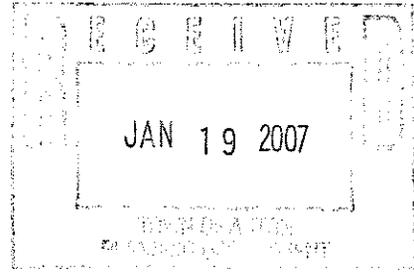


**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (978) 264-9628  
Fax (978) 264-9630



**Engineering Department**

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**INTERDEPARTMENTAL COMMUNICATION**

**To: Planning Department**

**Date: January 16, 2007**

**From: Engineering Department**

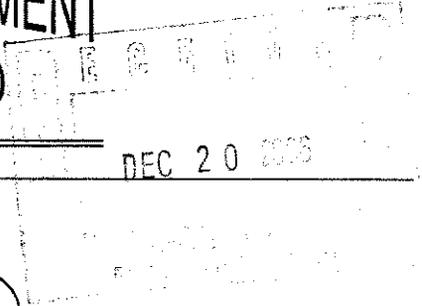
**Subject: "GRASSY POND PLACE" Definitive Plan; 53 Fort Pond Road Acton, MA**

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We have reviewed the Definitive Residential Compound Plan for Grassy Pond Place dated December 15, 2006 and have the following comments.

1. The engineer's proposed drainage system design approach soil types and runoff modeling to be prepared in a professional manner. The drainage analysis shows that the proposed closed drainage system can sufficiently handle the peak rates of runoff so that the proposed development will not exceed pre-existing conditions. The proposed system makes provision for groundwater recharge thru subsurface storage chambers and infiltration drywells. We recommend that the engineer include an operation and maintenance schedule for the roof drywells since the infiltration from these drywells are included in the water balance calculation for the site.
2. The engineer needs to revise the proposed street addresses for the lots. House numbers 47, 49 and 51 Fort Pond Road already exist in Acton.
3. We also want some additional survey monumentation along the road layout of Grassy Pond Place. The applicant could propose alternate location for the survey monuments such as along the existing/proposed property lines.
4. The engineer should label the radius of the pavement roundings for the driveway of Lot 17 that will serve as a turnaround for emergency SU-30 vehicles (fire truck).
5. Based on our turning templates, the proposed turnaround appears to be tight for a SU-30 vehicle. The Fire Chief will need to review the plans to ensure a fire truck can safely maneuver within the site.

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



**Date:** December 20, 2006  
**To:** Steve Barrett, Finance Director  
**From:** Kim DelNigro, Planning Department Secretary *KA*  
**Subject:** Review of Definitive Plan entitled "Grassy Pond Place Residential Compound"  
53 Fort Pond Place  
Map: C-3, Parcel: 6-1

The Planning Board has received an application for the above referenced subdivision and is scheduled to hold a public hearing on January 23, 2007. 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:

*Sharon Faldor*  
\_\_\_\_\_  
Signature

*12/26/06*  
\_\_\_\_\_  
Date

Thank you for your attention to this request.

# ACTON MUNICIPAL PROPERTIES DEPARTMENT

## INTERDEPARTMENTAL COMMUNICATION

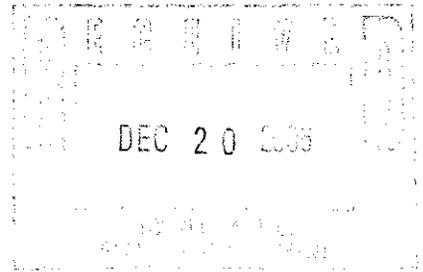
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**To:** Kim DelNigro, Planning Department *Date:* 12/20/06  
**From:** Dean A. Charter, Municipal Properties Director   
**Subject:** Definitive review, Grassy Pond Place (formerly Fort Pond Place) residential compound

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I have reviewed the plans submitted and inspected the site of the proposed Residential Compound. Nothing envisioned in this plan will have any impact upon my areas of interest, and I have no comment.





## **INTERDEPARTMENTAL COMMUNICATION**

Acton Board of Health - Telephone 978-264-9634 - Fax 978-264-9630

December 20, 2006

**TO:** Planning Board

**FROM:** Doug Halley, Health Director

**SUBJECT:** Grassy Pond Place  
Definitive Plan Review

The Health Department has reviewed the plans and materials submitted by Stamski & McNary for the definitive subdivision, Grassy Pond Place and have the following comments:

1. The Health Department has witnessed soil testing on each lot that demonstrates the feasibility of siting onsite wastewater systems.
2. The wastewater system at 53 Fort Pond Brook Road will require a Title 5 inspection prior to the transfer of any of the subdivision lots to new ownership.
3. The location of the private well and wastewater system on Lot 17 will be required to be certified by a Registered Land Surveyor as completely within Acton's borders. If they are not completely within Acton's borders they will need additional approval from the Town of Littleton.
4. Estimated Seasonal High Groundwater throughout the site was 40 to 60 inches below the surface. The roof drains as shown on the detail sheets will be a minimum of 54" below the surface. Title 5 requires that any surface drain that extends into the seasonal high groundwater must be a minimum of 100' from a wastewater leaching area. Each roof drain must be confirmed to have its lowest open area above seasonal high groundwater.
5. Poly barriers placed adjacent to a wastewater system are required to be setback a minimum of 10' from the system. The Health Department would recommend that this same standard be used for a subsurface drainage area.
6. The Health Department assumes that the drain on Lot 19 for the retaining wall will have perforations to divert groundwater. If that is so the end of perforations must be a minimum of 100' from the wastewater leaching area.
7. Prior to construction of the wastewater system on Lot 19 a Registered Land Surveyor must locate the existing well on lot 20 and stakeout the wastewater system to ensure that the 100' setback is retained.
8. The groundwater elevation at the proposed subsurface drainage area must be determined prior to construction. Placement of the area must be certified to be above the seasonal high groundwater or a setback to all wastewater leaching areas must be maintained.