

ATTACHMENT D

BOARD OF SURVEY APPLICATION (February 1, 2007)


BOARD OF SURVEY EXTENSION (August 24, 2007)



OFFICE OF COMMUNITY DEVELOPMENT

MEMO

MEMO TO: Board of Survey
Thomas G. Younger, Town Administrator

FROM: Glenn R. Clancy, P.E. 
Director

SUBJECT: Board of Survey – Woodfall Road Town Owned Property

DATE: February 1, 2007

Pursuant to the requirements of the Town of Belmont Board of Survey Rules and Regulations, layout and profile plans for a new street to be located on Town owned property are hereby submitted. The proposed street will be located off Woodfall Road and will accommodate a proposed four lot residential subdivision. The Town of Belmont seeks Board of Survey approval which will then allow the development rights to be sold to a private contractor. The requirements of the rules and regulations have been addressed below with all supporting information presented to coincide with the specific sections of the Board of Survey Rules and Regulations.

Section I. General

Item 1 – This item addresses the waiver process. The applicant is seeking several waivers as allowed by this item. Waiver requests are underlined in the text.

Item 2 – This item requires an application and particular plans. This memo is intended to serve as the application. Plans will be presented on the scheduled night of the hearing.

Item 3 – This item requires Conservation Commission approval prior to Board of Survey action, where applicable. A copy of the Order of Conditions issued by the Belmont Conservation Commission is attached.

Items 4 – 6 - These items require the plan and profile to be prepared in a manner that utilizes specific drafting materials and standards. All of the standards are being met by this proposal.

Item 7 – This item requires the proposed street plan to be properly dimensioned and all surveying calculations to be submitted. This information is on the plan or has been submitted as required.

Item 8 – This item addresses certain physical requirements for the layout of the street including proper slope, sight distance and alignment. All of the requirements of this item have been met by the proposal.

Item 9 – This item requires the width of the right-of-way to be forty (40') feet and the width of pavement to be twenty-six (26') feet. However, the board may in its discretion allow a right-of-way width to be as narrow as thirty (30') and the width of pavement to be as narrow as sixteen (16') feet. The Belmont Fire Department has indicated that a minimum pavement width of twenty (20') feet is necessary to ensure the effective use of fire apparatus. The applicant is seeking a waiver to allow the width of pavement to be twenty (20') feet.

This item also limits the maximum length of the new street to 600 feet. The proposed street has a length of 650 feet. The applicant is seeking a waiver to allow the length of the street to be 650 feet instead of 600 feet.

This item also requires the width of the right-of-way layout to be no closer than fifteen (15') to the nearest abutting property not in the proposed development. The proposed right-of-way is closer than 15 feet to the existing property at 47 Greensbrook Way. This dimension cannot be made to conform to the 15 foot requirement because of the topography of the proposed subdivision, the proposed alignment of the road and the proximity of wetland resources. The applicant is seeking a waiver to allow the right-of-way to be as close as five (5') feet from the abutting property.

All other requirements in this item conform to the regulations including the requirements for minimum turning radius at the cul-de-sac (reviewed and approved by the Belmont Fire Department), the angle of intersection of the proposed road and the existing Greensbrook Way, and the effort to retain trees whenever possible.

Item 10 - The applicant is permitted to submit a proposed name subject to the approval of the board. The applicant must submit a name.

Item 11 - Not applicable. Abutting land use does not allow for the extension of the proposed street.

Item 12 – This item requires the installation of all utilities with service extensions required to all buildable lots. The applicant shall abide by this requirement.

Item 13 – This item allows the board to waive the requirement for connection to the public sewer if one does not exist. A sanitary sewer is proposed for this street.

Items 14 – This item requires the street to be constructed to binder course of asphalt within one year of Board of Survey approval and full completion within two years of the approval. Since this project will ultimately be developed by a private contractor upon the sale of the land by the Town of Belmont, the applicant seeks to have the time requirement adjusted to require binder course of asphalt within two years of Board of Survey approval and full completion within three years of the approval

Item 15 – This item requires a completion bond or cash deposit to cover the cost of the construction. This requirement will be addressed in the sale documents for the property.

Item 16 & 18 – These items require the applicant to pay for the legal advertising for the Board of Survey hearing and to notify all abutters. This has been done.

Item 17 – This item requires the existing Greensbrook Way to be sufficiently repaired should it be impacted by the construction of the new road. This requirement will be addressed in the sale documents for the property.

Items 19 – 23 - These items are related to the execution of construction work. These requirements will be addressed in the sale documents for the property.

Section II. Construction Methods & Materials

A. Street Construction – This item contains the specifications for road construction. These requirements will be addressed in the sale documents for the property.

B. Curbs – This item contains specifications for the installation of granite curbing. The applicant is seeking a waiver from this requirement. Given the limited amount of traffic this road will carry it would be more appropriate to install an asphalt cape cod berm on this street.

C. Sidewalks – This item contains specifications for the construction of sidewalks. The applicant is seeking a waiver from this requirement. Given the limited amount of pedestrian and motor vehicle activity this street will have sidewalks are not necessary.

D. Grass Plots and Slopes – This item contains specifications for the restoration of areas located between the roadway and private property. The applicant is proposing grass shoulders that will blend with the front lawn area of the proposed residential properties.

E. Street Signs - This item requires the placement of street signs. This requirement will be addressed in the sale documents for the property.

F. Street Trees – This item requires trees where there currently are none. The Town of Belmont Tree Warden is recommending no additional public shade trees be planted. Existing trees on the buildable lots and the potential for extensive landscaping schemes will provide adequate vegetation.

G. Stone Monuments – This item requires the placement of stone survey monuments at specific points along the layout of the new road. Survey monuments are indicated on the layout plan and will be installed accordingly.

H. Fencing – This item requires chain-link fencing to meet Commonwealth of Massachusetts standards. The applicant seeks a waiver to allow fencing that was agreed upon by the Belmont Country Club, the abutting property owner.

I. Cleaning Up – This item requires the work site to be cleaned before final approval of the project. This requirement will be addressed in the sale documents for the property.

Section III. Storm Drainage

This section contains the specifications for the installation of storm drains. New storm drains are proposed and have been incorporated into the design of the street. A Stormwater Management Plan has been approved by the conservation commission. A copy of the Order of Conditions will be included in the sale documents for the property.

Section IV. Sewer

This section contains the specifications for the installation of sewers. A sanitary sewer is proposed for the street.

Section V. Water

This section contains the specifications for the installation of water. A water main is proposed for the street. The Department of Public Works – Water Division has approved the water works proposal.

Section VI. Wires

This section contains the specifications for the installation of power lines. Underground electrical power is proposed and will be designed by the Belmont Municipal Light Department.

Section VII. Fire Hydrant/Alarm System

This section contains the specifications for the installation of fire hydrants and fire alarm systems. Fire hydrants are proposed consistent with the Board of Survey requirements. The plans require final review and approval by the Belmont Fire Chief. A fire alarm system is not required and is not being requested by the fire department.



OFFICE OF COMMUNITY DEVELOPMENT

MEMO

MEMO TO: Board of Survey
David J Kale, Town Administrator

FROM: Glenn R. Clancy, P.E.
Director

SUBJECT: Board of Survey – Woodfall Road Approval

DATE: August 24, 2012

In February 2007 the Board of Survey approved the layout of a new roadway accessing the Woodfall Road parcel of land located off Greensbrook Way. The board granted several waivers from the Board of Survey Rules and Regulations in recognition of the location and size of the potential subdivision of this parcel. One such waiver relates to the schedule for paving the new roadway. Specifically:

Item 14 – This item requires the street to be constructed to binder course of asphalt within one year of Board of Survey approval and full completion within two years of the approval. Since this project will ultimately be developed by a private contractor upon the sale of the land by the Town of Belmont, the applicant seeks to have the time requirement adjusted to require binder course of asphalt within two years of Board of Survey approval and full completion within three years of the approval

As you know the project did not move forward on the anticipated schedule. As we move forward now with the Request for Proposal to dispose of the property I believe it is necessary for the board to amend the waiver approval of this item so that it reflects current conditions.

I respectfully request that the Board of Survey amend the waiver of Item 14 by approving the following:

The applicant seeks to have the time requirement adjusted to require a binder course of asphalt within one year of the execution of a purchase and sale agreement by the Board of Selectmen and full completion within two years of the execution of a purchase and sale agreement

I believe it makes more sense to connect the timing to the Board of Selectmen since the land is under their control.