



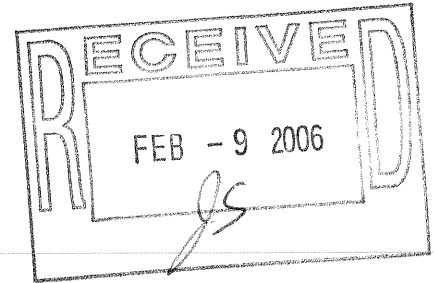
OFFICE OF COMMUNITY DEVELOPMENT

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February 9, 2006



Jay Szklut
Planning and Economic Development Manager
Town of Belmont
19 Moore Street
Belmont, MA 02478

RE: The Residences at Acorn Park

Dear Mr. Szklut:

I have reviewed the AP Cambridge Partners II, LLC submittal titled The Residences at Acorn Park. I am providing comments specific to engineering related matters.

Wastewater Management

I could find nothing in the text of the submittal specific to wastewater management even though there is a reference in the Table of Contents. I reviewed Plan C-11, Water and Sewer Extension Plan and offer the following:

The plan indicates a proposed pump station and 4" force main. Specifications for the pump station and force main need to be submitted and should be reviewed by a qualified consulting engineer.

The Town of Belmont does not have the capability of maintaining force mains. All force mains existing in Belmont are maintained by the private party involved in the installation. An operation and maintenance agreement should be executed holding the developer responsible for all operation and maintenance of the wastewater service connection.

The plan indicates that the Town of Belmont is proposing a new 10" gravity sewer in Oliver Road. I am not aware of this proposal. The existing 8" sewer main in Oliver Road was recently repaired with a portion of the main replaced and a portion of the main relined. A qualified consulting engineer needs to evaluate the proposed volume of wastewater to determine whether a 10" sanitary sewer main is required to handle flows from the new development.

Infiltration and Inflow (I/I) continues to be a major concern with our aging sanitary sewer system. The Town of Belmont has established a policy of requiring developers to mitigate every gallon of sewer flow introduced into the town wastewater system. This project should have similar requirements. Belmont should seek the assistance of a qualified consulting engineer to help develop an agreement.

Stormwater Management

I have identified specific areas of concern with the stormwater management proposal. A qualified consulting engineer should thoroughly review the stormwater management proposal to comment on all aspects of the design. I reviewed Section 6, Stormwater Management and offer the following:

The decision to characterize the existing conditions of the site as woods (fair condition) instead of woods (good condition) and the implications of this determination should be evaluated.

The development should be evaluated to determine what impact a floodplain elevation increase above the projected 9.8 NGVD elevation would have.

The design and performance of each of the proposed 10 new drainage basins should be evaluated.

The Stormwater Management design should be evaluated for performance and DEP compliance

Traffic

I reviewed the Traffic Impact and Access Study prepared by Vanasse & Associates, Inc., dated January 23, 2006, and offer the following comments. A qualified consulting traffic engineer should be retained to thoroughly evaluate the study and related proposed improvements.

The proposed changes to the intersection of Cross Street and Brighton Street should be evaluated and recommendations should be made for possible design improvements and construction alternatives. The traffic report does not recognize that Brighton Street, including the intersection of Brighton Street and Cross Street, is newly reconstructed roadway.

The mitigation plan for the intersection of Lake Street and Cross Street should be developed.

The Town of Belmont in April 2006 will be constructing a round-about at the intersection of Blanchard Road/Grove Street/Washington Street. The proposed changes to the intersection of Concord Avenue and Blanchard Road should be evaluated to determine if there will be any adverse impacts at the round-about.

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The intersection of Pleasant Street and Brighton Street is identified as an intersection that will be impacted by the development however no mitigation is contemplated. This intersection should be analyzed and redesigned as needed to mitigate impacts for the development. Please note this intersection is currently scheduled for reconstruction under a Mass Highway roadway project. Any proposed changes would have to be coordinated with Mass Highway.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Glenn R. Clancy', written over a horizontal line.

Glenn R. Clancy, P.E.
Director