

Notes from May 4, 2020 Planning Board Meeting

Is the retention pond within 100 ft of the wetland?

The detention pond on the previous plan was replaced with an underground retention area. That underground retention area is outside the 100 ft buffer zone. There are two smaller underground retention areas that are within the 100 ft buffer zone.

Can we get more detailed information about when work will happen, not just week of level?

Construction Sequence plan has been updated with more detail and will continue to be updated and communicated as work progresses.

Can we get time line of when inspectors will want to get into houses? (2)

Pre-blast surveys are in the Site Prep section of Phase 1 in the revised Construction Sequence document.

What will the open space area on Lot 1 look like?

Existing Pavement will be removed and area will be vegetated with grass and/or wild flower mix. Sight distance easement must be adequately maintained to provide line of sight for drivers.

How will a sidewalk be added to beginning of Maple Terrace if 2 cars can barely pass there now?

The narrowest current point of Maple Terrace is 16 at the headwall. The narrowest point of the Maple Terrace right of way is 24 feet. The pavement will be widened to 20 feet plus a 4 foot sidewalk. All work will be contained within the existing right of way of Maple Terrace.

Will stop signals/signs be provided at end of Patrick's Place & Maple Terrace?

A stop sign will be provided at the end of Maple Terrace where it intersects with Swains Pond Ave

Can a speed deterrent be provided for vehicles accessing Maple Terrace via a right turn from Swains Pond Ave?

The intersection of Swain's Pond Ave and Maple Terrace supports a "slingshot" effect in its existing condition for cars making a right turn onto Maple Terrace. The proposed plan reduces this slightly by forcing a vehicle to make sharper turn to stay in its travel lane.

Speed bumps, although effective in reducing speed, can create drainage issues and problems for DPW while plowing snow.

Reconfiguring the intersection to create an intersection closer to 90 degrees would require taking land from adjacent property owners.

The site conditions do not lend themselves to high speeds given the narrow roadway & closeness of homes to roadway.

It was agreed that the City Planner would discuss options with the Engineering department to recommend an acceptable solution.

The owner of 8 Maple Terrace still has questions about road in front of her house.

The developer has met with the owner on site to address her questions and will continue to work with her throughout the planning and development phases.

Who will determine/identify which trees to preserve on site?

The limit of clearing is identified by the proposed straw wattle line shown on the plan set. Vegetation outside of this line will not be disturbed during construction.

40' road layout seems excessive; can this be reduced?

Melrose regulations actually require a 50' right of way. Included in the waivers requested on page one of the plan set, the developer is already requesting a 10' reduction in road width. As shown on sheet 8 of the plan set, the 40' road layout consists of 24' pavement.

Who will maintain private ways?

Denise Gaffey, City Planner responded: City has an interest in accepting Patrick's Place, and provides plowing, garbage and recycling on private ways as well. Hillside Park does not meet the city standards for an accepted road and would require work to be accepted.

Who maintains the stormwater management system?

The Patrick's Place HOA will maintain the system

How will access be maintained during construction?

There will be several methods used including the construction of a temporary road, police details, and short periods of time with one-way traffic. Please see Construction Sequence for details.

How will RADON be dealt with resulting from blasting ledge?

All houses will have passive RADON mitigation systems that will be tuned into active systems regardless of testing.

What is the width of Maple Terrace?

Maple Terrace, according to record plans, has a variable width. The width at its narrowest point is 24' wide. We can provide a layout width at any other specific location if requested.

Can planning board be provided with record plan/deed information for Maple Terrace?

Record plans & documents for properties between Swain's Pond Ave and Patrick's Place will be provided to the planning board to show how layout of Maple Terrace was determined.

Why is the open area on lot 1 not going to be deeded to the City in the same way lot 10 will be?

We looked at this as a possibility, considering input from Melrose City Legal, Engineering, and Planning Departments but did not want to burden the city with the cost of maintaining that land as open space. It will be maintained by the HOA instead.

In places where giant arborvitae are shown on the plan is that a final decision or is there room to discuss what will be planted there?

The developer chose that species as an excellent choice for screening purposes. If particular abutters would like to discuss alternatives, we are open to discussion.

How will the retaining walls will be constructed? What are the code requirements for putting a fence at the top of tall retaining walls?

Depending on the configuration of each home site the retaining walls will be built from a combination of vertical and sloped onsite rock, and engineered material.

All retaining walls will be constructed to meet all code requirements. Building permits will be obtained for any walls requiring such. Where the building code requires fall protection at the top of a retaining wall it will be provided.

Can we get more detail in construction sequence? (2)

Please see revised Construction Sequence submitted.

Who will hire the Clerk of the Works?

Denise Gaffey, City Planner responded that Developer hires and pays and the city approves the resume.

More details requested on HOA funding. Will there be sufficient reserve for maintenance?

The HOA will be started with initial reserves that cover all required maintenance costs.

Will there be standing water during peak storm events?

All stormwater infiltration ponds on site will be underground.

What will be the timing between when binder coat goes on road and finish coat?

Probably two winters will go by between binder coat and finish coat. The plan is for less than 24 months.

Mike and Bob on Planning Board would like a full scale set of plans to see finer details.

Full set of plans were delivered to their homes on Wednesday 5/6/2020

What is the quantity of rock being removed from the site?

On site blasting will result in approximately 65,000cy of rock being removed.

What stormwater treatment is in place for water draining behind Lot 4 towards Swains Pond?

Stormwater is collected in two double grate catch basins, treated in a sediment and oil separator and into an infiltration trench. Overflow from the trench runs downhill overland & eventually into the drainage system within Swain's Pond Ave.

What will happen to the existing headwall on Maple Terrace?

The existing granite headwall will be removed and replaced with a concrete headwall adjacent to the road layout on Maple Terrace as shown on the proposed plan.

Can houses on lots west side of road be pulled closer to street to increase distance from abutters on Swains Pond Rd?

Houses on lots 2 and 3 can be moved forward on their lots while maintaining all zoning setbacks and lot width requirements. Developer & engineer have worked to find a balance between shifting houses forward while maintaining reasonable driveway slopes and limiting the increase in blasting required.

How big will the houses be?

The proposed houses shown have an approximate footprint of 1,700s.f., however the homes shown are an estimate of the expected size.

Detail requested pre-treatment of roadway water.

There is a sediment and oil separator detail on sheet 8 of 11 in the plan.