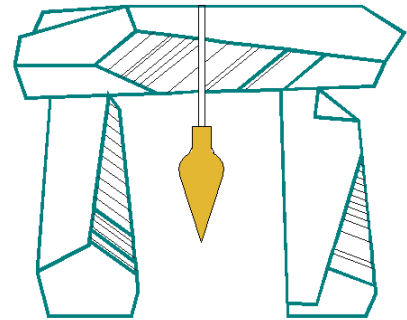


June 12, 2019

Ms. Sheila Page, Assistant Planning Director  
Town of Lexington Planning Department  
1625 Massachusetts Avenue  
Lexington, MA 02420

**Re: Special Permit Residential Development  
Balanced Housing Development-Fairland Estates  
15-17 Fairland Street and 185 Lincoln Street, Lexington, MA 02421**

DeCelle-Burke-Sala



**& Associates, Inc.**

Dear Ms. Page:

DeCelle-Burke-Sala & Associates, Inc. (DBS) is also in receipt of the Planning Department comments dated May 6, 2019, the Conservation Commission comments dated April 29, 2019 and the Engineering Department comments dated April 29, 2019. DeCelle-Burke-Sala & Associates, Inc. offers the following comments and plan revisions in response. Also please find attached a revised site plan and engineering report dated June 12, 2019.

**Lexington Planning Board Comments:**

**General Comments:**

1. We have consulted with the Building Commissioner regarding the GFA to ensure that the Balanced Housing GFA limits are met. The existing single-family residence at 185 Lincoln Street has been included in the project and shall be converted to a two-unit residence in order to meet the Balanced Housing GFA limits.
2. The proposed retaining walls are to be designed by others. The maximum wall height shall be 5 feet and the proposed location of the walls is 2 feet off of the property lines in order to ensure the retaining walls will not encroach onto the neighbor's properties.
3. Nine test pits have been performed on site and no groundwater or implications of groundwater were observed in any of the test pits.

**Controlling Documents:**

To be addressed by Attorney Farrington

**Trees:**

To be addressed by Peter Flinker LSA

DeCelle-Burke-Sala & Associates, Inc.  
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169  
PH: 617-405-5100 FX: 617-405-5101

### **Paths and Trails:**

1. Extending the sidewalk around the entire loop has been considered but it is our belief that it is not necessary. There will be minimal traffic created on site and each unit has a means to access the proposed section of sidewalk through the use of two proposed crosswalks. Also it is our belief that reducing the amount of impervious area on site is a significant benefit to the project.
2. A detail for the Lincoln Street Trail including details of the switchbacks and erosion control measures has been provided by the landscape architect.
3. A crosswalk detail, an accessible ramp detail and a crosswalk sign detail for the proposed crossing on Lincoln Street has been added to the Site Plan.

### **Construction:**

1. The “Construction Management” sheet (sheet 3) on the site plan and the “Erosion Control and Construction Management” plan have been updated to further detail the erosion control measures to be taken during construction.
2. The ledge shall be removed using a pneumatic hammer attachment on an excavator and blasting as required. The client will provide the neighbors with the proper notification of when to expect ledge removal to take place.
3. The proposed hours of operation have been updated in the “Erosion Control and Construction Management Plan”. The construction hours of operation shall be 7:00 a.m. to 5:00 p.m. Monday-Friday and 8:00 a.m. to 3:00 p.m. on Saturdays. If it becomes necessary to extend these hours then the contractor will comply with local regulations that allow an extension.
4. A finalized Construction Management Plan will be provided to the Building Department and Planning Department.
5. The cut/fill calculation has been updated. The site will require approximately 9,863 cubic yards of fill. The average dump truck holds roughly 12 cubic yards. 9,863 cubic yards of fill will require there to be approximately 822 truckloads of fill to be brought to the site.
6. The Limit of work shall be staked with orange construction fencing and the erosion control measures shall be put in place before the commencement of work.
7. The utility and trail easement shall be approved by Town Staff and recorded at the registry of deeds.

**Lexington Conservation Commission Comments:**

1. A Request for Determination of Applicability will be filed with the Lexington Conservation Commission for the Commission's review of the proposed drainage analysis and proposed stormwater management system.
2. The "Construction Management" sheet on the site plan and the "Erosion Control and Construction Management Plan" have been updated to better detail the methods to be used to prevent significant erosion happening on site and protecting the abutting properties and Town of Lexington facilities. The construction shall be done in phases to decrease the amount of disturbed area on site. Phase 1 will include the upper portion of the site as laid out in the plans. This will allow the down gradient area to remain undisturbed during the majority of the construction to help control runoff. Also in addition to mulch wattles and silt fences the site shall be graded so that a majority of the runoff is collected on site.
3. All undisturbed areas are in the "Open Space" area that is required to be kept open and available to the public. These restrictions will be written into the Condominium by-laws
4. The landscape architect has established a new layout for the proposed footpath which incorporates switchbacks to decrease the slope of the path and provide better erosion control. Also a trail easement will be established to allow public access of the footpath.

**Lexington Engineering Department Comments:**

**Existing and Proposed Roadway:**

1. DBS has performed an Auto Turn Analysis for a Fire Truck and the analysis is attached to this letter.
2. See note 4 under the Conservation Commission Comments.
3. A handicap ramp has been added to the proposed plan at the Fairland Street intersection where the sidewalk terminates. It is proposed to have a screw-out warning panel for maintenance purposes.
4. The roadway base detail has been revised to show 8 inches of gravel below the 4 inches of dense grade.
5. The retaining walls are to be designed by others.

6. The retaining walls have been proposed to be laid out 2 feet off of the property line with a maximum height of 5 feet. It is our belief that the proposed retaining walls will be able to be constructed without encroaching onto abutters properties.

**Utilities:**

Water:

1. A note has been added to the plans stating that all hydrants installed shall be American-Darling 5 ¼ inch B-84-B-5. Hydrant color; barrel-OSHA black, bonnet-OSHA white, nozzle caps-OSHA black.
2. A note has been added to the plan and details stating that all hydrants, valves and valve boxes shall be American made only and that all valves and hydrants shall be open right (clockwise).
3. All proposed vertical and horizontal drops in the proposed water main have been added to the plan.
4. A thrust block detail has been added to the plans and a note stating that all bends and drops in the proposed water main shall be supplemented with a thrust restraint has also been added to the plan.
5. Separation of the utilities has been maintained.
6. All manhole frames and covers have been noted to meet the Town of Lexington specifications.
7. Connection information for the proposed water connection in Lincoln street has been added to the site plan.
8. The proposed water line inside the proposed development has been extended to create a continuous loop.
9. A note has been added to all plans stating a 10 foot separation must be maintained for all Town of Lexington owned utilities.
10. All retaining walls shall be constructed with a support system that does not conflict or compromise the public utilities.
11. See note 2 of this section above.

**Sanitary Sewer:**

1. The proposed sewer connection in Lincoln Street is proposed to connect to an existing sewer manhole.
2. All of the proposed sewer services are proposed to be a minimum depth of 4' below grade. The inverts have been provided at each building and the grade at the buildings is also provided on the "Proposed Grading" sheet.
3. A note has been added to the plans stating that compaction testing will be required for all of the proposed utilities to be constructed in fill and that the results of the compaction tests shall be sent to the Lexington Engineering Department.
4. The sewer main in Section 2 has been updated to provide a minimum of 4 feet of cover over pipe.
5. A detail has been provided to show the horizontal separation between the proposed sewer service, the proposed infiltration system and the proposed buildings.
6. See Note 5 of this section above.
7. The title of the proposed sewer table has been corrected.
8. A sanitary sewer drop manhole detail has been added to the site plan.
9. The last two sections of sewer line have been labeled with the slope as requested.

**Drainage for roadway, sidewalk, driveway aprons and site grading:**

1. A review by the Lexington Conservation Commission will be requested.
2. A drainage report was submitted with the original submission. The runoff for Fairland Street has been accounted for in the submitted drainage reports and is displayed in the watershed maps provided.
3. According to the Lexington Planning Board the project falls in the Planning Board's jurisdiction and not the Tree Warden's jurisdiction. The Tree Bylaw will be used for guidance with this project and communication with the Planning Board about the tree cutting will take place.
4. The overflow for the infiltration was further analyzed and it was determined that a 10" HDPE pipe can be used in place of the 15" HDPE. The pipe sizing calculations are attached to this letter.

5. The construction entrance has been revised to be a minimum of 50 ft. long and be constructed of 6 inch minus stone.

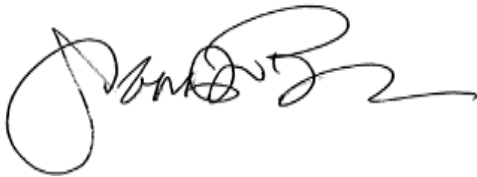
**Details:**

1. See Note 3 in the Sanitary Sewer section above.
2. The sewer and water mains meet the minimum of 4 feet of cover throughout the site. As for the drain on the steep slope we meet the minimum cover of 2'-6" for a gravity drain as specified in the "Water, Sewer & Drain Regulations and Specifications" provided by the Town of Lexington Engineering Department.
3. A drop manhole detail has been added to the proposed plans.

A revised Site Plan, revised Engineering Report, fire truck turning analysis and drain pipe sizing calculations are attached to this letter. It is the hope of this office that the provided revisions are satisfactory to the Town of Lexington Planning Department. Thank you for your review.

Sincerely,

**DeCelle-Burke-Sala & Associates, Inc.**



James W. Burke, P.E.