

Memo

To: Board of Selectmen

From: Jim Clyde Highway, Operations Manager

CC:

Date: April 18, 2011

Re: Fifteen Great Road Apartments, 15 Great Road, Littleton, MA

I offer the following comments on the limited information we had available.

1. The applicant proposes to construct a roadway that will be constructed to town standards and as such they indicate they will be seeking acceptance as a public roadway in the future.
2. The subdivision rules state that this project should be considered a collector street. A collector street is; "a street which can be expected to carry traffic equivalent to that generated by fifty or more dwelling units or to serve property either used or zoned for business or industry." A collector street has a traveled way width of 28 feet, exclusive of curbing. The right of way width shall be the traveled way width, plus eighteen (18) feet.
3. According to the subdivision rules a collector street shall be spaced not less than four hundred (400) feet apart. A collector street shall have a minimum sight distance of at least three hundred (300) feet
4. The project proposes to construct a set number of separate buildings to create up to 200 housing units on approximately one half of the acreage available. The applicant indicates they do not yet know what they will use the second half of the acreage for. Of major concern, is will the road be constructed, finished and accepted by the town before they develop the second yet unknown project? If they complete the road they may not know what utilities will be needed for the second project and may need to install utilities in a new road.
5. The proposed project is shown with a sewer treatment plant to service the buildings. If the applicant proposes to have the road as public, there will need to be a series of easements to allow the sewer lines to cross under a public way. If this is the case, consideration should be given to have a maintenance agreement in place for future maintenance/replacement of the proposed sewer lines and what the town would expect for; notifications, workmanship, inspectional services and possibly insurance requirements.
6. The proposed project indicates they will have internal sidewalks and a possible connection to Nagog Park on the interior private property. It appeared that the applicant was not proposing any sidewalk on Great Road? The proposed development should consider installing a sidewalk on Great Road to connect to the sidewalk on Grist Mill Road at Great Road. I believe they have a connection to the sidewalk in the Grist Mill Road subdivision currently. Sidewalks should be five (5) feet in width to accommodate snow plowing equipment.