



16 Gleasondale Rd., Suite 1-1  
Stow, Massachusetts 01775  
Phone: (978) 461-2350  
Fax: (978) 841-4102  
www.foresite1.com

December 17, 2010

Acton Planning Board  
Acton Town Hall  
472 Main Street  
Acton, Massachusetts 01720

**RE: Revisions to Proposed “Beacon Court” Definitive Subdivision,  
Residential Compound**

Dear Board Members,

Enclosed please find the following:

- (6) Full size (24”x36”) plan sets – “Beacon Court” Definitive Subdivision / Residential Compound Plan
- (12) Reduced size (12”x18”) plan sets – “Beacon Court” Definitive Subdivision / Residential Compound Plan

Letter from Natural Heritage & Endangered Species Program dated December 1, 2010, RE: 57 Robbins Street, Acton, MA, NHESP File No. 09-27190

Application has been revised to address comments from Town Staff as follows. Where items are numbered, numbered responses refer to items numbered in review memoranda:

**MEMORANDUM FROM ACTON PLANNING DIRECTOR DATED 11/8/10**

1. Item comments on Historical Commission’s limited jurisdiction over the project and the applicability of the Demolition Delay Bylaw. No response required.
2. With respect to Natural Heritage & Endangered Species Program (NHESP) status; the plan has been conditionally approved by the NHESP in a letter from NHESP dated 12/1/10 stating that the project “will not result in a Take (of rare or endangered species habitat), provided that the proposed conservation deed restriction is placed on the remaining (undeveloped portion of the land). The NHESP must review and approve the language of

the Deed Restriction as well as the final recordable plan before it is recorded.” The applicant has agreed to these conditions and the revised subdivision plans submitted herewith incorporate these changes.

3. The near building corners of the abutting dwelling of Sutherland at 59 Robbins have been surveyed and the surveyed locations have been added to the plan. The nearest point of this dwelling to the proposed road is 44.1 feet, greater than the 30 foot minimum front yard setback required in the R-2 zoning district.
4. The frontages of Lot 2 and 3 have been revised to meet the Table of Standard Dimensional Requirements (requiring 150 feet of frontage in the R-2 Zone); non-compliance with 5.3.3.3 is no longer an issue as these lots are no longer proposed as reduced frontage cul-de-sac lots.
5. Applicant agrees to donate the required amount of money to the sidewalk fund in lieu of constructing a sidewalk within the subdivision.
6. Applicant agrees to provide a common driveway covenant and maintenance agreement as required (as a condition of approval).
7. No response required. Refers to the requirement of the decision to contain restrictive language required by SRR 10.1.1.6.
8. This item notes the requirement to prepare a gravel base below the shoulders in the same manner as the pavement base. A similar comment was made by the Engineering Dept. Constructing the road shoulders with the same base material as the porous asphalt stone reservoir layer is unnecessary considering the stone infiltration layer in the street is already infiltrating the road surface and shoulder areas for up to a 100-yr design storm. We recommend constructing the road shoulders with a minimum of 6” of clean granular fill material and topping with 6” compacted depth good quality screened loam, seeded with perennial turf grass.
9. Plan has been revised to show a proposed street sign with the words “Beacon Court” above the words “Private Way” at the intersection of the proposed street and Robbins Street on Sheet 4 of the plan (Site Development Plan & Road Profile).
10. The waiver requests stand as originally requested in our 9/23/10 letter, however, the plan has been revised to increase the turning radii of the pavement to meet the SU-30 turning requirements as this seemed to be a concern with respect to the appropriateness of granting the requested waivers.
11. Proposed street address numbers have been added to the houses on Sheet 4 of the plan (Site Development Plan & Road Profile).

12. Note required by SRR 5.3.13 has been added to the upper left corner of Sheet 3 of the plan (Record Plan).
13. The sight distance at the intersection of the proposed street and Robbins Street was measured in the field by our surveyors and determined to be greater than 400 feet in both directions. This information was added to Sheet 4 of the plan (Site Development Plan & Road Profile).
14. The 'Typical Town of Acton Utility Section' has been revised to show the proposed utility section for this particular residential compound.
15. This item notes the requirements for a performance guarantee. No response required.
16. This item notes the requirement for an as-built plan. No response required.
17. This item comments on the potential design and maintenance issues that may arise from the use of porous asphalt as a wearing surface as opposed to conventional pavement. Appendix F of the Stormwater Report details the maintenance requirements for the porous asphalt system proposed. Porous asphalt has been utilized extensively throughout the country and is becoming more common as a means of mitigating stormwater runoff for small parking lots, and low volume streets and driveways. We are confident that the system will function as designed if constructed and maintained according to the specifications and maintenance plan proposed.

#### **MEMORANDUM FROM ENGINEERING DEPARTMENT DATED 11/12/10**

1. Item comments on the use of porous asphalt and the need to require a suitable operation and maintenance plan that is part of the driveway covenant and maintenance agreement. We propose to reference the Stormwater Operation & Maintenance Plan in Appendix F of the Stormwater Report or incorporate the language of Appendix F directly into the driveway covenant and maintenance agreement.
2. Pavement radii at the intersection with Robbins Street and at the T-turnaround have been increased so as to provide maneuverability for an SU-30 vehicle.
3. Pavement radii at the intersection with Robbins Street and at the T-turnaround have been increased so as to provide maneuverability for an SU-30 vehicle.
4. Typographical error in note on Sheet 4 has been corrected to correctly state that the site is in Groundwater Protection Zone 4.

5. Constructing the road shoulders with the same base material as the porous asphalt stone reservoir layer is unnecessary considering the stone infiltration layer in the street is already infiltrating the road surface and shoulder areas for up to a 100-yr design storm. We recommend constructing the road shoulders with a minimum of 6" of clean granular fill material and topping with 6" compacted depth good quality screened loam, seeded with perennial turf grass.
6. Proposed street numbers have been added to the houses on Sheet 4 of the plan (Site Development Plan & Road Profile).
7. Pavement radii at the intersection with Robbins Street and at the T-turnaround have been increased so as to provide maneuverability for an SU-30 vehicle.
8. Pavement radii at the intersection with Robbins Street and at the T-turnaround have been increased so as to provide maneuverability for an SU-30 vehicle.
9. Pavement radii at the intersection with Robbins Street and at the T-turnaround have been increased so as to provide maneuverability for an SU-30 vehicle.
10. A 'no parking' sign has been added to Sheet 4 of the plan at the end of the proposed roadway as requested.
11. Pavement radii at the intersection with Robbins Street and at the T-turnaround have been increased so as to provide maneuverability for an SU-30 vehicle.
12. With respect to the water main size; due to the small scale of the development the AWD requests (in their 11/8/10 Memo) a 2" HDPE line to be specified in lieu of a 6" CLDI main that would typically be required. A waiver has been requested to meet their recommendation.
13. The southeast pavement radius at the intersection with Robbins Street has been increased to 25 feet. The pavement radius to the northwest has not been modified as the area to the northwest is a dead end and emergency vehicles are not likely to access the site from that direction.
14. Pavement radii at the intersection with Robbins Street and at the T-turnaround have been increased so as to provide maneuverability for an SU-30 vehicle as requested.
15. Item comments on the requirement for projection of streets and the appropriateness of granting (recommends granting) a waiver to this requirement. No response required.
16. Item comments on (recommends granting) the requested waiver to allow iron rods in lieu of granite bounds. No response required.

17. Item comments on (recommends granting) the requested waiver for to providing a monetary contribution to the sidewalk fund in lieu of constructing sidewalks in the subdivision. No response required.

18. Item comments on the requested waiver to providing street trees (differs to Tree Warden). No response required. Tree warden commented on application in separate memorandum.

### **MEMORANDUM FROM FIRE DEPARTMENT DATED 11/10/10**

Memo expresses concern with respect to maneuverability of the travelled way, the water main size proposed, and states that a fire call box will not be required.

In response to these concerns:

1. Pavement radii have been increased to accommodate an SU-30 design vehicle.
2. Water main proposed is a 2" HDPE line per Acton Water District request.
3. A hydrant is not proposed. The nearest existing hydrant to the site is 150 feet northwest of the site on the west side of Robbins Street. From this hydrant it is approximately 400 feet along the travelled way to the proposed street end. Acton Subdivision Rules & Regulations require a hydrant every 500 feet. Since there is already one hydrant within 500 feet of the proposed street end, an additional hydrant at the proposed street end would not be warranted.

### **MEMORANDUM FROM HEALTH DEPARTMENT DATED 10/15/10**

Memo from Health Dept. requests clarification on whether or not permanent dewatering of foundations is proposed. State Building Code requires dewatering of foundations with foundation drains discharging to daylight or a suitable drainage system; or if daylighting is not possible, utilizing sump pumps to dewater. The grade of Lot 2 and Lot 3 are such that the foundation drains will be able to flow to daylight and we do not anticipate sump pumps being required for these lots.

### **MEMORANDUM FROM HISTORIC DISTRICT COMMISSION DATED 11/12/10**

The project is not within a Historic District or under the jurisdiction of the Historic District Commission. If members of the HDC are concerned about the Beacon Court subdivision application, we invite them to comment on the application as concerned citizens of the Town

of Acton and not as members of the HDC where they do not have jurisdiction. It should be noted that the applicant has worked closely with the Historical Commission (who have jurisdiction over the existing historic house) with respect to preserving this house and going through the demolition delay process for the existing barn.

### **MEMORANDUM FROM ACTON WATER DISTRICT DATED 11/8/10**

1. Applicant agrees to comply with the specifications of the AWD with respect to all water appurtenances proposed.
2. Applicant agrees to submit a proposed as-built plan of water infrastructure to AWD for review and approval prior to the start of construction.
3. Applicant agrees to make applications for service to the AWD prior to any water main tapping, as required by the AWD.
4. Plan has been revised to show a 2" HDPE water main along the subdivision roadway as requested; and 1" HDPE services to the proposed dwellings from this main. The 2" line proposed would not provide adequate flow for a hydrant, the hydrant that was proposed has been removed.
5. Applicant agrees to submit an as-built plan of new water infrastructure to AWD following installation of water infrastructure.

### **MEMORANDA FROM CONSERVATION COMMISSION, TREE WARDEN, BUILDING COMMISSIONER, FINANCE DEPARTMENT**

Comments from these parties are mostly benign with respect to the form and content of the application; however, to the extent that these review memoranda make recommendations on the application, the applicant does not contest any such recommendations.

We look forward to discussing the revised plan for Beacon Court in greater detail with the Board at the Board's January 4, 2011 meeting. If the Board should have any questions regarding this submittal, or require anything further prior to that time, please contact our office.

Very Truly Yours,

FORESITE Engineering Associates, Inc.  
By: Scott P. Hayes, P.E.

cc: Centennial Homes, LLC