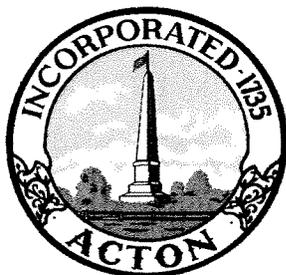


FY 1



TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** November 23, 2005
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Site Plan #405, 144 Great Road

This is the site of the historic John Robbins House. It got on the National Register of Historic Places in 2003. In general, I find the site plan appropriate and sensitive to the historic building, which would be reused as an art gallery apparently without any substantive exterior changes.

Comments:

1. I agree with the methodology for establishing trip generation estimates and also agree that a traffic study is not required.
2. The plan proposes to pave the existing circular driveway, which is currently surfaced with gravel – a bit old and rutted out. I am not clear what function it will have, perhaps for access to the barn, for deliveries, or the like. It is clear that it is not intended for customer parking, except perhaps during gallery events. If this driveway will experience only light and occasional use, the applicant might consider upgrading it with a new gravel surface or stone pavers. This would eliminate the need for the infiltration trench.
3. The proposed sidewalk is needed and I am thankful for not having to ask for it. As shown it would require some small easements from the property owner to get around the utility poles. Or, the poles could be reset. There is also a utility box at the circular driveway apparently in the way of the proposed sidewalk. The sidewalk needs MassHighway approval.
4. The proposed drainage system for the parking lot does not conform to design requirements of Zone 3, Groundwater Protection District. Alternative designs may be allowed if they accomplish the same or better water quality at the point of discharge to the groundwater. I defer to the Engineering Department for a more technical evaluation of this item.
5. I would second Dean Charter's request for an easement to allow cyclists on the future Bruce Freeman Rail Trail to cross over to the Brookside Shops. However, I would not recommend formalizing any such access without a signalized crosswalk on Great Road.

Cc: *(circled)* Planning Board
Garry Rhodes
Historical Commission

SITE PLAN FOR 144 GREAT ROAD ACTON, MASSACHUSETTS



LOCUS PLAN SCALE: 1" = 1200'

0 200 400 600 800

RECORD OWNER:

KIMBERLY A. POWERS, TRUSTEE
THE BRAVERY REALTY TRUST
7 WILSON LANE
ACTON, MA 01720

ZONING DISTRICT:

LIMITED BUSINESS (LB)
GROUNDWATER PROTECTION DISTRICT
ZONE 3 - AQUIFER PROTECTION AREA

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
BOOK 8106 PAGE 68
BOOK 8109 PAGE 5ND
PLAN 1315 (B OF 2) OF 1955

TOWN ATLAS - ACTON, MASSACHUSETTS
MAP F-4 PARCEL 35-2

INDEX:

SHEET 1 OF 3 - TITLE SHEET,
EXISTING CONDITIONS
PLAN & LAYOUT PLAN
SHEET 2 OF 3 - GRADING, DRAINAGE AND
UTILITIES PLAN
SHEET 3 OF 3 - DETAIL SHEET

APPLICANT:

BRAVERY REALTY TRUST
P.O. BOX 2385
ACTON, MA 01720

ENGINEER/SURVEYOR:

STANSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MASSACHUSETTS 01720
(978) 263-6585



DATE: OCTOBER 3, 2005

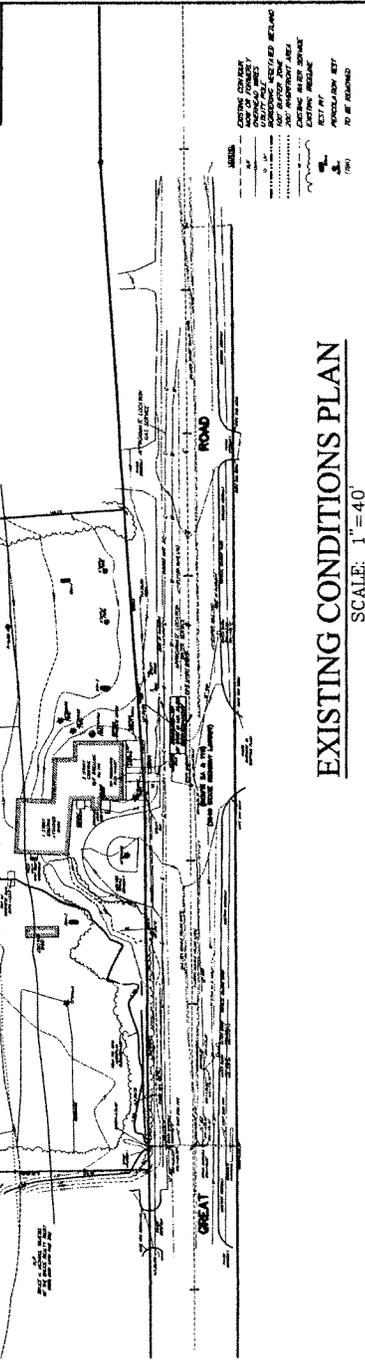
TEST PIT DATA:

DATE OF TESTING: 5/20/05
TEST PIT NO. 1
WITNESSED BY: [Signature]

TEST PIT NO.	DEPTH (FT)	SOIL TYPE	WATER TABLE (FT)
1	1.0	CLAY	1.5
2	1.5	CLAY	2.0
3	2.0	CLAY	2.5
4	2.5	CLAY	3.0
5	3.0	CLAY	3.5
6	3.5	CLAY	4.0
7	4.0	CLAY	4.5
8	4.5	CLAY	5.0
9	5.0	CLAY	5.5
10	5.5	CLAY	6.0

AS-BUILT DATA:

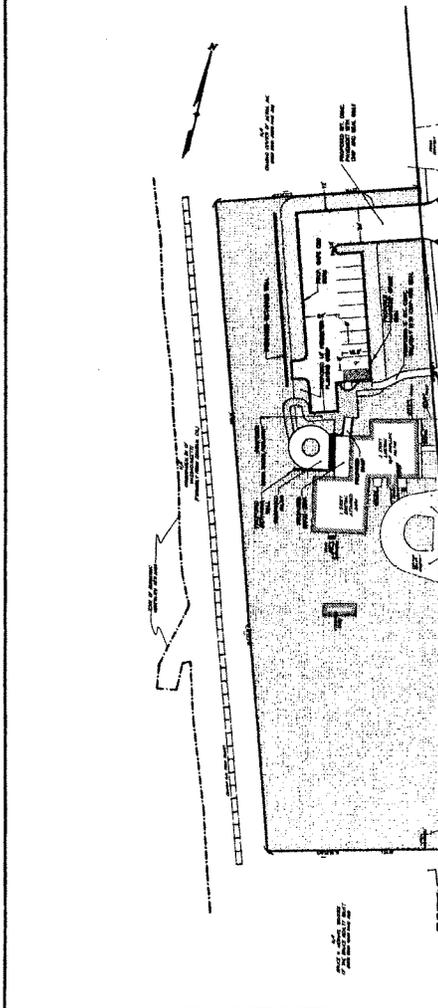
DATE OF SURVEY: 5/20/05
SURVEYOR: [Signature]



EXISTING CONDITIONS PLAN SCALE: 1" = 40'

LAND USE DATA:

LAND USE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
EXISTING BUILDINGS	10,000	10.0%
EXISTING DRIVEWAYS	5,000	5.0%
EXISTING PAVEMENT	15,000	15.0%
EXISTING GRASS	40,000	40.0%
EXISTING TREES	10,000	10.0%
EXISTING OPEN SPACE	10,000	10.0%
EXISTING UTILITIES	5,000	5.0%
EXISTING TOTAL	100,000	100.0%



LEGEND:

- EXISTING DRIVEWAY
- EXISTING PAVEMENT
- EXISTING GRASS
- EXISTING TREES
- EXISTING OPEN SPACE
- EXISTING UTILITIES
- PROPOSED DRIVEWAY
- PROPOSED PAVEMENT
- PROPOSED GRASS
- PROPOSED TREES
- PROPOSED OPEN SPACE
- PROPOSED UTILITIES

NOTE: TRASH CONTAINERS WILL BE LOCATED NEAR GARAGE

LAYOUT PLAN SCALE: 1" = 40'

