



**TOWN OF ACTON**  
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**Engineering Department**

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Board Of Appeals

**Date:** May 20, 2016

**From:** Engineering Department

**Subject:** 296 & 298 Central Street – Proposed Duplex

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We have reviewed the application for the duplex proposed at 296 & 298 Central Street and have the following comments:

1. The proposed duplex requires a Land Disturbance Permit, as required by Chapter X of the Town Bylaw, due to the land disturbance/development of an area of more than 5,000 SF to an area with greater than a 10% slope. Chapter X Section 8.4 allows for another Town project approval process to serve as the Land Disturbance Permit. This Board of Appeals submission will be that approval process.

The applicant will need to provide documentation, including drainage plans and calculations done by a Professional Engineer that complies with the MA Stormwater Standards for the proposed duplex and associated site work.

2. The applicant will need to provide an erosion control plan which states that the contractor is responsible to clean-up any sand, dirt or debris which erodes from the site onto Central Street or private property and to remove silt or debris that enters any existing drainage system immediately upon discovery. The erosion control plan will state the responsible party and contact information for whomever is responsible for the erosion control measures.
3. The applicant will be responsible for providing an as-built plan certified by a PLS and a statement by a PE stating that the proposed plan has been constructed as designed and if not, any differences shall be noted in the statement.
4. The applicant has not addressed the sidewalk requirement
5. The proposed duplex does not appear to be on any recorded easements.
6. The lot is not located within the 100-year floodplain area.
7. The proposed duplex will require a street cut permit for the proposed driveways and utility work within the right-of-way.