

**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (978) 264-9628  
Fax (978) 264-9630

**Engineering Department**

---

**INTERDEPARTMENTAL COMMUNICATION**

**To: Planning Department**

**Date:** July 28, 2006

**From: Engineering Department**



**Subject: Peet P.C.R.C. - "QUARRY WOODS"**

---

We have reviewed the above-mentioned plan dated June 21 2006 and have the following comments.

1. There are no natural features such as brooks or streams shown on the Locus Plan.
2. The engineer needs to show the 40-foot wide R.O.W. as described in the Private Way and Maintenance Agreement (Deed Book 47181 Page 290) on the plans.
3. The engineer needs to also show the Groundwater Protection District Zone 3 that is located on the side of this property closest to Quarry Road. The first 500 foot (+/-) section of the proposed common driveway from Quarry Road is located within Groundwater Protection District Zone 3.
4. The engineer needs to add the following information to the Approval Not Required Plan (sheet 2 of 3):
  - The 40-foot wide R.O.W. as described in the Private Way and Maintenance Agreement (Deed Book 47181 Page 290).
  - The zoning boundary on the northerly side of the property between the R10/8 & ARC zoning districts.
  - The Groundwater Protection District Zone 3 that is located on the side of this property closest to Quarry Road.
  - The bearing and dimensions around the entire perimeter of Lot 2 (Town Map C-5 Parcel 17).
  - The map and parcel reference for Lot 2 which appears to be included as part of this ANR plan.
  - All the survey monumentation that exists along the property. Attached herewith is a copy of the plans for Quarry Road and the adjacent Town lot (Town Map C-5 Parcel 3) showing existing stone bounds and iron pipes that are located along

this property and Quarry Road.

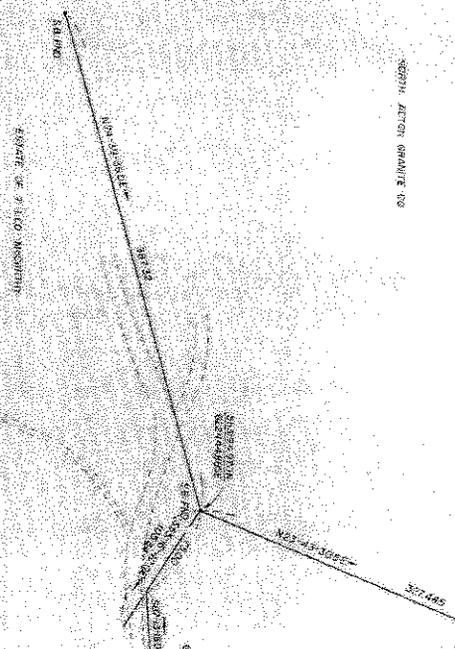
5. During our site inspection, we noticed some existing mechanical equipment that was used for the quarry. This equipment might have some historical significance since it relates to the quarry work that was conducted on this property in the past.
6. A note should be added to the plans referencing the National Geodetic Vertical Datum that was used for the elevations shown on the plans. The Town requires the elevations referenced to the National Geodetic Vertical Datum of 1929. The engineer also needs to show one additional temporary benchmarks on the site. The temporary benchmark should be located on a fixed object that will not be disturbed during construction.
7. There are some existing survey markers along Quarry Road and the existing cart path on Parcel 17 of Town Map C-5 that are not shown on the plans. Attached are copies of the plans showing the locations of these survey monuments. These monuments need to be shown on the plans and protected during construction.
8. There should be a note on the plans requiring the existing survey monuments such as the stone bounds and iron pipes to be marked in the field prior to construction. There should also be a note on the plans stating that if these property markers are damaged or destroyed during construction that the applicant will hire a registered land surveyor to reset the monuments and certify the new locations.
9. We recommend that the engineer be required to submit drainage calculations to show that the post development peak runoff rate will not exceed pre-development conditions.
10. The engineer should submit some drainage sizing calculations and a typical detail for the proposed roof drain drywells to ensure that the drywell is sized to adequately handle the intended volume of runoff. The engineer should show the location of these drywells on the plans. The engineer should conduct a percolation test in the same location as the proposed drywells to determine the actual infiltration rate.
11. We recommend that the engineer be required to submit water balance calculations in accordance with the Zoning Bylaw.
12. There are no sidewalks being proposed as part of this project.
13. No fire hydrants have been shown on the plans. The engineer will need to add a note on the plans clearly explaining how the applicant will provide fire protection for the site.
14. Based on our turning templates, an emergency SU-30 vehicle (fire truck) cannot maneuver in the following locations:
  - A fire truck cannot maneuver in the emergency vehicle turnaround on Area B without driving onto the road shoulder.
  - A fire truck cannot maneuver within the parking lot on Area A without driving through the parking space closest to the proposed road.
  - In the event the emergency vehicles mistakenly responds to the wrong Area (A or B), the fire truck cannot maneuver the intersection at Station 5+00 in order to drive to the building located in the other Area.

15. The engineer should realign the shared driveway at the intersection of the common driveway so that vehicles, including a fire truck can turn toward the studio/apartment building without driving onto the road shoulder.
16. The engineer should label the radiuses of the intersection roundings to ensure that the road is constructed to allow a fire truck to maneuver within the site.
17. The engineer has shown the proposed common driveway to be 14 feet wide with either a 1-foot wide road shoulder or no road shoulders. We recommend that the engineer show a wider road shoulder that complies with Section 3.8.1.5 (m) of the Zoning Bylaw. This section requires a 3 foot wide road shoulders free of obstructions such as trees. Our concern is relating to accessibility for emergency vehicles such as fire trucks or ambulances. We want to be sure there is sufficient room on the driveway in case there is another vehicle driving on the common driveway at the same time.
18. The typical cross sections for the road shoulders should be revised to show a minimum of 3 or 4-inches of top soil and seed on top of the same gravel base as the proposed road.
19. The engineer is proposing to construct the roadways, parking area and the driveways with a crushed stone surface instead of an impervious material such as bituminous concrete. Based on my initial review, it appears that the requirements for Parking Lot Design and Common Driveway standards in the Zoning Bylaw require these areas to have an impervious surface to collect pollutants from vehicles prior to discharge into the groundwater and surrounding wetlands. This may not apply to the driveway heading Area B since this serves only as a shared driveway to 2 dwellings.
20. We are concerned about allowing the common driveway to be unpaved due to the overall length of the common driveway and the constant potential risk for material eroding from the road surface.
21. We noted that the first 500 feet (+/-) of the proposed road from Quarry Road is located within Groundwater Protection District Zone 3. The engineer has not shown how they intend to comply with the requirements set forth in the Zoning Bylaw for treatment and renovation of runoff from the roadway. Due to the lack of available land area along this section of the common driveway, the applicant could propose some improvements elsewhere within the area as a possible alternative to treat an equivalent amount of runoff from an impervious surface.
22. The Town might also need an agreement with the applicant to clarify what will be allowed where the common driveway crosses Town-owned land.
23. The applicant will have to propose street addresses for the 3 new buildings (2 dwelling units & the studio/apartment building) on the site. We are concerned about the potential confusion, especially during a 911 emergency. The applicant will need to obtain final approval for the street addresses from the Engineering, Police and Fire Departments.
24. We recommend that the engineer show a sign on their driveway at Quarry Road and at the interior intersection at about 5+00 clearly indicating the street addresses since the two dwellings and the Studio/Apartment building will not be visible from either intersection.
25. In addition to the street address sign, the engineer should show that a sign will be attached to this post stating that this driveway is a private way.

26. We recommend that the applicant incorporate some language for the private ways into their legal documents and maintenance agreements so that future residents clearly understand the Town will not be responsible for snow plowing or any other related maintenance and that the common driveways will not become public ways.
27. The engineer should add some notes and details to the plan clearly stating that the contractor will reconstruct the existing cart path at the crossing of the proposed driveway at about Station 3+75 to provide a smooth safe path of travel for pedestrians, bicyclists, etc... Attached is a copy of the typical cross section for the existing cart path. At a minimum, the reconstructed ends of the cart path need to at least match the specifications shown in this detail.
28. The engineer should add a typical cross section and some notes relating to the new trail and the access bridge that connects Area A to Activity Area A1. We recommend that the proposed 10 foot wide trail be constructed in a manner that allows emergency vehicles such as an ambulance to drive on the trail in case of an emergency situation in Activity Area A1.
29. If required, the engineer might need to revise the grading shown for the proposed trail to Activity Area A1 to maintain a maximum slope of 5% so that it complies with handicap standards.
30. The design of the proposed access bridge adjacent to Activity Area A1 should be stamped by a professional structural engineer. The engineer should probably consider the maximum allowable design loads for this bridge so that future granite sculptures could be safely transferred across this access bridge without exceeding the maximum allowable weight limit.
31. The engineer should add details on the plans to specify the construction requirements for items within the roadway such as the sewer manholes, typical pipe trench cross section, etc...
32. There should be a note on the plans specifying how the disturbed area beyond the road shoulders will be stabilized. Are these areas going to be stabilized with loam and seed, woodchips, etc?
33. The maneuvering aisle for the parking area is labeled to be 20 feet wide. The Zoning Bylaws specifies that the maneuvering aisle shall be a minimum of 24 feet wide. The engineer should also label the typical dimensions of the proposed parking spaces on the plans to ensure that they will comply with the standards set forth in the Zoning Bylaw.
34. If there is a legal access to Quarry Road as shown on this plan, this might be an opportunity to discuss providing access for the land-locked parcel (Town Map C-5 Parcel 25) that is adjacent to the land owned by Candace Valente.
35. According to the Assessor's Records, the land-locked parcel (Town Map C-5 Parcel 25) is currently owned by John Green. The parcel is labeled on the plans being owned by the Town.
36. We recommend that an as-built plan showing the buildings, pavement, drainage and utilities be required at the conclusion of construction to show that the project was constructed according to the approved plans.

37. The engineer needs to label the minimum 30-foot setback from the structures to the boundary with the common land. It appears that the westerly side of the proposed studio/apartment building is shown to be only 20-feet from the common land boundary.
38. The engineer could label the existing trails that lead onto their property to be removed and restored to its original condition.
39. We recommend that there be a note on the plans stating that any utilities such as telephone, electric or cable that are installed into the site shall be constructed underground. There are no proposed utility lines shown on the plan except for the proposed wells and the septic system.
40. If proposed, the engineer will need to show the location of a dumpster for the proposed studio/apartment building and the appropriate screening.
41. The engineer will need to add the plan notes as stated in Section 3.14.5.27 of the PCRC Special Permit Rules and Regulations:
42. If the applicant intends to install outdoor lighting for the studio or the common driveway, the engineer will need to show the location of these lights on the plan.

SCOTT ACTON GRANITE CO



NOTES:

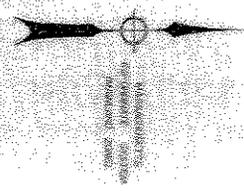
REFERRED MONUMENTS: DISTRICT RECORDS OF DEEDS  
 DEEDS: BK 1208 PG 42-43  
 BK 1209 PG 47-48  
 BK 1210 PG 44  
 BK 1211 PG 45  
 BK 1212 PG 46  
 BK 1213 PG 47  
 BK 1214 PG 48  
 BK 1215 PG 49  
 BK 1216 PG 50  
 BK 1217 PG 51  
 BK 1218 PG 52  
 BK 1219 PG 53  
 BK 1220 PG 54  
 BK 1221 PG 55  
 BK 1222 PG 56  
 BK 1223 PG 57  
 BK 1224 PG 58  
 BK 1225 PG 59  
 BK 1226 PG 60  
 BK 1227 PG 61  
 BK 1228 PG 62  
 BK 1229 PG 63  
 BK 1230 PG 64  
 BK 1231 PG 65  
 BK 1232 PG 66  
 BK 1233 PG 67  
 BK 1234 PG 68  
 BK 1235 PG 69  
 BK 1236 PG 70  
 BK 1237 PG 71  
 BK 1238 PG 72  
 BK 1239 PG 73  
 BK 1240 PG 74  
 BK 1241 PG 75  
 BK 1242 PG 76  
 BK 1243 PG 77  
 BK 1244 PG 78  
 BK 1245 PG 79  
 BK 1246 PG 80  
 BK 1247 PG 81  
 BK 1248 PG 82  
 BK 1249 PG 83  
 BK 1250 PG 84  
 BK 1251 PG 85  
 BK 1252 PG 86  
 BK 1253 PG 87  
 BK 1254 PG 88  
 BK 1255 PG 89  
 BK 1256 PG 90  
 BK 1257 PG 91  
 BK 1258 PG 92  
 BK 1259 PG 93  
 BK 1260 PG 94  
 BK 1261 PG 95  
 BK 1262 PG 96  
 BK 1263 PG 97  
 BK 1264 PG 98  
 BK 1265 PG 99  
 BK 1266 PG 100



ACTION IN RECORDS  
 VARIOUS, UNDER THE SUPERVISION  
 OF THE ENGINEERING DEPT.  
 OF THE TOWN OF ACTON  
 DATE: *March 1, 1975*  
 BY: *John A. Williams*

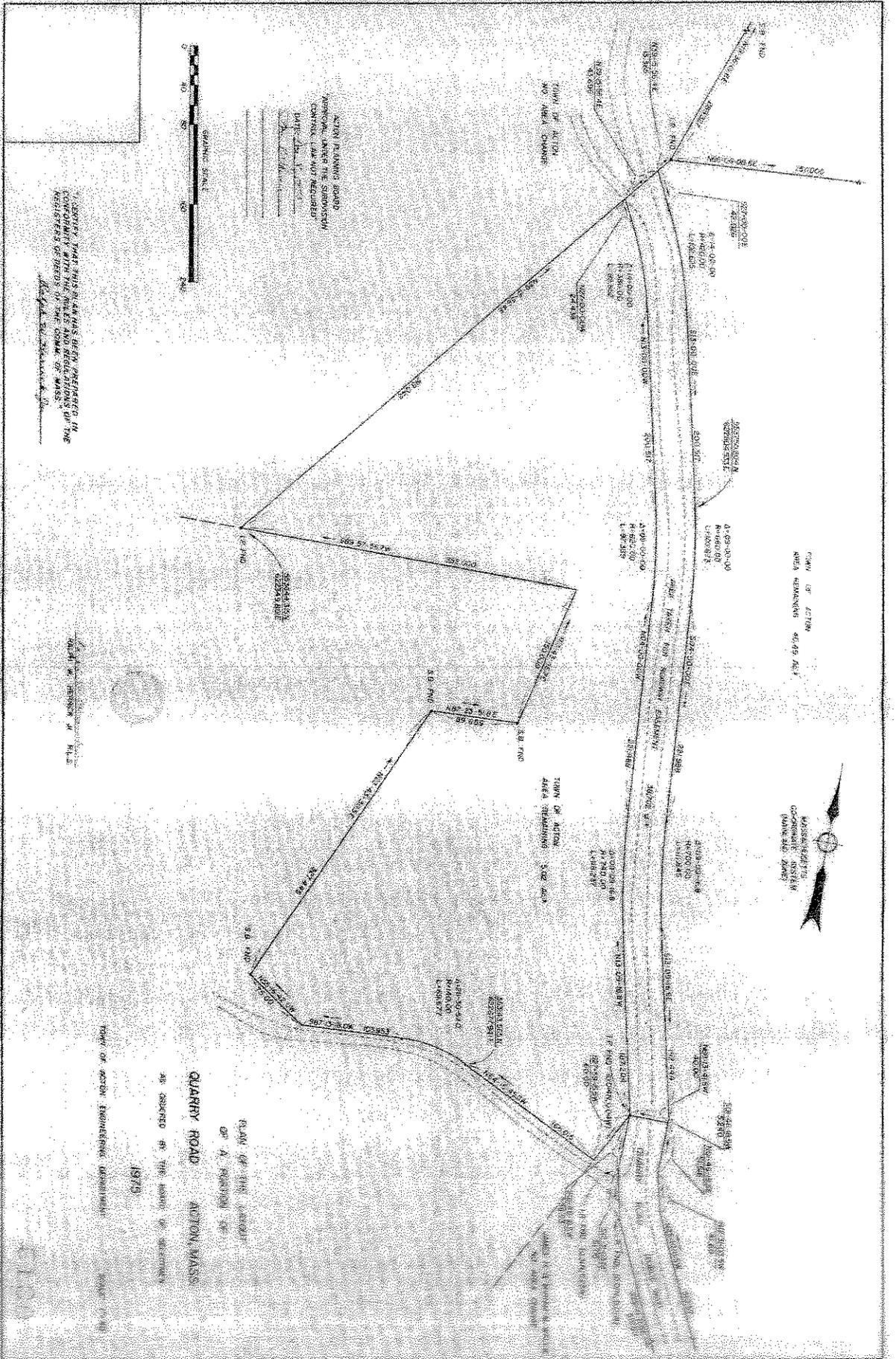


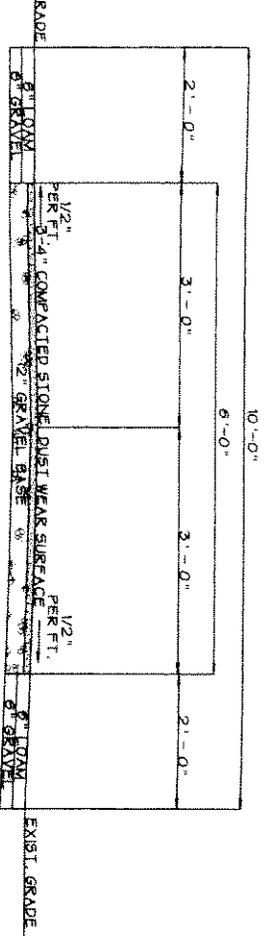
PLAN OF LAND IN ACTON, MASSACHUSETTS  
 OWNED BY THE  
 KENNEDY LAND CORPORATION  
 OF THE  
 TOWN OF ACTON, MASSACHUSETTS  
 SCALE: 1" = 40'  
 DRAWN BY: *John A. Williams*  
 DATE: *March 1, 1975*



LOT 1  
 46.40 AC.

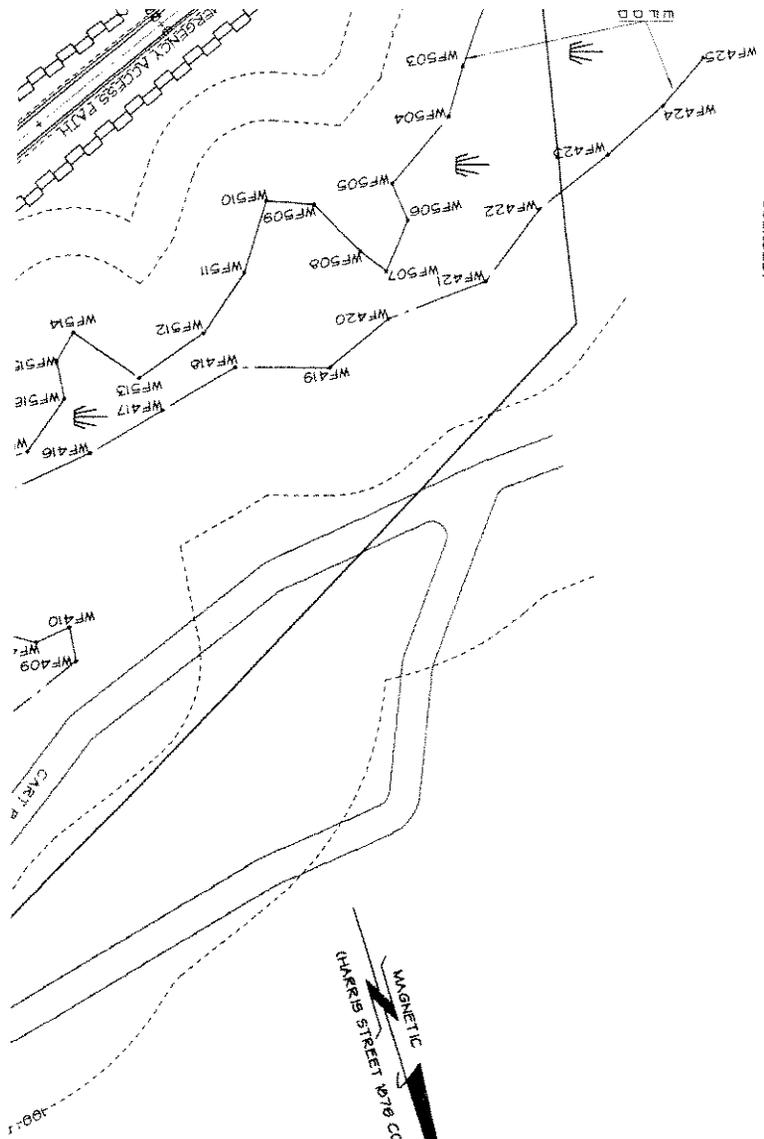
2000 1/4





### TYPICAL BICYCLE & PEDESTRIAN TRAIL

NOTE: FROM STATION 2+50 TO 2+00 REPLACE STONE DUST WEAR SURFACE WITH 2.5" OF TYPE 1 BITUMINOUS CONCRETE LAID IN TWO COURSES.



MAGNETIC  
HARRIS STREET (IN 1919 COUNTY LAYOUT)

### BICYCLE & PEDESTRIAN TRAIL

#### GENERAL:

PROPOSED ACCESS PATH SHALL BE CONSTRUCTED AT THE LOCATION SPECIFIED BELOW. THIS ACCESS SHALL EXTEND FROM THE END OF ALEXANDRA WAY TO THE EXISTING CART ROAD AT THE BOTTOM OF THE HILL BEHIND E.U.A. 9. THIS ACCESS SHALL THEN FOLLOW THE EXISTING CART ROAD THROUGH PARCEL A EXTENDING TO THE NORTHEAST CORNER OF THE PROPERTY NEAR THE BOUNDARY OF N/4 SECTION 10 AND N/4 SECTION 9. WHERE IT SHALL BE CONTINUED ON TO DOWN OWNED LAND THROUGH TO QUARRY ROAD. THIS ACCESS ROAD SHALL FOLLOW THE EXISTING CONTOUR OF THE LAND AND BE ACCESSIBLE TO BICYCLISTS, PEDESTRIANS AND FOUR WHEEL DRIVE VEHICLES FOR EMERGENCY PURPOSES ONLY.

#### CONSTRUCTION NOTES:

1. CLEAR, GRUB AND REMOVE ANY NECESSARY VEGETATION ALONG PROPOSED ACCESS ROAD TO A WIDTH OF 10 FEET AND A HEIGHT ACCEPTABLE TO THE ACTION FIRE CHIEF.
2. REMOVE ANY TOPSOIL, SUBSOIL OR DELETERIOUS MATERIAL FROM THE TEN FOOT WIDE ROAD BASE TO A MINIMUM DEPTH OF 16 INCHES.
3. INSTALL WELL COMPACTED GRAVEL BASE TO WITHIN 3'-4" OF EXISTING GRADE.
4. INSTALL 3'-4" COMPACTED STONE DUST WEAR SURFACE TO EXISTING GRADE.
5. WEAR SURFACE SHALL HAVE 1/2" PER FOOT CROWN.
6. THE PATH SHALL FOLLOW THE EXISTING GRADE AS MUCH AS IS PRACTICAL. THE APPROXIMATE PROPOSED CENTERLINE GRADE IS SHOWN TO DEMONSTRATE THE VERTICAL GRADES OF THE PATH. THE PROPOSED GRADES ALONG THE BOTTOM OF THE PROFILE ARE THEREFORE ONLY APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
7. IN THE EVENT BEDROCK IS ENCOUNTERED:
  - A. TOPSOIL SHALL BE REMOVED TO THE BEDROCK SURFACE.
  - B. A MINIMUM 12" OF GRAVEL SHALL BE PLACED OVER BEDROCK.
  - C. THE 3" COMPACTED STONE DUST SURFACE SHALL BE PLACED OVER THE 12" GRAVEL BASE.
  - D. THE 2 FOOT SHOULDERS SHALL BE GRADED INTO EXISTING GRADE.

### CULVERT IMPROVEMENT

1. EXISTING GRANITE CULVERT SHALL REMAIN.
2. A Poured IN PLACE REINFORCED CONCRETE SLAB SHALL BE PLACED OVER THE EXISTING CULVERT TO FILL GAPS AND PRODUCE A CONTINUOUS SURFACE. THE SLAB SHALL AT A MINIMUM BE 10 FEET LONG X 10 FEET WIDE X 6" MIN. DEPTH OF CONCRETE.
3. THE FORMS FOR THE SLAB SHALL BE ERECTED IN PLACE TO CONFORM TO THE IRREGULAR SURFACE OF THE EXISTING CULVERT.
4. THE FORMS SHALL BE INSPECTED BY ACTION SURVEY & ENGINEERING AND THE ACTION ENGINEERING DEPARTMENT PRIOR TO THE PLACEMENT OF CONCRETE.
5. REINFORCING STEEL MESH SHALL BE PLACED 2" FROM THE FINISHED SURFACE OF THE PROPOSED SLAB.

ACTON PLANNING DEPARTMENT  
Inter-departmental Memo  
978-264-9636

---

**Date:** June 28, 2006

**To:** Assessors  
Conservation Commission  
Fire Department  
Municipal Properties  
Water District  
Building Commissioner  
Engineering Administrator  
Health Department  
Police Department, fyi

**From:** Kim DeNigro, Secretary

**Subject:** PEET P.C.R.C – “QUARRY WOODS”

---

Attached is an application for **PEET P.C.R.C. – “QUARRY WOODS”**. General information about the address is as follows:

Location: 68 Quarry Road  
Applicant & Owners: Creighton & Yin Peet  
Address: 157 School Street  
Wayland, MA  
Engineer: Thomas Land Surveyors & Engineering Consultants, Inc.  
Units: 2, plus Art Studio  
Street Name: Quarry Road  
Street Length: Private Driveway – 1300'  
Map: C-5  
Parcel: 11  
Zoning: R-10-8; Affordable Housing Overlay District Sub district A  
Decision Date: September 20, 2006

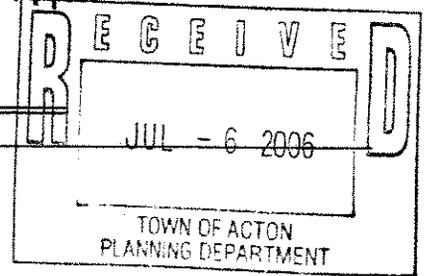
Please review the enclosed application and send your comments to the Planning Department no later than July 27, 2006. The public hearing is scheduled for August 8, 2006 at 7:45 PM.

We have also received copies of **large plans**. If you need to review them or have any questions, please call the Planning Department at 264-9636

Review Comments: ① The turn-around off the studio parking area may be problematic if there is a vehicle in the space adjacent to the turn-around. ② Some of the turning angles on the drive may be difficult to maneuver fire apparatus. ③ Turn-around on drive to houses may need to be larger. Suggest engineer consult with this department.

Signature: Robert P. Long, Fire Chief Date: 7/27/06

ACTON PLANNING DEPARTMENT  
Inter-departmental Memo  
978-264-9636



**Date:** June 28, 2006

**To:** Assessors  
Conservation Commission  
Fire Department  
Municipal Properties  
Water District  
Building Commissioner  
Engineering Administrator  
Health Department  
Police Department, fyi

**From:** Kim DelNigro, Secretary

**Subject:** PEET P.C.R.C – "QUARRY WOODS"

Attached is an application for **PEET P.C.R.C. – "QUARRY WOODS"**. General information about the address is as follows:

Location: 68 Quarry Road  
Applicant & Owners: Creighton & Yin Peet  
Address: 157 School Street  
Wayland, MA  
Engineer: Thomas Land Surveyors & Engineering Consultants, Inc.  
Units: 2, plus Art Studio  
Street Name: Quarry Road  
Street Length: Private Driveway – 1300'  
Map: C-5  
Parcel: 11  
Zoning: R-10-8; Affordable Housing Overlay District Sub district A  
Decision Date: September 20, 2006

Please review the enclosed application and send your comments to the Planning Department no later than July 27, 2006. The public hearing is scheduled for August 8, 2006 at 7:45 PM.

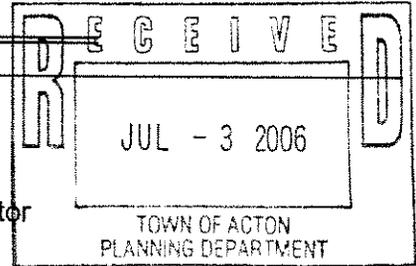
We have also received copies of **large plans**. If you need to review them or have any questions, please call the Planning Department at 264-9636

Review Comments: From what I see on the plan, it is the  
applicant's intent to use a private well as the source  
of potable water. As such, the Acton Water District  
has no comment on the proposal.

Signature: \_\_\_\_\_

Date: June 30, 2006

ACTON PLANNING DEPARTMENT  
Inter-departmental Memo  
978-264-9636



**Date:** June 28, 2006

**To:** Assessors  
Conservation Commission  
Fire Department  
Municipal Properties  
Water District  
Building Commissioner  
Engineering Administrator  
Health Department  
Police Department, fyi

**From:** Kim DeINigro, Secretary

**Subject:** PEET P.C.R.C – “QUARRY WOODS”

Attached is an application for **PEET P.C.R.C. – “QUARRY WOODS”**. General information about the address is as follows:

Location: 68 Quarry Road  
Applicant & Owners: Creighton & Yin Peet  
Address: 157 School Street  
Wayland, MA  
Engineer: Thomas Land Surveyors & Engineering Consultants, Inc.  
Units: 2, plus Art Studio  
Street Name: Quarry Road  
Street Length: Private Driveway – 1300'  
Map: C-5  
Parcel: 11  
Zoning: R-10-8; Affordable Housing Overlay District Sub district A  
Decision Date: September 20, 2006

Please review the enclosed application and send your comments to the Planning Department no later than July 27, 2006. The public hearing is scheduled for August 8, 2006 at 7:45 PM.

We have also received copies of **large plans**. If you need to review them or have any questions, please call the Planning Department at 264-9636

Review Comments: The Board of Health has witnessed test holes which indicate an on-site wastewater system can be sited on the property. How much development that system can support can not be determined until a design is submitted. Existing private wells in the area indicate an on-site potable water source can be found.

Signature:  Date: \_\_\_\_\_

# ACTON MUNICIPAL PROPERTIES DEPARTMENT

## INTERDEPARTMENTAL COMMUNICATION

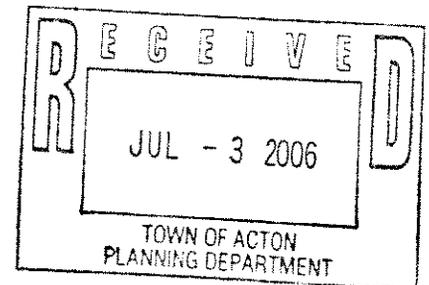
---

**To:** Kim DeNigro, Planning Department **Date:** 7/3/06  
**From:** Dean A. Charter, Municipal Properties Director   
**Subject:** Review of Peet PCRC, Quarry Woods

---

I have reviewed the plans submitted and visited the site of the proposed PCRC development; my comments are as follows:

1. The applicant has requested a waiver from the regulation requiring the submittal of a landscape plan. I object to the granting of this waiver. A landscape plan should be submitted providing, at the very least, the limits of clearing, proposed replacement plantings, and proposed groundcover, including details on depth of loam or mulch, and proposed seed mixes.
2. It should be made clear if any of the Common Land is to be granted to the Town of Acton, or what sort of organization will control the Common Land.
3. No intrusion into the adjacent Town land is to be allowed.
4. It appears from the plans and my inspection of the site that the access roadway to the site already exists, and no removal of Public Shade Trees from within the Quarry Road right-of-way is required. If for any reason removal of Public Shade Trees as defined by MGL Chap 87 is contemplated, a public hearing must be held by the Tree Warden.



ACTON PLANNING DEPARTMENT  
Inter-departmental Memo  
978-264-9636

---

**Date:** June 28, 2006  
**To:** Steve Barrett, Finance Director  
**From:** Kim DelNigro, Planning Department Secretary (KD)  
**Subject:** Planned Conservation Residential Community (P.C.R.C) Special Permit for property located at 68 Quarry Road - C5/11

---

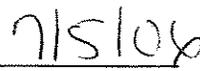
The Planning Board has received an application for the above referenced application and is scheduled to hold a public hearing on August 8, 2006. Please advise the Board of any delinquent taxes owed on the property at this time. If any property taxes are overdue, the Planning Board will include a condition requiring tax payment in their decision.

---

No property taxes due at this time.

The following property taxes are overdue at this time:

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

Thank you for your attention to this request.