

TOWN OF MILTON

DEPARTMENT OF PUBLIC WORKS
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November 8, 2018

**RE: Wolcott Woods
Great Estate Planned Unit Development**

To the Planning Board:

The Engineering Department has reviewed the plans for the Wolcott Woods planned unit development and offers the following list of initial comments and concerns. No comments are being made on the proposed stormwater system or traffic impact analysis at this time, as these portions of the project are being reviewed by the third party peer review consultant, Stantec.

Roadway/Sidewalks

- At the entrance to the development from Canton Avenue, vertical granite curbing should be used as opposed to sloped granite curbing.
- It may be preferable to extend the walking path along Canton Avenue for the full length of the property, to allow for potential future expansion of the public sidewalk network to Blue Hill Avenue and DCR destinations.
- All sidewalks and crosswalks within the development need to be ADA compliant. Areas of specific concern relative to this comment are the gravel walking path, the cobblestone crosswalk, sidewalk cross-slopes and all wheelchair ramps.
- Asphalt sidewalks within the development should be a minimum of 3-inches in depth, constructed in two lifts.
- Engineering and DPW generally agree that Cape Cod berms within the development will provide the same functionality as vertical granite curbing with respect to drainage. As such, preference on roadway edge treatment becomes more of an aesthetic decision which should be decided by the Board.

Sewer System

- Outside clean-outs will be required on all sewer service laterals.
- A detail should be provided for locations where force main sewers convert to gravity sewers.
- Outside Drop manholes should be used wherever drop manholes are required

- Sewer system testing prior to activation will include pressure testing, manhole vacuum testing and mandrel deflection testing.

Water System

- Engineering and DPW consider the looping of the watermain from within the development to Carberry Lane to be an important part of the water system design which would improve water quality and redundancy both for Carberry Lane and for the development.
- The branch water service to Buildings 1, 2 and “Devens” should either be reduced in size, or a flushing hydrant should be provided at the end for water quality purposes.
- The branch water service to Buildings 8, 9 and 10 should either be reduced in size, or a flushing hydrant should be provided at the end for water quality purposes.
- All hydrant locations should be approved by Milton Fire Department
- The hydrant located at the high point in the development should be gated on both sides to allow for purging of air following future shut-downs
- Water system testing prior to activation will include pressure testing, chlorination and bacteriological sampling per Milton DPW standard.

Stormwater

- A construction general permit through the EPA’s National Pollutant Discharge Elimination System (NPDES) program will be required for the site
- The DPW will require a stormwater management permit be filed prior to start of construction. Items required for submission will be a copy of the site Stormwater Pollution Prevention Plan (SWPPP), the final site stormwater management plans and report, and an Operation and Maintenance plan for all on-site drainage facilities
- The developer should examine whether a separate discharge permit through the EPA NPDES program will be required, as the proposed system does not directly connect to the Town’s drainage system.

Ownership of Utilities

After construction is completed and approved utility as-builts have been submitted, The Town will assume ownership and maintenance of the following:

- Only that portion of the proposed sewer system along Canton Avenue, Brush Hill Road, and crossing Blue Hill Avenue to the existing municipal system.
- All water mains, gates, hydrants and appurtenances within the development and public property. The town should have a permanent easement to access, own and maintain the water system within the development in the future.

The following should remain privately owned and maintained:

- All common sewer infrastructure within the development, including force and gravity mains, manholes, and including the last segment of sewer main exiting development and flowing to the proposed terminus manhole on Canton Avenue.
- All individual sewer laterals, gravity or forced, and all individual pump systems and controls

- All drainage infrastructure within the development, including swales and infiltration areas.

General Comments

- Trash collection and snow removal within the development should remain private after completion of the project.

Please feel free to contact me if you have any questions or require further information.

Sincerely,



John P. Thompson, P.E.
Town Engineer

cc: William Clark, Town Planner
Chase Berkeley, Director of Public Works