



# TOWN OF WESTFORD

## ENGINEERING DEPARTMENT

PAUL M. STARRATT, P.E.  
Town Engineer  
JEREMY R. DOWNS, P.E.  
Assistant Town Engineer

To: Andrea Peraner-Sweet, Chair  
Board of Selectmen  
From: Paul Starratt, P.E.  
**Re: Street Layout Public Hearing**  
Date: March 2, 2012

The Engineering Department has attached reduced scale copies of street acceptance plans for the following roads, along with a copy of the Public Hearing Notice for Street Acceptance:

### **Hutchins Way**

Ashwood Development has been working with the Planning Board and Town Staff to complete unfinished items and make repairs at Hutchins Way, including pavement sealing, cleaning and restoration of drain structures and detention ponds, installation of survey bounds and the preparation of As-Built and Street Acceptance Plans.

After the Selectmen voted their intention to layout Hutchins Way as a public way, the Conservation Commission issued a Certificate of Completion at their 2/22/12 meeting and the Planning Board voted unanimously to recommend Hutchins Way for acceptance at their 2/21/12 meeting. The Planning Board has also retained \$5,000 surety for remaining items that are weather sensitive and may need to be completed after Town Meeting. The Engineering Department recommends that the Board of Selectmen support Hutchins Way for street acceptance.

### **Rush Road**

Tidan Corporation has completed the approved Rush Meadows subdivision in accordance with a Planning Board Decision, including the installation of the final course of pavement, installation of survey bounds and the preparation of both As-Built and Street Acceptance Plans. The Planning Board also voted unanimously to recommend Rush Road for acceptance at their 2/21/12 meeting. The Engineering Department recommends that the Board of Selectmen support Rush Road for street acceptance.

### **Randolph Circle**

This road is part of an abandoned subdivision where residents financed a full depth reconstruction project of the roadway and sidewalk system. Surety funds were also authorized by the Planning Board for the preparation of both As-Built and Street Acceptance Plans and the installation of survey bounds.

**Engineering Department**  
28 North Street • Westford, MA 01886-2597  
Tel. (978) 692-5520 • (978) 692-5517 • Fax (978) 399-2739

After the Selectmen voted their intention to layout Randolph Circle as a public way, the Conservation Commission issued a Certificate of Completion at their 2/22/12 meeting and the Planning Board voted unanimously to recommend Hutchins Way for acceptance at their 2/21/12 meeting. The Planning Board also secured a \$7,000 contract from surety funds to complete drainage repairs near 9 Randolph Circle. The work was started on the same date as this memo and is anticipated to be complete by 3/9/12. The Engineering Department recommends that the Board of Selectmen support Randolph Circle for street acceptance.

**Robinwood Circle**

The Developer for this project has withdrawn his request for street acceptance at the 2012 Annual Town Meeting and is currently working with town staff to resolve incomplete work on the project.

cc: Jodi Ross, Town Manager  
Richard Barrett, Highway Superintendent  
Chris Kluchman, Town Planner  
Angus Jennings, Director of Land Use Management  
Robert Worthley, Water Department Superintendent  
William Turner, Conservation/Resource Planner  
Darren MacCaughey, Director of Environmental Services  
Kaari Tari, Town Clerk  
Paul Plouffe, Principal Assessor



# TOWN OF WESTFORD

## ENGINEERING DEPARTMENT

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### PUBLIC HEARING NOTICE

In accordance with the provisions of Mass. General Laws Chapter 82, Section 21-24, the Board of Selectmen will hold a public hearing regarding street acceptances to be considered at the March 24, 2012 Annual Town Meeting. The public hearing will be held on Tuesday evening, March 13, 2012 at the Town Hall Second Floor Meeting Room, 55 Main Street. The proposed street acceptances are as follows:

TO SEE IF THE TOWN WILL VOTE, PURSUANT TO MASS. GENERAL LAWS CHAPTER 82, TO ACCEPT THE FOLLOWING STREETS AS A TOWN PUBLIC WAY:

**RANDOLPH CIRCLE  
RUSH ROAD  
HUTCHINS WAY  
ROBINWOOD CIRCLE**

Copies of each layout, with the boundaries and measurements of the ways, may be reviewed at the Town Clerk's Office at 55 Main Street during normal business hours (8 am – 4 pm, Monday to Friday). Plans are also available online at:

[www.westfordma.gov/engineering](http://www.westfordma.gov/engineering)

Any person interested or wishing to be heard on the street acceptance proposals should appear at the time and place designated.

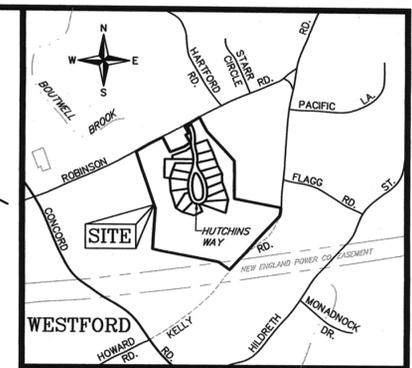
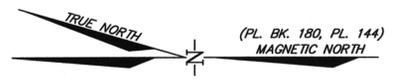
The Planning Board will also hold a public meeting on Tuesday, February 21, 2012 to discuss the candidate roads for street acceptance, and the Conservation Commission will consider the Certificates of Completion for Randolph Circle, Hutchins Way and Robinwood Circle on Wednesday, February 22, 2012. Both meetings will be held at the Town Hall Second Floor Meeting Room.

For specific discussion times at each of the meetings, please click on the **Meetings & Agendas** tab under **Quick Links** at:

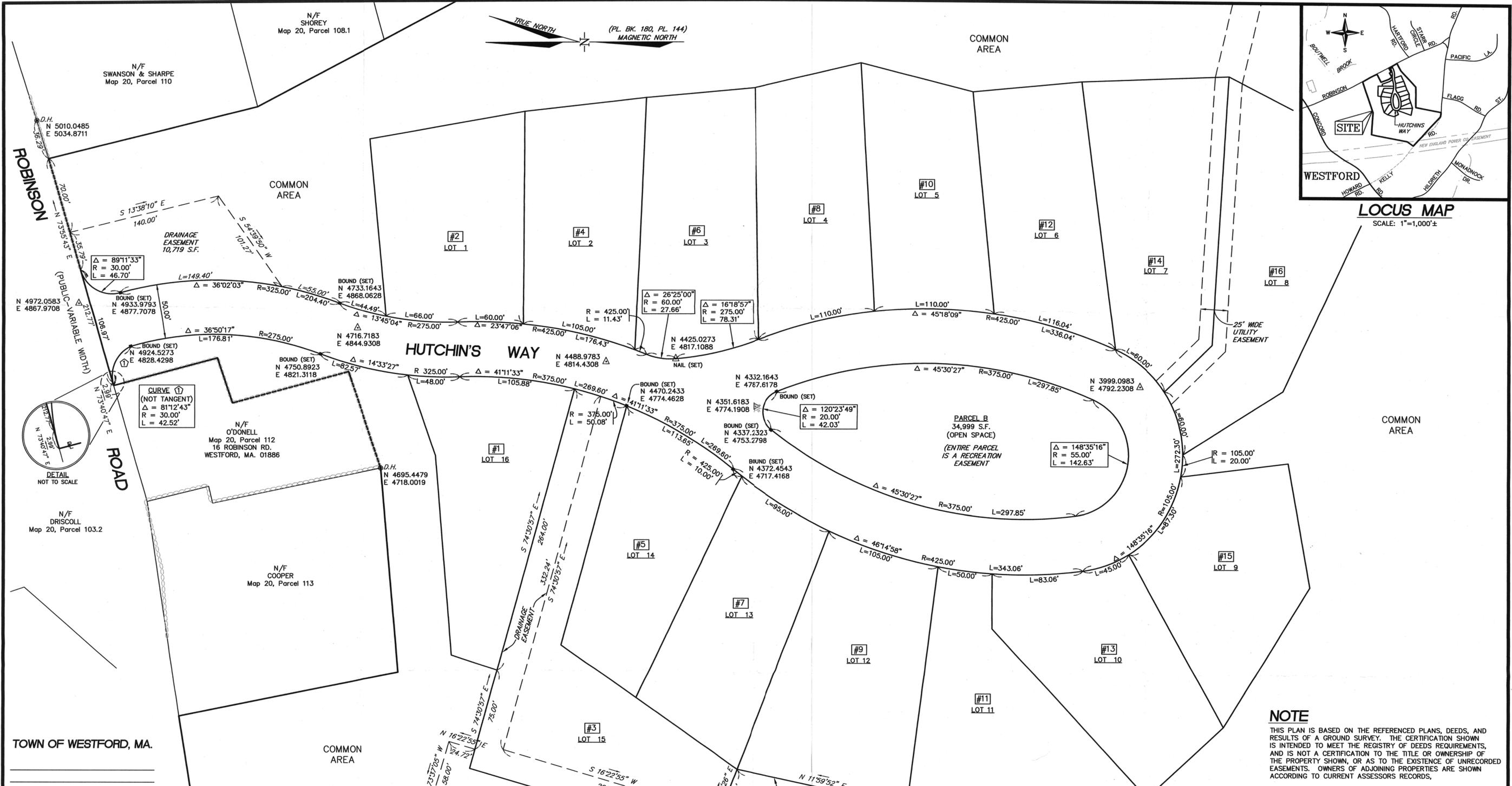
[www.westfordma.gov](http://www.westfordma.gov)

If you should have any questions, please contact Paul Starratt, Town Engineer, at (978) 692-5520.

**Engineering Department**  
28 North Street • Westford, MA 01886-2597  
Tel. (978) 692-5520 • (978) 692-5517 • Fax (978) 399-2739



**LOCUS MAP**  
SCALE: 1"=1,000'



**NOTE**  
THIS PLAN IS BASED ON THE REFERENCED PLANS, DEEDS, AND RESULTS OF A GROUND SURVEY. THE CERTIFICATION SHOWN IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS, AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSORS RECORDS.

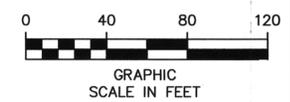
TOWN OF WESTFORD, MA.

**CERTIFICATIONS**  
THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS OR WAYS ARE ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.  
M.G.L. CHAPTER 41 SECTION 81X  
DATE: 12/27/11  
FREDERICK M. FORBES P.L.S.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
DATE: 12/27/11

**LEGEND**  
6" x 6" GRANITE BOUND (SET)   
DRILL HOLE (FOUND)   
EXISTING FIRE HYDRANT   
EXISTING STONEWALL

**PLAN REFERENCE**  
"DEFINITIVE SUBDIVISION - WESTFORD MANOR ESTATES", DATED 1/31/96, REVISED 4/26/96, PREPARED BY RURAL LAND SURVEYS, AND GATEWAY CONSULTANTS, INC., E.R.D.S.D. PLAN BK. , PLAN



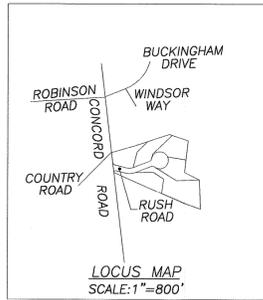
FREDERICK M. FORBES P.L.S.

REVISIONS TO PLAN	
DESCRIPTION	DATE

**STREET ACCEPTANCE PLAN**

**HUTCHIN'S WAY  
WESTFORD, MA**

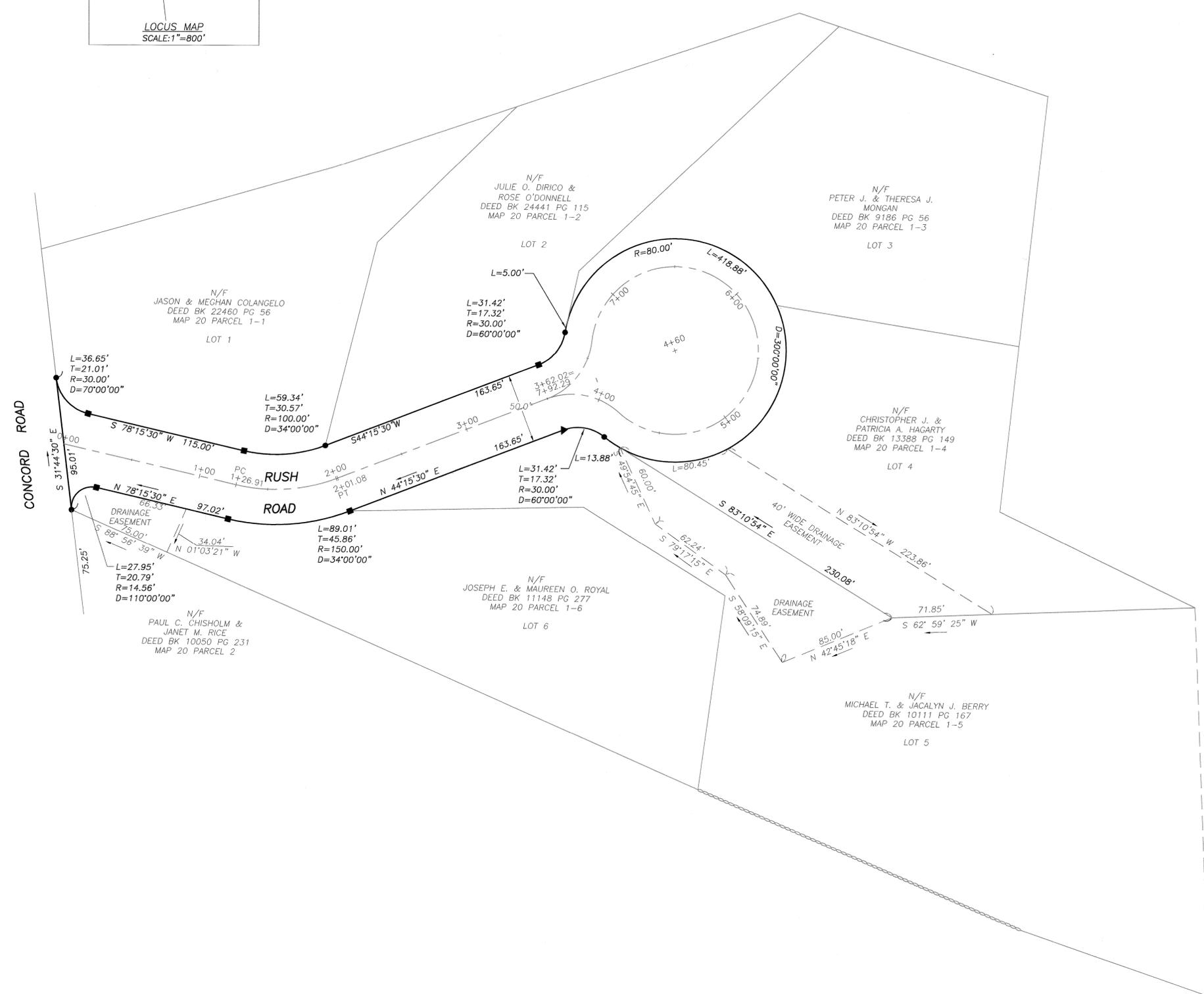
**RURAL LAND SURVEYS**  
6 RURAL AVENUE  
BILLERICA, MA 01821  
Date: 12/27/11 Project No. 9503 Drawing No. 3424



FOR REGISTRY OF DEEDS USE ONLY

**LEGEND**

- PROPERTY LINE
- SET CONCRETE BOUND
- ▲ SET PK NAIL
- SET IRON ROD
- DRILL HOLE
- - - DE DRAINAGE EASEMENT
- ○ ○ ○ ○ STONE WALL



PLAN REFERENCE:  
 PLAN ENTITLED RUSH MEADOW DEFINITIVE SUBDIVISION OF LAND IN WESTFORD, MASSACHUSETTS, DATED FEBRUARY 1995 AND REVISION DATES OF DECEMBER 15, 1995 AND JANUARY 16, 1996 PREPARED BY LAND DESIGN SERVICES ACTON, MA RECORDED IN THE NORTH MIDDLESEX REGISTRY OF DEEDS IN PLAN BOOK 190, PLAN 89.

EASEMENT DEEDS:  
 DEED BOOK 7853 PAGE 50  
 DEED BOOK 8583 PAGE 135  
 DEED BOOK 9330 PAGES 187-192

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

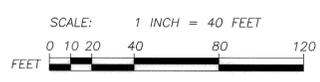


*Douglas W. Amington* 12/21/11  
 PROFESSIONAL LAND SURVEYOR DATE

MGL C41 S81X SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



*Douglas W. Amington* 12/21/11  
 PROFESSIONAL LAND SURVEYOR DATE



**STREET ACCEPTANCE PLAN**  
**"RUSH MEADOWS"**  
 RUSH ROAD  
 WESTFORD, MASSACHUSETTS

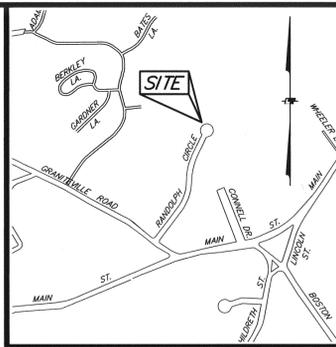
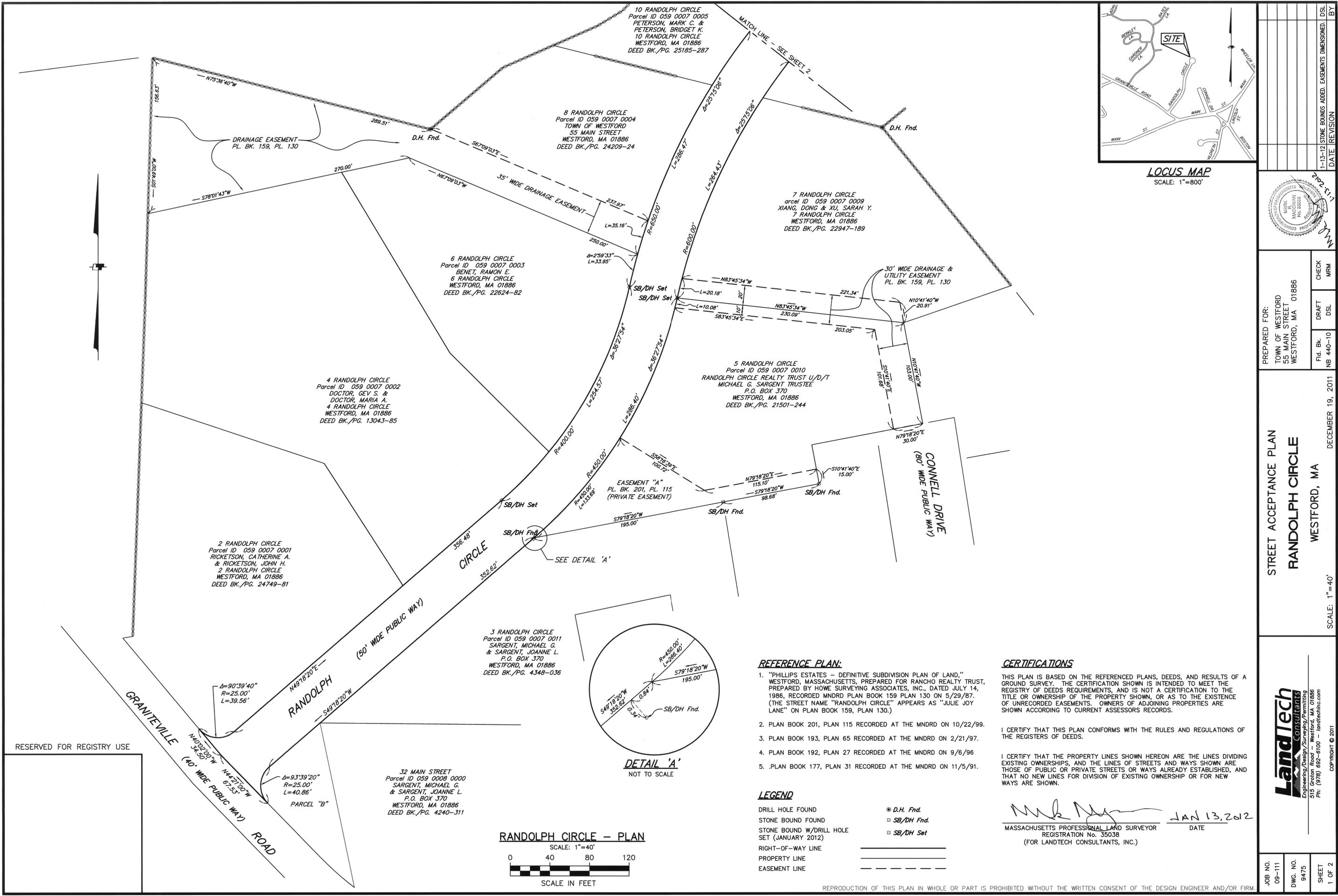
PREPARED FOR:  
 TIDAN CORPORATION  
 21 VOSE ROAD  
 WESTFORD, MA 01886

SCALE: 1"=40' DATE: DECEMBER 21, 2011

Acton Survey & Engineering, Inc.  
 Since 1967

97 GREAT ROAD  
 P.O. BOX 666  
 ACTON, MA 01720  
 PH. (978) 263-3666  
 FAX (978) 635-0218

5210740-BASE.DWG 5210740



**LOCUS MAP**  
SCALE: 1"=800'

DATE	REVISION	BY
1-13-12	STONE BOUNDS ADDED, EASEMENTS DIMENSIONED	DSL



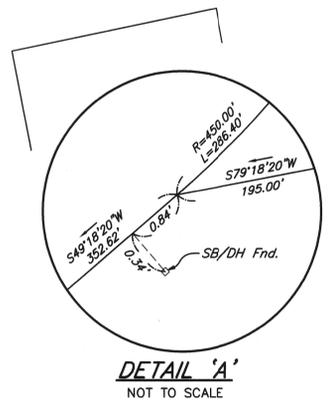
PREPARED FOR:  
TOWN OF WESTFORD  
55 MAIN STREET  
WESTFORD, MA 01886

FILE NO. 440-10  
DATE 12-19-2011

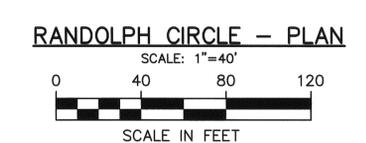
**STREET ACCEPTANCE PLAN**  
**RANDOLPH CIRCLE**  
WESTFORD, MA

SCALE: 1"=40'

**LandTech**  
Engineering/Design/Surveying/Permitting  
515 Cotton Road - Westford, MA 01886  
Ph: (978) 692-6100 - landtechinc.com  
COPYRIGHT © 2011



**DETAIL 'A'**  
NOT TO SCALE



**REFERENCE PLAN:**

- "PHILLIPS ESTATES - DEFINITIVE SUBDIVISION PLAN OF LAND," WESTFORD, MASSACHUSETTS, PREPARED FOR RANCHO REALTY TRUST, PREPARED BY HOWE SURVEYING ASSOCIATES, INC., DATED JULY 14, 1986, RECORDED MNRD PLAN BOOK 159 PLAN 130 ON 5/29/87. (THE STREET NAME "RANDOLPH CIRCLE" APPEARS AS "JULIE JOY LANE" ON PLAN BOOK 159, PLAN 130.)
- PLAN BOOK 201, PLAN 115 RECORDED AT THE MNRD ON 10/22/99.
- PLAN BOOK 193, PLAN 65 RECORDED AT THE MNRD ON 2/21/97.
- PLAN BOOK 192, PLAN 27 RECORDED AT THE MNRD ON 9/6/96
- PLAN BOOK 177, PLAN 31 RECORDED AT THE MNRD ON 11/5/91.

**LEGEND**

- DRILL HOLE FOUND  D.H. Fnd.
- STONE BOUND FOUND  SB/DH Fnd.
- STONE BOUND W/DRILL HOLE SET (JANUARY 2012)  SB/DH Set
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE

**CERTIFICATIONS**

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*[Signature]* **JAN 13, 2012**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR  
REGISTRATION No. 35038  
(FOR LANDTECH CONSULTANTS, INC.)

RESERVED FOR REGISTRY USE

