PLACES Site Consultants, Inc.

PLANNING, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING & SURVEYING

Lothrop Mills LLC
81 River Street Acton, MA
Notice of Intent Filings – Lots 1, 2, and 3
June 7, 2007

PROJECT NARRATIVE

Re-development of the Lothrop Mill LLC property on River Street in Acton is being re-developed with the creation of three single family homes on the southerly side of Fort Hill Brook, adjacent to Haley Lane. Re-development of the land on the northerly side of the brook is still in a preliminary planning phase and will be submitted at a later date. This property includes multiple existing mill buildings and is in the South Acton Village overlay zoning district as well as the Historic District.

The current proposal will result in the removal of the existing structures, gravel parking area, tents and debris piles at 81A River Street. The footprint of the proposed work area will be within the existing disturbed area and will create three single family homes served off of a common driveway. The entire area of development is within the 200' riverfront area of Fort Pond Brook. The mean annual high water was field delineated by Oxbow Associates in December 2006 and is the basis for determining the lateral extent of the Riverfront Area.

The property does contain a 100-year flood plain which is set by elevation as shown on the Flood Insurance Rate Maps, Community – Panel No. 250176-003C revised January 6, 1988. These elevations were field located with the topographic survey and are shown on the plan. NO alterations are proposed within the 100-year flood plain.

	Lot 1		Lot 2		Lot 3		Total	
Proposed Lot Area	10,860 s.f.		12,625 s.f.		10,049 s.f.		33,534 s.f.	
Total Riverfront Area	8,757		12,028		10,049		30,834	
Within 100'	8,757		11,581		3,903		24,241	
Between 100' & 200'	0		447		6146		6593	
Riverfront Disturbed Area	Exist	Prop.	Exist	Prop	Exist	Prop	Exist	Prop
Total Area in Riverfront	8757	8150	7271	5141	10049	10049	26,077	23,340
Within 100'	8757	8150	6824	4694	3903	3903	19,484	16,747
Between 100' & 200'	0	0	447	447	6146	6146	6593	6593
Existing Buildings							3930	
Proposed Buildings	2078		2057		2020		6155	
Existing Impervious (Bldgs & compact gravel parking)							12,634	
Proposed Impervious (Bldgs & paved areas)							10,885	

RIVERFRONT ALTERNATIVES ANALYSIS

The Wetlands Protection Act requires an alternatives analysis in conjunction with work within the 200' Riverfront Area. For this project, the alternative to the demolition of the existing buildings and construction of 3 single family homes is to keep the existing structures and on-going uses on the site.

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The current use of this site pre-dates the current environmental regulations including the Wetlands Protection Act and the DEP Stormwater Policy as well as Acton Zoning Regulations. The existing buildings have been used for a variety of businesses in the past and currently house a wood working shop and a landscaping business. With a pre-existing site, there are no controls on the use of the site or restrictions on materials stored within the buildings.

The site currently has a gravel driveway/parking area which is heavily compacted from the parking of heavy vehicles. The compaction of this area has rendered the soils relatively impermeable. The on-going use of this parking allows the creates a muddy surface when wet, with no erosion or sediment controls to prevent the sediment carried in uncontrolled runoff from entering the existing River Street drainage system or Fort Pond Brook directly. This gravel does not provide any protection against any automotive fluids which could drip into the soils uncontrolled. Existing vegetation coverage is sparse in areas, providing minimal filtration.

The re-development of this site provides an opportunity for the elimination of the pre-existing light industrial uses and greater control on water quality through the implementation of BMPs. Runoff from paved surfaces will be directed into a grass swale which will provide filtration of the runoff. Sediment loads from the paved surfaces will have a lower sediment load than the gravel parking area. The overall vegetation on the site will be improved, debris piles removed and will be maintained by the new homeowners. The good vegetative cover will improve the infiltration and recharge on the site and reduce the potential for erosion.

Roof runoff will be directed into roof recharge trenches which will improve the recharge capacity over the existing site where roof runoff drains into the parking area and in some locations directly to the brook.

DRAINAGE SUMMARY:

Development of this site will not result in an increase in runoff from the site due to an improvement in the surface characteristics and direct recharge of roof runoff. The existing gravel parking area has been heavily compacted through years of parking trucks and other vehicles, rendering it effectively impervious. The proposed development will result in a reduction of impervious surfaces, addition of drip line recharge trenches for the roofs and improvements to the vegetative cover which will enable more of the rainfall to be retained on site, reducing the rate of runoff from the site.

Water quality of runoff will be significantly improved over the existing conditions, primarily by the elimination of the gravel parking lot and uncontrolled runoff. The proposed driveway will be paved and have a gentle slope, allowing minimal use of winter sand, reducing the amount of sediment being introduced to runoff entering the drainage system. In addition, the driveway is graded for a cross slope which will direct runoff into a grass swale which provides filtration of any suspended sediments prior to entering the existing catchbasin on River Street.

Plans Included in Filing:

Plans entitled " Residential Development in Acton, Mass prepared for Lothrop Mill LLC" dated June 2007, Plan Numbers 396-NOI-1 through NOI-4, by PLACES Site Consultants, Inc. Sheets include Existing Conditions Demolition and Layout Plan (sheet 1), Landscape, Grading and Utilities (sheet 2); Erosion and Sedimentation Control Plan (sheet 3) and the Water, Sewer and Construction Details (sheet 4).