainage facilities will be in effect for the developer as they construct the project. If the Town accepts Michele Circle as a Town road, the scheduled maintenance and inspection requirements should then revert to Acton's town-wide stormwater operation and maintenance policy that is currently in-place.
13. The engineer stated in their memo dated April 26, 2010 that the existing gate that blocks access onto Isaac Davis Way will remain. This gate should be shown on the plans.
14. The engineer states the elevations are referenced to an assumed vertical datum Topography and all elevations shall be referenced to the National Geodetic Vertical Datum of 1929 with the location and elevation of the starting bench mark along with the two temporary benchmarks. The engineer has requested a waiver from this requirement. We do not recommend granting this waiver. As an alternative, the engineer could add a note to the plans clearly indicating the correction factor to correlate

the assumed elevations to the National Geodetic Vertical Datum of 1929.

15. The new access is located on the Town-controlled portion of Route 27. This will require permits from the Town for the work within the public way such as the relocated driveway, underground utilities, sidewalk, etc...
16. Any work proposed within the State layout portion of Route 2 will require a permit from the Massachusetts D.O.T.
17. The 10' Wide Utility, Construction and Slope Easement along Michele Circle does not extend across the area of the drainage easement on Lot #2.
18. I would defer to the Fire Department for any comments related to the need and/or location of the fire alarm call boxes and hydrants.
19. The engineer should add a note to the plans that requires any fill material used shall be free of hazardous materials and construction debris.
20. The right sideline of Isaac Davis Way is shown abutting the side property line for 6 Isaac Davis Way. This will increase the zoning setback for 6 Isaac Davis Way from a sideline setback requirement to a front yard setback requirement.