

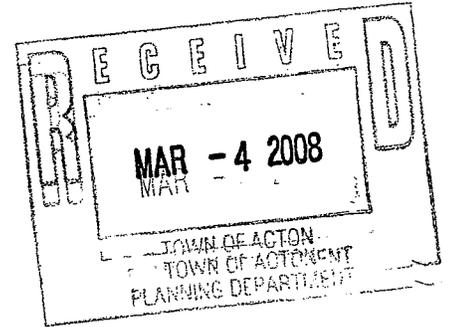
# *PLACES Site Consultants, Inc.*

PLANNING, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING & SURVEYING

March 4, 2008

Town of Acton  
Planning Board  
472 Main Street  
Acton, MA. 01720

Re: Revisions to the Barbara's Way Definitive Subdivision  
24 & 26 Agawam Road



Dear Board Members,

This office has revised the Barbara's Way Subdivision Plans in accordance with the review comments from the Planning Department dated February 20, 2008 and the Engineering Department dated February 19, 2008. In order to facilitate the review, we have provided 3 copies of the plans with the changes highlighted.

#### Planning Department Comments:

1. Application Comments – a copy of the letter authorizing Thomas Geagan to act in the name of 26 Agawam LLC is attached. The remaining documents will be forwarded under separate copy.
2. The Proof plan has been modified to reflect the "q" shape.
3. through 9. see plan revisions.
10. The applicant has agreed to the contribution to the sidewalk fund.
11. The proposed common driveway was shifted 4', centering the driveway between the 18" oak and the 14" maple trees.
12. There are not habitats or vernal pools in close proximity to this site on the NHESP website (copy of map submitted prior to public hearing).

#### Engineering Department Comments:

1. The road name was changed to Dakota Drive to be in keeping with the other proximate road names. Street addresses have been added to the plans.
2. No comment needed.
3. Radii labeled.
4. No comment needed.
5. No comment needed.
6. A contribution will be made to the sidewalk fund.
7. The basins have been modified.
8. The ESHWT note has been added to the plans (in the elevation of the wicks).
9. The runoff will be from a 2 lot residential common driveway. The runoff will either be directed into a catchbasin with a deep sump and oil and grease trap hood before being discharged into grass lined recharge basins or will flow overland via a grass swale. Both methods will provide TSS removal. The catchbasin will trap any petroleum products and the grass swale will provide surface area to trap and evaporate any petroleum products.
10. Recharge wicks have been added to the plan to provide a means of infiltration under frozen ground conditions. The stone and perforated pipe provides a conduit for water to permeate through a frost layer and infiltrate into the underlying soils.
11. See number 10 above.
12. Catch basin added as suggested.

510 King St., Suite 9, Littleton, MA 01460  
(978) 486-0334 Fax: (978) 486-0447  
places.littleton@verizon.net

694 Main Street, Suite 3, Holden, MA 01520  
(508) 829-0333 Fax: (508) 829-0904  
places @verizon.net

13. A short (10") length of 0.5% slope towards Agawam was added at the start of the driveway to maintain the gutter flow along Agawam.
14. The pavement was removed so there is a relatively level grass area for snow storage.
15. A note was added to the plans indicating the slope of the driveways towards the catchbasin.
16. The catch basin was added specifically for winter conditions. The pipe connecting basins 1 and 2 may act as an equalizer pipe if basin 2 received a greater portion of flow under winter conditions.
17. The draft maintenance agreement will be forwarded under separate cover and is modeled on previously approved agreements.
18. See 17.
19. Monuments added – see revised plans.
20. Those layers containing the existing monumentation were turned on in the revised plans.
21. See 19.
22. Street name sign notes were added to sheet 1.
23. Note added to sheet 1.
24. Benchmark layer was turned on and NGVD note added to sheet 1 in the revised plans.
25. Note added to sheet 1.
26. Note added to sheet 1.
27. Benchmarks turned on.
28. This office currently does not have in house GPS capabilities but would be happy to work with the Engineering Department with the information generated by this office.

At the public hearing, an abutter raised the question about whether there was an old ROW between 24 and 26 Agawam where the Agawam Rd. layout is an irregular shape. Our surveyors researched the town records as well as the Registry of Deeds and have noted that 26 Agawam is comprised of two parcels, both of which were conveyed together from Jenks, the original developer of the subdivision which created lots 4 and 5 (24 and 26 Agawam). We have enclosed copies of some of the deeds to facilitate any reviews by engineering. Our surveyor also referred to plan no. 384 of 1956, plan 617 of 1962 and plan 927 of 1994 all of which are in the Engineering Department files.

Please contact me if you have any further questions, or need any clarification of the information submitted at our Littleton office.

Thank you.

Sincerely,  
PLACES Site Consultants, Inc.

By:



Susan C. Sullivan, P.E.  
Project Manager

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*PLACES Site Consultants, Inc.*

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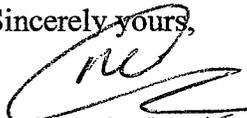
Town of Acton  
Acton Planning Board  
472 Main Street  
Acton, MA 01720

Dear Board Members,

RE: Authorization for 23 Agawam, LLC

By this letter I am granting Regional Consulting Company (RCC), Thomas E. Geagan, to act as my Agent in all matters of concern which may come before this Board for 26 Agawam Road, 26 Agawam, LLC and the current subdivision so named "Barbara's Way". RCC (Thomas E. Geagan) is authorized to sign documents and render decisions pertaining to the subdivision process.

Sincerely yours,

A handwritten signature in black ink, appearing to read "PM", written over a horizontal line.

Paul Morin, President  
26 Agawam, LLC.  
Cc; Places Site Consultants

LOCUS

SK 17672 PG 466

E2  
196

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 888

25.00  
892 RE  
TK  
12/16/86 02:33  
of  
of  
the hood box

We, Charles Auchterlonie and Lois Auchterlonie

E2-196 26 Agawam Rd  
114,800  
E2-196-1 26 Agawam Rd  
Beside  
2300  
130

Acton, Middlesex

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One Hundred Eighty-five Thousand and no/100 Dollars (\$185,000.00) grant to Peter R. Fromer and Pamela M. Fromer, husband and wife, As Tenants \* by the Entirety.

of 26 Agawam Road, Acton, Middlesex County, Massachusetts, with quitclaim covenants

(Description and encumbrances, if any)

Three certain parcels of land further bound and described as follows:

PARCEL 1: The land with the buildings thereon, in said Acton shown as Lot #5 on a "Plan of Lots in Acton, Mass., owned by Albert R. Jenks," dated November 14, 1955 by Miller & Nylander, recorded with Middlesex South District Deeds, at the end of Book 8685, said Lot #5 being bounded:

- NORTHWESTERLY by Agawam Road one hundred thirty-four and 47/100 (134.47) feet;
  - NORTHERLY by said Agawam Road twenty-six and 4/10 (26.4) feet;
  - NORTHEASTERLY by land now or formerly of Albert R. Jenks one hundred thirty-three and 25/100 (133.25) feet;
  - SOUTHEASTERLY by land now or formerly of Carrie E. Goss one hundred fifty-five (155) feet; and
  - SOUTHWESTERLY by Lot #6 one hundred sixty-four and 32/100 (164.32) feet;
- all as shown on said plan and containing according to said plan 23,500 square feet more or less.

Together with the right to use, in common with others, said Agawam Road for all purposes for which streets are commonly used in the Town of Acton.

The said premises are conveyed subject to and with benefit of easements, restrictions and agreements of record insofar as the same are now in force and applicable.

For our title, see Deed of Addison W. Grant and Alice E. Grant to us dated May 29, 1962, and recorded with the South Middlesex Registry of Deeds in Book 10045, Pg. 414.

PARCEL 2: A certain parcel of land in that part of Acton, called West Acton, and being shown as Lot #4, on a plan entitled "Plan of Land in Acton, Mass., dated April 10, 1962", Albert A. Miller, Wilbur C. Nylander, Civil Engineers & Surveyors, duly recorded, bounded and described as follows:

- NORTHWESTERLY by land now or formerly of Addison W. and Alice E. Grant, one hundred fifty-five (155) feet;
- NORTHEASTERLY by Lot #5 on said plan, one hundred thirty-six and 37/100 (136.37) feet;
- SOUTHEASTERLY by land of Carrie E. Goss, one hundred sixty-one and 77/100 (161.77) feet;
- SOUTHWESTERLY by Lot #3 on said plan, one hundred thirty-five and 57/100 (135.57) feet.

Containing, according to said plan, 21,400 square feet.

Being the same premises conveyed to us by deed of Charles R. Hesilton, dated September 17, 1962 and recorded with said Deeds in Book 10135, Pg. 389.

The above lot is shown on plan recorded with Middlesex South District Deeds, Book 10036, Page 278.

11016139

PARCEL 3: The land in Acton shown as an unnumbered strip of land extending southeasterly from Agawam Road, opposite the southeasterly end of Seneca Road, on the plan entitled, "Plan of Lots in Acton, Mass. owned by Albert R. Jenks," by Miller & Nylander, dated November 14, 1955 recorded with Middlesex South District Deeds at the end of Book 8685 and bounded:

SOUTHEASTERLY by land now or formerly of Carrie E. Goss forty and  $4/10$  (40.4) feet;

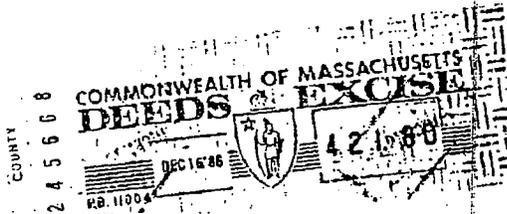
SOUTHWESTERLY and SOUTHERLY by Lot 5 one hundred fifty-nine and  $65/100$  (159.65) feet;

NORTHWESTERLY by Agawam Road and

NORTHEASTERLY and EASTERLY by Lot 4 one hundred fifty-seven and  $58/100$  (157.58) feet; or however otherwise said strip may be bounded, measured and described.

For our title, see deed of Albert R. Jenks to us dated January 31, 1967 and recorded with said Deeds in Book 11297, Page 059.

our  
 Witness / hands and seals this 16<sup>th</sup> day of December 19 86  
Charles Auchterlonie  
 CHARLES AUCHTERLONIE  
Lois Auchterlonie  
 LOIS AUCHTERLONIE



The Commonwealth of Massachusetts

Middlesex

ss.

Dec. 16, 1986

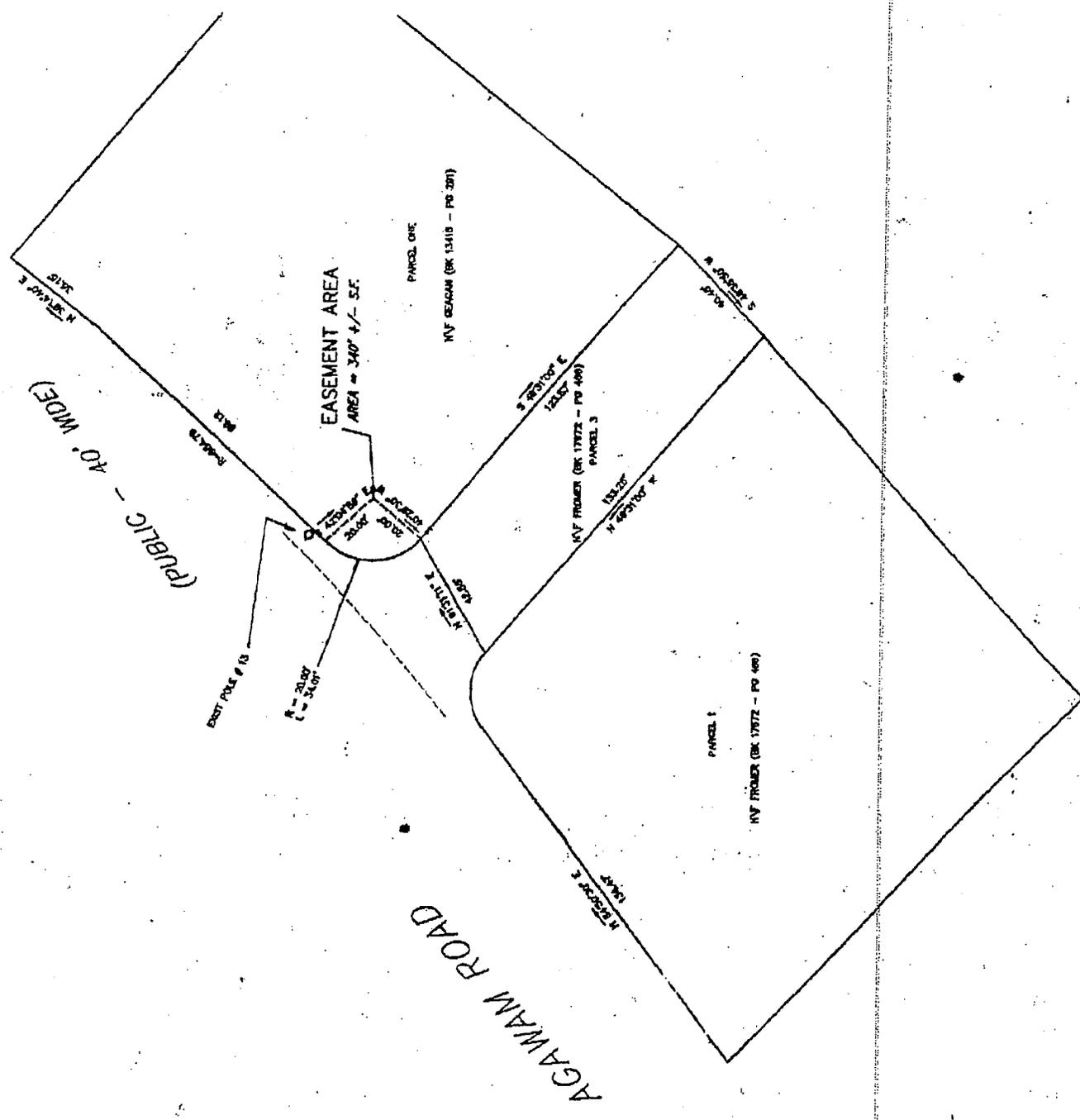
Then personally appeared the above named Charles Auchterlonie and Lois Auchterlonie

and acknowledged the foregoing instrument to be their free act and deed, before me

Sheldon R. Graham  
 STEVEN R. GRAHAM Notary Public—Justice of the Peace  
 My commission expires 3-19-87

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



PLCES Site Consultants

# Plan of Lots in ACTON MASS.

1980-5

## owned by Albert R. Jenks,

305 Central St., West Acton, Mass.

Deed Recorded Middlesex BK. Pg.

Scale 1"=40'

Nov. 14, 1955

Albert A. Miller

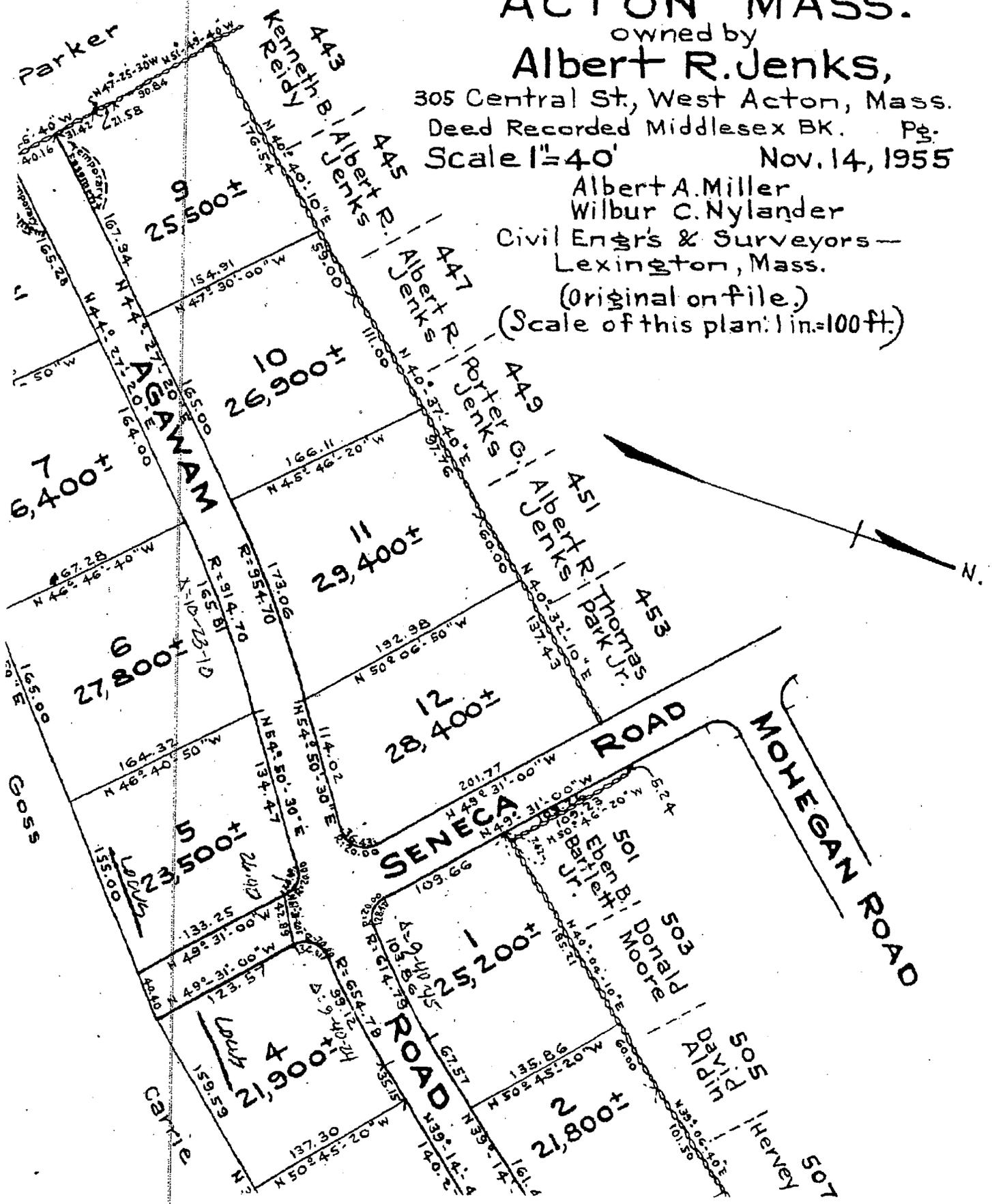
Wilbur C. Nylander

Civil Engr's & Surveyors -

Lexington, Mass.

(Original on file.)

(Scale of this plan: 1 in. = 100 ft.)



3

Return: Katz, Argenio + Powers, P.C. Bk: 50138 Pg: 241

1380 Main St.  
Spfld., MA 01103

LOCUS



Bk: 50138 Pg: 241 Doc: DEED  
Page: 1 of 3 09/24/2007 09:11 PM

E2  
196

C-3

**QUITCLAIM DEED**

We, Peter R. Fromer and Pamela M. Fromer of Acton, Middlesex County, Massachusetts

For Consideration Paid and In Full Consideration Of Three Hundred Seventy-Five Thousand (\$375,000.00) Dollars

Grant To 26 Agawam, LLC, a Massachusetts limited liability company

Of 31 Burgess Road, Townsend, MA

With Quitclaim Covenants

Three certain parcels of land further bound and described as follows:

PARCEL 1: The land with the buildings thereon, in said Acton shown as Lot #5 on a "Plan of Lots in Acton, Mass., owned by Albert R. Jenks," dated November 14, 1955 by Miller & Nylander, recorded with Middlesex South District Deeds, at the end of Book 8685, said Lot #5 being bounded:

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NORTHERLY by said Agawam Road twenty-six and 4/10 (26.4) feet;

NORTHEASTERLY by land now or formerly of Albert R. Jenks one hundred thirty-three and 25/100 (133.25) feet;

SOUTHEASTERLY by land now or formerly of Carrie E. Goss one hundred fifty-five (155) feet; and

SOUTHWESTERLY by Lot #6 one hundred sixty-four and 32/100 (164.32) feet.

All as shown on said plan and containing according to said plan 23,500 square feet more or less.

Together with the right to use, in common with others, said Agawam Road for all purposes for which streets and ways are commonly used in the Town of Acton.

The said premises are conveyed subject to and with the benefit of easements, restrictions and agreements of record insofar as the same are now in force and applicable.

PARCEL 2: A certain parcel of land in that part of Acton, called West Acton, and being shown as Lot #4, on a plan entitled "Plan of Land in Acton, Mass., dated April 10, 1962",

~~MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 09/24/2007 09:11 PM  
Ctrl# 000050 25493 Doc# 00177731  
Fee: \$1,710.00 Orig: \$375,000.00~~

Property Address: 26 Agawam Road, Acton, Massachusetts

Albert A. Miller, Wilbur C. Nylander, Civil Engineers & Surveyors, duly recorded on plan recorded in Book 10036, Page 278, bounded and described as follows:

NORTHWESTERLY by land now or formerly of Addison W. and Alice E. Grant, one hundred fifty-five (155) feet;

NORTHEASTERLY by Lot #5 on said plan, one hundred thirty-six and 37/100 (136.37) feet;

SOUTHEASTERLY by land of Carrie E. Goss, one hundred sixty-one and 77/100 (161.77) feet;

SOUTHWESTERLY by Lot #3 on said plan, one hundred thirty-five and 57/100 (135.57) feet.

Containing, according to said plan, 21,400 square feet.

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SOUTHEASTERLY by land now or formerly of Carrie E. Goss forty and 4/100 (40.04) feet;

SOUTHWESTERLY and SOUTHERLY by Lot 5 one hundred fifty-nine and 65/100 (159.65) feet;

NORTHWESTERLY by Agawam Road; and

NORTHEASTERLY and EASTERLY by Lot 4 one hundred fifty-seven and 58/100 (157.58) feet; or however otherwise said strip may be bounded, measured and described.

Being the same premises conveyed by deed dated December 16, 1986 and recorded with Middlesex South Registry of Deeds in Book 17672, Page 466.

Witness our hand and seal this 2nd day of July, 2007.

Peter R. Fromer  
Peter R. Fromer

Pamela M. Fromer  
Pamela M. Fromer

COMMONWEALTH/STATE OF Massachusetts

Middlesex County

On this 2 day of July, 2007, before me, the undersigned notary public, personally appeared Peter R. Fromer, proved to me through satisfactory evidence of identification, which was MA Drivers License to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Thomas E. Geagan  
Notary Public:

My Commission Expires:

Thomas E. Geagan, Notary Public  
My Commission Expires January 24, 2008

COMMONWEALTH/STATE OF Massachusetts

Middlesex County

On this 2 day of July, 2007, before me, the undersigned notary public, personally appeared Pamela M. Fromer, proved to me through satisfactory evidence of identification, which was MA Drivers License to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Thomas E. Geagan  
Notary Public:

My Commission Expires:

Thomas E. Geagan, Notary Public  
My Commission Expires January 24, 2008

REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
ATTEST:

[Signature]  
REGISTER