



**TOWN OF MAYNARD**  
**Department of Public Works**  
**MUNICIPAL BUILDING**  
195 Main Street  
**Maynard, MA 01754**  
Tel: 978-897-1317 Fax: 978-897-7290  
[www.townofmaynard-ma.gov](http://www.townofmaynard-ma.gov)

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*Administration*

*Highway*

*Water & Sewer*

*WWTP*

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**Memorandum**

June 27, 2014

To: Town of Maynard Planning Board

From: Wayne P. Amico, P.E. Town  
Engineer

Re: 129 Parker St – Review of Definitive Subdivision Plan submission

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Holden Engineering received the within memorandum, dated June 27, 2014, from the Maynard Town Engineer at noon on July 7, 2014. It should also be pointed out that prior to submitting the application on or about June 3, 2104 we spoke with both the Building Inspector and the Town Engineer specifically to discuss the scope of the submission as it presented a somewhat unique project given the pre-existing conditions and the fact that very little road construction is anticipated. It was understood that the essential purpose of the application was to subdivide the 129 Parker Street parcel into three (3) distinct lots for future development *subject to existing or future site plan or other municipal approvals*. Our application also relied on the volume of studies, reports and other information previously submitted to this and other Town Boards regarding this mixed use development. For this reason much of the detail typically addressed in or submitted with a new definitive subdivision filing was deemed unnecessary and not included. It was our view that upon initial presentation to the full Planning Board, should the Board request additional information supplemental material could be provided and revisions made.

In order to facilitate this initial response in advance of the public hearing scheduled for the evening of July 8, 2014 we have inserted brief responses to each of the Town Engineer's comments and have differentiated or response from the comment by providing the response in blue text. (Holden Engineering 7/8/14)

Dear Members of the Board,

As requested, I am providing input to the Planning Board based on the Definitive Subdivision Plans, dated June 5, 2014, and the Environmental Impact Assessment, dated June 3, 2014, received from Holden Engineering & Surveying, Inc., directed to the Town of Maynard Planning Board.

I have not received a copy of Application Form C, if it was submitted.

Based on my review of the submitted materials, I recommend against acceptance of this application by the Applicant's Engineer based on the following deficiencies with regard to Section 3B. Definitive Plan, in the Town of Maynard Rules and Regulations Relating to the Subdivision of Land:

- Section III.B.2(a)(2) – No proposed easements are shown on the plan. It is noted that the proposed sidewalks are shown outside of the proposed subdivision road right of way, and would therefore require an easement be granted to the Town of Maynard before the Town could accept ownership of the street.

Section III.B.2 (a) (2)

The road shown on the proposed subdivision plan is proposed as a private street. A discussion between the Planning Board and the Applicant was held last fall and the result of that discussion was that the Board encouraged the Applicant to proceed with a private street for this subdivision. Ownership of the street will not transfer to the town. The final location of easements within the proposed lots is either included in previous approvals or will be delineated on future site plan submissions including easements for the sidewalk adjacent to the street.

- Section III.B.2(a)(10) – I have not seen any request for waivers. A waiver request is required to deviate from strict compliance with the technical requirements of the subdivision rules and regulations. Such as, in this case, the sidewalk alignments.

Section III.B.2(a)(10)

Given the limited scope and purpose of the proposed definitive plan generally, and the fact that the road already exists and little road or infrastructure construction within the right of way is anticipated, the issue of technical waivers was one we wanted to address with the Board.

Section III.B.2(b)(2) -The sewer, drain and other utility lines and appurtenances should be shown on the proposed roadway profile. They are currently shown on a separate profile, relative only to existing grade.

**Section III.B.2(b)(2)**

No new utilities that are proposed within the subdivision road. There is an existing sewer line that runs the entire length of the proposed street. An existing drain line crosses the proposed street and runs along the street for a portion of its length. A profile of this sewer line and drain line was provided on a sheet separate from the road profile. The ordinance does not indicate if the sewer and drain profiles should be on the road profile or on a separate profile. The profile can be appropriately revised if requested by the Board.

- **Section III.B.2(b)(4) – Proposed street lighting is not indicated on the plan.**

**Section III.B.2 (B) (4)**

Lighting for the individual lots will be designed as part of the site plan design for development of the lots. Lighting on this portion of the street was approved as part of the 2009 site plan approval. No separate street lighting is being proposed at this time.

- **Section III.B.2(c)(3) – An Erosion & Sedimentation Control Plan has not been included. No details have been provided in the received submittal. The narrative in the Environmental Impact Assessment relative to E&S does not provide any information on which best management practices may be used, nor on construction sequencing.**

**Section III.B.2 (c)(3)**

Because the roadway exists today, is functioning well and has serviced hundreds of thousands of cars in the past it is not anticipated that there will be any road construction, other than new finish coat, required at this time. The proposed sidewalk adjacent to the street will be constructed at the same time that the lots are developed. Construction sequencing and corrosion control measures will be submitted as part of the site plan approval process for each lot as that is the stage of development when virtually all construction will be undertaken.

- **Section III.B.2(c)(4) – No soil boring or test pit information has been provided.**

**Section III.B.(c)(4)**

The existing road is fully paved and is in excellent condition. It has supported voluminous vehicular traffic for several decades. As no roadway construction will take it was concluded that soil information is not needed at this time. If the Board disagrees borings and soil data within the roadway can be provided. Soil information will be provided for the lots as part of the site plan process.

- **Section III.B.2(c)(6) – Proposed buildings are shown, but no other proposed features, such as driveways or grading. Four of the proposed buildings are located within front or side yard setbacks.**

**Section III.B.2(c)(6)**

This section of the rules and regulations speaks to the location of houses, garages and driveways to houses and garages. Single family dwellings are not part of the anticipated development within this subdivision.

- Section III.B.2(d)(1 and 2) – No cross sections or details have been provided as required.

**Section III.B.2(d)(1 and 2)**

The proposed street exists today and has functioned well for many years. Cross sections were not provided because there is no construction anticipated in the street. The installation of new curbing and the construction of the sidewalk will be undertaken in conjunction with the development of the individual lots.

- Section III.B.2(e)(1) – Drainage calculations have not been provided.

**Section III.B.2(e)(1)**

This section of the rules and regulations calls for drainage calculations demonstrating the drainage before and after the construction of new streets. As indicated this subdivision will be utilizing an existing paved road. Drainage for the site development and construction will be submitted as part of the site plan review process for each lot. The lot drainage will not affect the subdivision road. A single drain pipe that crosses from the north side to the south side of the existing street and one existing pipe that runs along a portion of the length of the street is the only present drainage. Drainage calculations were submitted for the lot on the north side of the street as part of the 2009 site plan approval for that lot a copy of which approval can be provided.

- Section III.B.2(e)(3) – The Environmental Impact Assessment does not provide any detailed information in regard to wetlands, Erosion controls, Stormwater Management or Traffic Flow. The Assessment references previous reports for wetlands, stormwater and traffic, none of which were provided to this office for review at any time in the past associated with any previous submittals for this site or with this submittal. No specific information is provided in terms of General Impact to Town Services. No data or estimates for proposed sewage generation, water consumption, impact to school or potential increase in property tax are provided.

**Section III.B.2(e)(3) paragraph**

As part of the submission for this subdivision we referenced studies that were previously prepared for this site in conjunction with the approval of the retail lot north of the proposed street. A copy of the list of submissions and the approvals is attached. We did not submit copies of the studies as we anticipated that the studies were in possession of the planning department. We can provide copies of those studies. In addition the current

applicant provided the town with an economic impact study prepared in March of 2013. A copy of this study can also be provided upon request.

- General Comment – there is a note on the cover sheet that says “Approval under the subdivision control law not required”? This office does not understand how this statement can be correct or warranted, and recommends against the Planning Board approving this plan submittal as provided.

#### General Comment

The note referred to in this general comment was inadvertently left on the plan from a previous submission for this property. This note does not apply to this application.

- I recommend that any future submissions also include an overall plan or key sheet illustrating the proposed conditions, rather than existing conditions, for ease of review.

Should you have any questions please feel free to call.

Wayne P. Amico, P.E.

Town Engineer