Comprehensive Water Resources Management Plan (CWRMP)

APPENDICES H, I

Volume 5 of 5
Acton, MA

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Table 2-7: Needs and Solutions Matrix
CAC Preferences

Needs Evaluation					Solutions Evaluation				
Needs Planning Area	**Description**	**Predominant Technical Needs Criteria**	**Predominant Non-technical Needs Criteria**	**Ranking**	**Potential Offsite Solution**	**Negative Offsite Solutions Criteria**	**Positive Offsite Solutions Criteria**	**Implementation Comments**	**Preferred Solution**
1	Marshall Crossing Robbins Brook North Acton Village	Wetlands and wetland buffers Zone 1 and Zone II area Floodplains	Senior Housing (Robbins Brook)	Medium	Disposal at former septage lagoons	Former septage lagoons NARA - sensitive receptor Secondary growth impacts - many empty lots	Proximity to needs area Availability of land	Robbins Brook WWTF has available capacity	Cluster / Neighborhood shared systems and wastewater management district
2	Nagog Woods Acorn Park North Acton Condos Handley Woods	Private facilities in noncompliance Wetlands and wetland buffers Proximity to private wells Inadequate lot sizes		Low	Combine with Area 1	Former septage lagoons NARA - sensitive receptor		Acorn Park WWTF has available capacity	Cluster / Neighborhood shared systems Wastewater management district for residential lots on Henley Road
3	East Acton Village Route 2A	Inadequate lot sizes High groundwater - mounded systems needed Wetlands and wetland buffers Floodplains	Economic growth center Aesthetics of mounded systems	High	Decentralized system with subsurface discharge near Route 2	Perception of wastewater treatment on very visible conservation land Deeded conservation restriction on available parcel May conflict with village image	Link to rail trail construction May be consistent with Master Plan and East Acton Village Plan if growth controlled Possible reuse of effluent Subsurface conditions appear excellent	Timeline may not work for rail trail Greatest possibility of economic growth Crossing of Nashoba Brook	

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					Cluster or shared systems privately financed		Consistent with Master Plan and East Acton Village Plan Possible reuse of effluent	Land acquisition Farmbrook and Suburban Manor WWTF's have available capacity	Cluster / Neighborhood shared private systems
4	Concord Road Poet's Corner	Wetlands and wetland buffers High groundwater - mounded systems needed	Aesthetics of mounded systems	Low	Link to Area 3				Wastewater management district
5	Brucewood Estates	High groundwater - mounded systems needed Wetlands and wetland buffers Flood plain	Aesthetics of mounded systems	Medium	Cluster system discharging to Zone II	Perception of discharge in drinking well protection area Permitting effort and cost	Recharge of aquifer	Zone II discharge	Wastewater management district
					Cluster system on currently private land			Land acquisition	
6	Brookside Apartments Brookside Circle	Wetlands and wetland buffers Flood plain		Low	Connection to sewer		Removes a groundwater discharge permit	Sewer infrastructure improvements needed	Continued use of cluster system with wastewater management district
7	Powdermill Plaza	Partially in a Zone II	Economic growth in commercial area	High	Connection to sewer		Removes old WWTF with outfall to Assabet	Capacity now available at Town WWTF	Connection to Acton sewer

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		High groundwater - mounded systems needed Wetlands and wetland buffers WWTF outfall to Assabet Floodplains	Aesthetic impact of mounded systems						
8	Maynard Border	Wetlands and wetland buffers		Medium	Gravity connection to Maynard	Distance from Acton sewer		Small number of impacted lots Inter-municipal agreement needed	Connect to municipal sewer (Acton or Maynard) if capacity available, otherwise wastewater management district
9	Heath Hen Meadow, Liberty and Stow Streets	High groundwater - mounded systems needed Wetlands and wetland buffers	Aesthetic impact of mounded systems	Low	N/A		Isolated area with no local disposal options		Wastewater management district
10	Spencer Road Area Tuttle / Flint / Mallard	Wetlands and wetland buffers Poorly drained soils - large drainfields on small lots		High	Connection to sewer		Possible link of residential area to Dover Heights solution	Permitted capacity limits at Town WWTF	Connection to Acton sewer if capacity available, otherwise wastewater management district
11	Nash and Downey Roads Dover Heights	Wetlands and wetland buffers		Medium	Connection to sewer	Permitted capacity limits at Town WWTF	Isolated area with no local disposal option	Multiple pumping stations needed	Conection to Acton sewer if capacity available, otherwise

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		Sensitive receptor - Adjacent to Estimated Rare Wildlife Habitat						Permitted capacity limits at Town WWTF	Wastewater management district and
	Dover Heights	Large private system will need a new WWTF or sewer connection per DEP			Connection to sewer			May require 2 pump stations Permitted capacity limits at Town WWTF	upgraded treatment system at Dover Heights
12	West Acton Center	Small lots Dense development Wetlands and wetland buffers Floodplains Large school wastewater systems Sensitive receptors - Schools	Town planned economic development center Regulatory pressure (schools) Historic District	High	Connection to sewer		Promotes economic development Consistent with Master Plan and West Acton Village plan	Sewer along Mass Ave may be politically difficult Permitted capacity limits at Town WWTF	Connection to Acton sewer if capacity available, otherwise cluster / neighborhood systems
					Cluster	Disposal location on private land Soils evaluation needed Limited capacity at disposal site	Avoids sewer in Mass Ave		
13	Indian Village	High groundwater - mounded systems needed Wetlands and wetland buffers	Aesthetic impact of mounded systems	High	Connection to sewer		Return neighborhood character by avoiding tree cuts for disposal fields	Fully built residential area - no secondary growth impacts Connection through West Acton Center	Connection to Acton Sewer if capacity available, otherwise wastewater management district and other alternatives

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		Poorly drained soils - large drainfields on small lots						Permitted capacity limits at Town WWTF	
14	Colonial Acres Forest Glen Flagg Hill	High groundwater - mounded systems needed Poorly drained soils - large drainfields on small lots Partially abuts AWD Zone II	Aesthetic impact of mounded systems	Medium	N/A			Isolated from sewer system with no local disposal location for entire area	Wastewater management district
15	Acton Center	High groundwater - mounded systems needed Poorly drained soils - large drainfields on small lots	Aesthetic impact of mounded systems Historic district	Low	N/A	If off-site available, large number of empty lots may be developed.		Maintain rural character of center	Wastewater management district