

Stamski And McNary, Inc.

Engineering - Planning - Surveying

80 Harris Street Acton, MA 01720

Application for Approval of a Preliminary Plan

Under the Subdivision Control Law and the Acton Planning Board Subdivision Rules and Regulations

For:

SPRING FARM CIRCLE A RESIDENTIAL COMPOUND AT 105-107 SUMMER STREET ACTON, MA

Location: Assessors Map F-1 Parcel 110 & 110-1
#105-107 Summer Street
Acton, MA

Applicant: **Jane Gruber**
105 Summer Street
Acton, MA 01720

Owners: Benjamin A. & Jane A. Gruber
105 Summer Street
Acton, MA 01720

Nancy L. Meehan
107 Summer Street
Acton, MA 01720

Date: April 25, 2006

RECEIVED

MAY - 3 2006

SM-3511

PLANNING DEPT.

TABLE OF CONTENTS

1. FORM PP – APPLICATION FOR APPROVAL OF PRELIMINARY PLAN
2. DEVELOPMENT IMPACT REPORT
3. CERTIFIED LIST OF ABUTTERS
4. CONCEPTUAL “PROOF PLAN”
5. PRELIMINARY PLAN

Attached Full Size Plans

“Preliminary Plan”
For
Spring Farm Circle
A Residential Compound
At 105-107 Summer Street
Acton, Massachusetts
For: Jane A. Gruber
Scale: 1”=40’; April 25, 2006
By: Stamski And McNary, Inc.

“Conceptual Proof Plan”
In
Acton, Massachusetts
For: Jane A. Gruber
Scale: 1”=40’; April 25, 2006
By: Stamski And McNary, Inc.

**1. FORM PP – APPLICATION FOR APPROVAL OF
PRELIMINARY PLAN**

ACTON PLANNING BOARD

FORM PP

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Acton for Approval under the suggested procedure in the Rules and Regulations Governing the Subdivision of Land in the Town of Acton, Massachusetts.

(Please type or print information in blanks below.)

1. Name of Proposed Subdivision Spring Farm Circle

2. Name of Applicant(s) Jane A. Gruber

Address 105 Summer Street, Acton, MA 01720 Phone (978) 263-7438

1. Benjamin A. & Jane A. Gruber

3. Name of Property Owner(s) 2. Nancy L. Meehan

1. 105 Summer Street, Acton, MA 01720 1. (978) 263-7438

Address 2. 107 Summer Street, Acton, MA 01720 Phone 2. (978) 264-4439

4. Name of Engineer Stanski and McNary, Inc.

Address: 80 Harris Street, Acton, MA 01720 Phone (978) 263-8585

5. Name of Land Surveyor Stanski and McNary, Inc.

Address 80 Harris Street, Acton, MA 01720 Phone (978) 263-8585

1. 39071

6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 2. 14738

1. 338

Page Number 2. 217 and/or registered in the Middlesex Registry of Land Court, Certificate

Of Title Number _____

1. 110

7. Zoning District R2 Map No.(s) E-1 Parcel No.(s) 2. 110-1

8. Approximate acreage in subdivision 2.85 Number of lots 4

9. Total length of road(s) in linear feet 242'±

10. Location and Description of property two existing dwellings located at 105 and 107 Summer

Street, located approximately 400' from Winter Street.

Jane Gruber 4/24/06
Signature of Applicant, Date

Benjamin A. Gruber 4/26/06
Signature of Applicant, Date

Nancy L. Meehan 4/27/06
Signature of Owner, Date

ALL owners (in case of a corporation, an authorized officer; in the case of a trust, ALL trustees) must Sign.

Appendix C

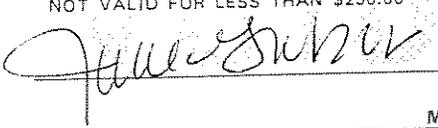
SUBDIVISION FEE SCHEDULE	
PRELIMINARY PLAN	<u>\$1000.00</u> or \$500.00 + \$0.50/foot of road, whichever is greater
DEFINITIVE PLAN	
Following a Preliminary Plan	\$2000.00 + \$5.00/foot of road
Without Preliminary Plan	\$2500.00 + \$8.00/foot of road
Modification or Amendment	\$2000.00 + \$5.00/foot of road
Rescission	\$500.00
ANR PLAN	
No New Lot Lines	\$25.00
New Lot Lines	\$100.00 + \$50.00/lot

0031551706AGE
 JANE GRUBER
 105 SUMMER ST
 ACTON MA 01720-2258

A.G. Edwards 2021
 CASH CONVENIENCE ACCOUNT
 Date 4/26/07

Pay to the Order of Town of Acton \$ 1000⁰⁰
One thousand ^{no} /100 Dollars  Security features included. Details on back.

Payable Through UMB Bank of Colorado, Security, CO
 SHAREHOLDER SERVICES, INC. FOR
 THE CENTENNIAL FAMILY OF FUNDS

NOT VALID FOR LESS THAN \$250.00


Memo _____ MP

⑆ 10700 1067⑆ 1025 118563 1110⑆ 1202⑆

2. DEVELOPMENT IMPACT REPORT

DEVELOPMENT IMPACT REPORT

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with an application for approval of a preliminary and a definitive subdivision plan. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision Spring Farm Circle
2. Location #105 & #107 Summer Street Assessor's Map F-1 Parcels 110 & 110-1
3. Name of Applicant(s) Jane A. Gruber
4. Brief Description of the Proposed Project A proposed Residential Compound consisting of two existing and two proposed detached single family dwellings to be served by a 242' private way, designed to the standards for a common driveway.
5. Name of Individual Preparing this DIR Richard J. Harrington, P.E.
Address Stamski and McNary, Inc. 80 Harris St. Business Phone (978) 263-8585 ext. 111
Acton, MA 01720
6. Professional Credentials Commonwealth of MA Registered Professional Engineer Lic. # 41298
Member of American Society of Civil Engineers

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	0
Commercial	0
Residential	100
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: 2.85+/- acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)	0	0
Forested	1.63 +/-	0.50 +/-
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0.01 +/-	0.01 +/-
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0	0
Roads, buildings and other impervious surfaces	0.27 +/-	0.62 +/-
Other (indicate type) <u>Lawn Area</u>	0.94 +/-	1.72 +/-

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

District	Percentage
Residence 2 (R-2)	100
Groundwater Protection District Zone 2	33
Groundwater Protection District Zone 3	67

10. Predominant soil type(s) on the site: Merrimac fine sandy loam

Soil drainage (Use the US Soil Conservation Service's definition)

Soil Type	% of the Site
Well drained	100
Moderately well drained	
Poorly drained	

11. Are there bedrock outcroppings on the site? yes X no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	89
10 - 15%	11
greater than 15%	0

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well?

Zone(s) 2&3 Proximity to a public well: 2,060 +/- feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director).

 yes X no

If yes, specify: _____

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?

 yes X no

If yes, specify: _____

16. Are there any established foot paths running through the site or railroad right of ways?

yes no

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area? yes no

Is the site adjacent to conservation land or a recreation area? yes no

If yes, specify: _____

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? yes no

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?

yes no

If yes, specify: There is a Vegetated Wetland bordering a pond in the north east corner of the subdivision this BVW has been flagged and delineated by David Crossman from B & C associates.

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? yes no

If yes, specify: _____

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? yes no

If yes, specify results: No, to the best of the preparer's knowledge, existing land use is for two existing residential dwellings.

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? yes no

If yes, specify _____

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Acton Historical Society.)

yes no

If yes, please describe: Existing dwelling #105 Summer Street (to remain) is currently on Acton's Cultural Resource List.

24. Is the project contiguous to or does it contain a building in a local historic district or national register district?
 yes no

25. Is the project contiguous to any section of the Isaac Davis Trail?
 yes no

If yes, please describe _____

B. Circulation System

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision? Based on 2 Proposed Dwellings, the two existing dwellings not included.

Average weekday traffic		19.14
Average peak hour volumes	morning	1.50
Average peak hour volumes	evening	2.02

27. Existing street(s) providing access to proposed subdivision:

Name Summer Street Town Classification Collector

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways Summer Street & Winter Street, Summer Street & Arlington Street

29. Location of existing sidewalks within 1000 feet of the proposed site? Opposite Side of Summer Street

30. Location of proposed sidewalks and their connection to existing sidewalks:

There are no sidewalks proposed, since one currently exists on the opposite side of Summer Street.

31. Are there parcels of undeveloped land adjacent to the proposed site? yes no

Will access to these undeveloped parcels be provided within the proposed site?

yes no

If yes, please describe _____

If no, please explain why _____

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed? 8

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? N/A site is residential.

34. Storm Drainage

Section E Measures to Mitigate Impacts

37. Prevent surface water contamination The proposed drainage system is typically designed in accordance with the Department of Environmental Protection's Stormwater Management Policy. The private way drainage will be directed into a closed drainage system composed of deep sump and hooded catch basins. The deep sump and hooded catch basins will act as pretreatment which will prohibit oil and gas from entering the remainder of the drainage system and collect driveway sediment. After exiting the catch basins, the first inch of runoff will be directed into the clay lined retention basin located in the cul-de-sac. The remainder of the runoff will then be directed to the sub-surface drainage basin for recharge.
38. Prevent groundwater contamination The septic system on each lot will be designed to meet or exceed Title V and the Town of Acton Board of Health standards. Each lot will be served by town water. The drainage system will be designed to treat and recharge the runoff so as to prevent contamination of the groundwater. In addition, all private way drainage will be directed into a stormwater management system as described above. This stormwater management system will contain any potential pollutants (i.e. oil and gas) before they can reach the groundwater table.
39. Maximize groundwater recharge A Proposed Sub-Surface drainage area will be provided within the proposed driveway turnaround area for the private way runoff. This drainage area will also provide recharge of runoff. Driveway and roof runoff will be directed towards existing vegetation.
40. Prevent erosion and sedimentation During construction, a haybale and/or siltation fence will be placed between the limit of construction and the edge of the property, which will remain in place until a vegetative cover is established. Any silt, construction debris, etc. shall be removed from the public way or abutting property immediately upon discovery. All sediments spilled, dropped, or washed into public rights-of-ways shall also be removed immediately. A "Stabilized Construction Entrance" will be located at the intersection with Summer Street. The "Stabilized Construction Entrance" will be removed and replaced with gravel prior to placement of pavement. All catch basins and manhole rims will be covered with siltation fabric and haybales. The sumps will be cleaned out immediately upon completion of construction activities. All cut and fill slopes will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with haymulch during the non-growing season (November 1 to April 1). Any fill material used shall be free of hazardous material and construction debris. Rip rap will be placed at the end of all drainage outlets. The developer shall comply with the Erosion and Sedimentation Control Plan.
41. Maintain slope stability All cut and fill slopes will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with haymulch during the non-growing season (November 1 to April 1). Haybales and/or siltation fence shall remain in place until vegetation has been established. An Erosion and Sedimentation Control Plan will be prepared which will provide the necessary details.
42. Design the project to conserve energy The proposed dwellings will meet the stringent requirements of the state and local building codes.
43. Preserve wildlife habitat The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible.
44. Preserve wetlands There is no wetland filling proposed, therefore the wetlands will be preserved.
45. Ensure compatibility with the surrounding land uses The surrounding land uses are composed of residential single family homes along Summer Street. The existing and proposed use of the property is also residential. The approval of a residential compound will maintain the feel of a

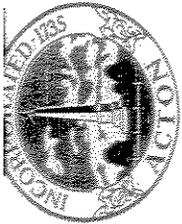
small neighborhood, since there will be less pavement, tree clearing and drainage required for a common driveway as opposed to a full subdivision road.

46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment. See 37, 38 & 39. The combination of the subsurface recharge areas and diversion of roof runoff towards existing vegetation will provide the storage and the controls necessary to disperse and slow down runoff from developed areas to below predevelopment runoff rates.

47. Preserve historically significant structures and features on the site This plan preserves, the existing dwelling (#105 Summer Street) which is currently on the Town of Acton's Cultural Resource List, will remain unchanged.

48. To mitigate the impact of the traffic generated by the development The proposed private way is a minor way designed to common driveway standards. The project will only generate traffic from two additional residential dwellings. The vehicle trips generated from this proposed development are well below any daily volume threshold which would effectively put a strain on the existing streets.

3. CERTIFIED LIST OF ABUTTERS



4 1/2 Main Street
 Acton, MA 01720
 Telephone (978) 264-9622
 Fax (978) 264-9630

Brian McMullen
 Assistant Assessor

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
105 & 107 Summer St F1-110 & F1-110-1							
680 MASS AV	F1-4	ACTON WATER DISTRICT		472 MAIN STREET	ACTON	MA	01720
153 SUMMER ST	F1-15	ERIKSON MILDRED L		151 SUMMER ST	ACTON	MA	01720
19 BIRCH RIDGE RD	F1-64	BINNS PETER J	BINNS HENDRIKA	19 BIRCH RIDGE RD	ACTON	MA	01720
21 BIRCH RIDGE RD	F1-75	FRIDRIKH SERGEY	FREYDINA EVGENTY A	21 BIRCH RIDGE RD	ACTON	MA	01720
23 BIRCH RIDGE RD	F1-83	FAN ZHANYUN	CHEN ZHIGANG	23 BIRCH RIDGE RD	ACTON	MA	01720
113 SUMMER ST REAR	F1-86	POTTER SHELLY		113 SUMMER ST REAR	ACTON	MA	01720
111 SUMMER ST	F1-87	POTTER MURRAY W	GAIL M	111 SUMMER STREET	ACTON	MA	01720
359 ARLINGTON ST	F1-88	TORMA DENNIS O	TORMA NICOLE T	359 ARLINGTON ST	ACTON	MA	01720
363 ARLINGTON ST	F1-88-1	MACKALL AUBREY	MCCARTHY PAULA V	363 ARLINGTON ST	ACTON	MA	01720
367 ARLINGTON ST	F1-88-2	ELLIOT PAUL G	ELLIOT DOLORES A	367 ARLINGTON ST	ACTON	MA	01720
95 SUMMER ST	F1-88-3	HUGHES GEOFFREY A	HUGHES MANYA BALCH	95 SUMMER ST	ACTON	MA	01720
89 SUMMER ST	F1-88-4	WARREN WADE M	WARREN KRISTIN MH	89 SUMMER ST	ACTON	MA	01720
361 ARLINGTON ST	F1-88-5	PROODIAN RONALD C	SCENA C	361 ARLINGTON ST	ACTON	MA	01720
25 BIRCH RIDGE RD	F1-89	SARTINI III THOMAS EUGENE	WALSH-SARTINI ALLISON J	25 BIRCH RIDGE RD	ACTON	MA	01720
355 ARLINGTON ST	F1-94	LINDSAY DONALD	LINDSAY KAREN	355 ARLINGTON ST	ACTON	MA	01720
113 SUMMER ST BESIDE	F1-97	POTTER SHELLY		113 SUMMER ST BESIDE	ACTON	MA	01720
113 SUMMER ST	F1-98	POTTER SHELLY		113 SUMMER ST	ACTON	MA	01720
116 SUMMER ST	F1-109	WHITCOMB DOUGLAS W	WHITCOMB SUSAN E	116 SUMMER ST	ACTON	MA	01720
112 SUMMER ST	F1-117	STEVENSON MARTIN S	O'TOOLE TERESA M	112 SUMMER ST	ACTON	MA	01720
112 SUMMER ST BESIDE	F1-117-1	STEVENSON MARTIN S	O'TOOLE TERESA M	112 SUMMER ST	ACTON	MA	01720
366 ARLINGTON ST	F1-118	RYAN JOHN F	RYAN VALERIE J	366 ARLINGTON ST	ACTON	MA	01720
108 SUMMER ST	F1-123	DEACON DAVID + DAVID JR TRUSTE	DEACON FAMILY REALTY TRUST	108 SUMMER ST	ACTON	MA	01720
104 SUMMER ST	F1-138	LOPORTO JOSEPH S	LOPORTO MARTHA G	104 SUMMER ST	ACTON	MA	01720
98 SUMMER ST	F1-139	COUGHLIN CORNELIUS E	ROSEMARIE	98 SUMMER ST	ACTON	MA	01720
3 WINTER ST	F1-148	STEWART ARTHUR I	LISELOTTE	3 WINTER	ACTON	MA	01720
1 WINTER ST	F1-149	WRIGHT LYNDA	C/O DAVID MUSGROVE	1 WINTER ST	ACTON	MA	01720
88 SUMMER ST	F1-156	DONOHUE BARBARA F		88 SUMMER STREET	ACTON	MA	01720
2 WINTER ST	F1-165	OSBORN GILBERT S	LYNNE J	2 WINTER STREET	ACTON	MA	01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
 Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776

Kimberly Hoyt
 Kimberly Hoyt
 Assessing Clerk

14-Feb-06

4. CONCEPTUAL “PROOF PLAN”

