

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY17

Submitter:

Jay Doyle (chair) on behalf of the Traffic and Sidewalk Committee

Submission Date: 9/19/16

Submitter's Address:

Weston DPW
 190 Boston Post Road By-Pass
 Weston, MA 02493

Phone #: 781-786-5100

E-mail Address:

jay.doyle@me.com

Purpose: (Check all that apply)

- Acquisition, creation, or preservation of open space or the rehabilitation/restoration of open space if acquired or created with CPA funds _____
- Acquisition, creation, preservation, or rehabilitation/restoration of recreational land
- Acquisition, creation, preservation, or support of community housing (low and moderate income housing for individuals and families, including low or moderate income senior housing) or the rehabilitation/restoration of community housing if acquired or created with CPA funds _____
- Acquisition, preservation, or rehabilitation/restoration of historic resources _____

Project Name and Brief Description: Ash Street Walkway Feasibility Study

Engineering consultant will complete a land survey, concept design, and cost estimate then meet with Town staff, TSC, and abutters to review alignment options to minimize impacts to private property, stone walls and trees. Beals and Thomas, which has completed similar work on Highland Ave, Merriam St, and Warren Ave, is recommended by the applicant.

How This Project Helps to Preserve Weston's Character:

A walkway in this location will safely connect one of the most popular walking areas in Town, the Weston Reservoir, with the newly acquired Case Estates recreational areas, Case Campus, and Lands Sake. This 0.5 mile section of Ash Street is a high speed area (40mph posted) with no off- street path for pedestrians. There is an existing 0.8 mile walkway from the Weston Reservoir south to Route 30. A 5' wide walkway is consistent with other walkways in Town and utilizes a buffer zone where right of way and topography allow, with path alignment designed to minimize landscape impacts. This feasibility study will examine the potential use of Case Estates Parcel 9 should the Town retain ownership and limit uses to passive recreation only.

Projected Cost:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources
2017	\$30,000	\$30,000	n/a
2018	TBD	TBD	TBD
2019			
Total			

For Community Preservation Committee Use:

Received on: 9/19/16

Associated Town Department/Committee:

Reviewed on:

Determination:



BEALS + THOMAS

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www.bealsandthomas.com
Regional Office: Plymouth, MA

September 16, 2016

Mr. Stephen R. Fogg, PE, Town Engineer
Town of Weston Public Works Department
190 Boston Post Road By-Pass
Weston, MA 02193

Via: Email to: fogg.s@westonmass.org
and First Class Mail

Reference: Sidewalk Feasibility/Conceptual Design
Ash Street
Weston, Massachusetts
B+T Project No. M7714.00

Dear Mr. Fogg:

Beals and Thomas, Inc. (B+T) is pleased to provide this revised proposal to assist the Town of Weston with survey, feasibility study and conceptual design for a new sidewalk along Ash Street from Newton Street to the existing sidewalk at the eastern side of Ash Street, just north of the Weston Reservoir. We understand the Town now owns the Case Estate and that there may be an opportunity to use the property for the sidewalk, thereby reducing private property impacts. Consistent with your direction, our scope will include surveying and conceptual design for a sidewalk on either side of Ash Street. Additionally, we acknowledge that detailed survey information is available for the Case Estate and Newton Street, which the Town will provide to us.

B+T is uniquely qualified to assist the Town of Weston with this Project as we have completed numerous sidewalk studies and design plans for both private individuals and for municipalities; including the Town of Weston. For 32 years, B+T has been providing professional services that support the development and conservation of land and water resources throughout New England. We are committed to preserving the integrity of the New England Landscape through sound environmental design and have established a corporate identity based on a balanced perspective with the planning, development and conservation of land and water resources.

We specialize in civil engineering, planning, landscape architecture, environmental services, permitting, land surveying and wetlands consulting. The combined perspective of our multi-disciplinary team provides the leadership and management necessary to address your project needs in a comprehensive and responsive manner. We offer a broad perspective of planning, design and development services and we dedicate the necessary time and staff resources to meet project deadlines to ensure that our clients are prepared to respond to a range of issues with timely and cost effective solutions.

The proposed sidewalk will extend for a distance of approximately 2,800-feet, beginning on the east side of Ash Street at the north side of the Weston Reservoir Bridge and will cross to the western side to run along the Case Estate property. It appears that there may be wetland resource areas adjacent to the southern portion of the sidewalk extension, which will need to be delineated for assessing impacts with the Conservation Commission.

Specifically, we propose to provide the following Scope of Services.

1.0 SCOPE OF SERVICES

1.1 GIS and Environmental Research

We will perform research related to the presence of wetlands, perennial streams, flood zones, vernal pools, rare and endangered species habitat, soils information and other pertinent environmental data.

1.2 Property Research

We will perform research at the Weston Town Hall and available online sources to obtain copies of available topographic information and Assessor's records as well as record deeds and plans from the Registry of Deeds. We anticipate that the Engineering Department will provide us with copies of record underground utility plans for our use and compilation on a topographic base plan. We will obtain abutters' names, references, street layouts and available information relative to the survey.

1.3 Wetland Delineation

We will delineate and flag the boundary of bordering vegetated wetland (BBVW) along the roadway where resource areas abut the proposed sidewalk. We anticipate that the Town will provide notification to abutters for wetland delineation on private property abutting the right-of-way. The BBVW will be determined by an analysis of the plant communities and soils and will be located in accordance with the Guidelines of the Massachusetts Wetlands Protection Act with sequentially numbered flags. We will perform hand soil augers and transects at select locations within the BBVW resource area and will prepare a summary memorandum of resource area boundaries identified adjacent to the proposed work area. For the purpose of this proposal, we have estimated that approximately 300 linear feet of resource area will need to be identified and flagged. If the roadway or portions of the adjacent property have been identified as FEMA Designated Flood Hazard Zones, our study will identify these limits.

1.4 Boundary and Topographic Survey

Based upon our research, we will perform an on-the-ground survey and will locate monuments and other physical evidence to establish the Ash Street right-of-way and intersecting street lines on the ground. We will also perform a topographic survey of the Ash Street right-of-way. We will locate the edge of pavement as well as existing conditions from the pavement line out a distance of approximately 10-feet beyond the

right-of-way limit. We anticipate that the Town will provide notification to abutters for access by our survey crew on private property abutting the right-of-way. This survey will include the location of site improvements and sufficient spot elevations to establish the contours of the subject property at a 2-foot interval. The location of significant trees (10-inches or greater) within the right-of-way and 10-feet beyond will be located along with features such as fences, stone walls, pavement, curbing, signage, utilities poles, manholes, water and gas gates, hydrants and utility covers. We will also survey the adjacent wetland resource area flags established under Section 1.3 above.

1.5 Boundary and Topographic Plan

We will prepare a boundary and topographic plan of the Ash Street right-of-way and 20' beyond at a scale of 1 inch = 20 feet. The plan will show the sidelines of Ash Street and abutters property lines compiled from available record data, the 2-foot contour intervals, pertinent spot elevations, wetland resource areas and the results of our topographic, utility and site detail data collection survey. This information will be compiled along with topographic survey Auto CAD files provided by the Town for the Case Estate property and Newton Street. Front corners of houses will be shown from GIS mapping for ease of reference in public meetings. We will include benchmarks at a minimum of 500-foot intervals and the location of street and property monuments found.

1.6 Field Investigation

We will conduct a site visit along the route of the proposed sidewalk to observe and document physical and environmental features of the property, which may impact the proposed sidewalk development. Photographic documentation for the length of Ash Street between the Weston Reservoir and Newton Street will be included with this field investigation.

1.7 Sidewalk Design

Based upon the topographic base plan and our field investigation, we will prepare a plan depicting the layout and grading for the proposed sidewalk between the Weston Reservoir and Newton Street. We will identify the appropriate street side for the sidewalk based upon an evaluation of the numerous constraints, as necessary to minimize land disturbance and impacts to items such as stone walls, utility poles, wetland resource areas, ledge outcroppings, major trees and other constraints identified. We will identify areas where the sidewalk may be proposed close to the roadway within the right-of-way and/or other areas where it may be beneficial to meander the sidewalk off of the roadway to avoid significant features. We will assess ADA compliance with the sidewalk including locations for ramps and possible meandering to maintain maximum allowable grades. The plan will include areas that may require culvert extensions and retaining walls to accommodate private property lines or steep slopes. We will also provide details such as typical sidewalk cross-sections, walls, culvert extensions and cut/fill grading sections. We will identify areas along the Ash Street where we anticipate easements may be appropriate to accommodate off-grading or a meandering sidewalk location outside of

the right-of-way. These easements may include grading offsets to minimize retaining walls and will also identify significant trees necessary for removal within the easements.

1.8 Meeting Attendance

We will prepare graphics for and attend a meeting with the Town and interested citizens to present the sidewalk plan and discuss impacts as well as neighborhood concerns. We anticipate that the Town will arrange this meeting and will provide notification to abutters. We also anticipate attending site walks with interested abutters, Town Committees and Boards.

2.0 ADDITIONAL SERVICES

Additional services are those services clearly beyond the scope of services identified under Section 1.0 above. The following are some of the services that are not included in this proposal. We would be pleased to provide these and other additional services that may become necessary as the project proceeds.

2.1 Construction plans.

2.2 Permitting assistance.

2.3 Structural design of retaining walls.

2.4 Attendance at additional meetings.

2.5 Preparation of easement plans.

3.0 SCHEDULE OF SERVICES

3.1 We are prepared to commence services upon receipt of an executed copy of this proposal.

3.2 We anticipate that the data gathering and design services outlined in Section 1.0 could be completed within three months. The meeting with Town Officials and abutters will be attended as scheduled by the Town.

4.0 FEES FOR SERVICES

4.1 The labor and expense budget for the services outlined in Sections 1.0, Scope of Services, is \$30,000.

4.2 Additional Services will be provided for additional mutually satisfactory compensation.

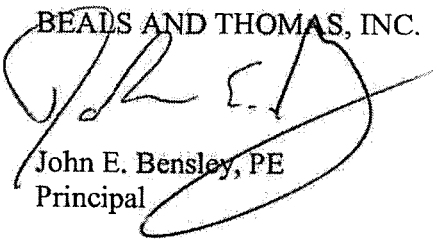
Mr. Stephen Fogg, PE, Town Engineer
Town of Weston Public Works Department
September 16, 2016
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As authorization to proceed and as approval of the labor and expense budget, please execute and return one copy of this proposal for our records.

Thank you for the opportunity to submit this proposal. We look forward to providing services for the Town and citizens of Weston on this project.

Very truly yours,

BEALS AND THOMAS, INC.



John E. Bensley, PE
Principal

AGREED AND ACCEPTED FOR
TOWN OF WESTON _____

SIGNATURE: _____

NAME/TITLE: _____
(print)

DATE: _____

JEB/rpk/ggp/ars/jwh/M771400PR001a