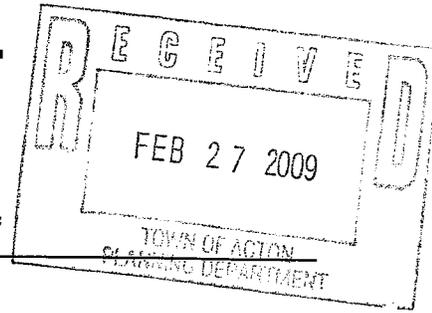


ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: 2/03/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
Municipal Properties
Water District
Sidewalk Committee
Building Commissioner
Engineering Administrator
Health Department
Historic District Commission
Police Department, fyi
Mark Hald, fyi

From: Kim DeNigro, Secretary *(initials)*

Subject: Review of Preliminary Subdivision entitled "Faulkner Mill Subdivision"

Attached is an application for approval for a preliminary subdivision entitled "Faulkner Mill Subdivision". General information about the proposed development is as follows:

Location: 4-8 High Street
Applicant: Faulkner Mill Realty, LLC
Address: 25 Westford Lane
Owner: Faulkner Mill Realty, LLC
Engineer: Stamski and McNary, Inc.
Lots: 2
Street Name: Faulkner Mill Road
Street Length: 466 +/-
Map: H-2A
Parcel: 64 & Portion of 57
Zoning: SAV
Decision Due: March 14, 2009

Please review the enclosed application and send your comments to the Planning Department no later than **February 20, 2009**. The public meeting is scheduled for March 3, 2009 at 8:15 PM. If you have any questions, please call the Planning Department at 264-9636.

Review Comments: *Faulkner Mill Realty, LLC currently has an active order of conditions (DEP-85-967) good until 2010 for the construction of 20 residential units. The proposed subdivision will require the filing of a new Notice of Intent. The submittal is too conceptual to know whether or not it meets the new Stormwater Guidelines.*

Signature: *Tom Hald*

Date: *2.27*

Kristin Alexander

From: Tom Tidman
Sent: Wednesday, February 25, 2009 11:15 AM
To: Kristin Alexander
Subject: RE: Faulkner Mills Subdivision

Hi Kristin,

I have two Commissioners scheduled to come in tomorrow afternoon to review several of the recent subdivision plan submittals, Faulkner Mill being one of them. If possible, what I'd like to do would be to continue with tomorrow's meeting and submit our comments (of which there will be some) to you as an attachment to the Planning Board memo you are working on. At the latest, I'll have comments to you by Friday.

-Tom

From: Kristin Alexander
Sent: Wednesday, February 25, 2009 11:02 AM
To: Natural Resources Department
Subject: Faulkner Mills Subdivision

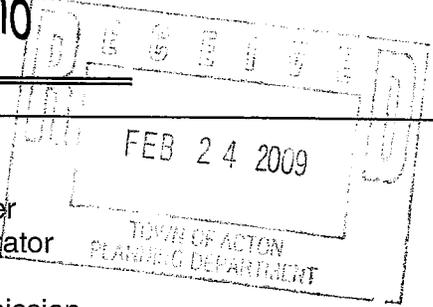
Hello,

Does Natural Resources have any comments on the Faulkner Mill Preliminary Subdivision Plan? I'm drafting a memo to the Planning Board now.

Thanks!

Kristin

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



Date: 2/03/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
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Water District
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Mark Hald, fyi

From: Kim DeNigro, Secretary *(initials)*

Subject: Review of Preliminary Subdivision entitled "Faulkner Mill Subdivision"

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Lots: 2
Street Name: Faulkner Mill Road
Street Length: 466 +/-
Map: H-2A
Parcel: 64 & Portion of 57
Zoning: SAV
Decision Due: March 14, 2009

Please review the enclosed application and send your comments to the Planning Department no later than **February 20, 2009**. The public meeting is scheduled for March 3, 2009 at 8:15 PM. If you have any questions, please call the Planning Department at 264-9636.

Review Comments: As this is a preliminary plan, there are no hydrants or water mains shown. This department should be consulted relative to same and any need for fire alarm system extension. Also, I have a concern over the proposed street name and possible conflict with "Faulkner Hill Road".

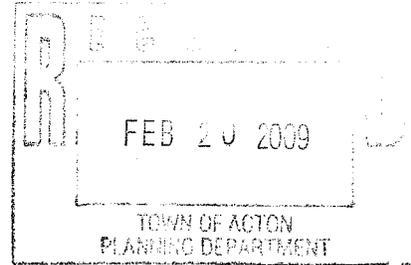
Signature: Det Craig, Fire Chief Date: 2/24/09

Kim DeNigro

From: Kate Chung [katewchung@yahoo.com]
Sent: Thursday, February 19, 2009 7:11 PM
To: Planning Department
Cc: Sidewalk Committee
Subject: Sidewalk Committee Comments: Faulkner Mill Subdivision

February 19, 2009

To: Town of Acton Planning Dept
From: Sidewalk Committee
Re: Faulkner Mill Subdivision



It was not clear in the plans exactly where the proposed sidewalks within the subdivision were going to be and what they were going to look like. We are aware that sidewalks have already been constructed on High St but we also could not see these on the plan. We have preliminary sidewalk guidelines if that would be helpful for the developer.

If the developer would prefer to make a donation to the town sidewalk fund, instead of constructing sidewalks within the development, the committee would support that.

Please let us know if you have any questions. Thank you.

Kate Chung
Co-chair, Sidewalk Committee

Kim DelNigro

From: Chris Allen [Chris@actonwater.com]
Sent: Thursday, February 19, 2009 11:00 AM
To: Kim DelNigro
Subject: Comments on Faulkner Mill 021909
Attachments: Comments on Faulkner Mill 021909.doc

Kim,

Attached, as requested, are comments on Faulkner Mill. The water infrastructure was installed and tested by Jimmy Fenton last year. I did not see that annotated on the drawing, however.

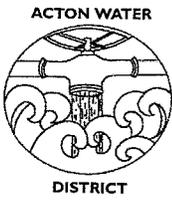
Let me know if you need anything further.

Thanks.

Best regards,

Chris Allen
District Manager
Water Supply District of Acton
PO Box 953
Acton, MA 01720
Ph # 978-263-9107
Fax# 978-264-0148
email: chris@actonwater.com

2/19/2009



Water Supply District of Acton

693 MASSACHUSETTS AVENUE
P.O. BOX 953
ACTON, MASSACHUSETTS 01720

TELEPHONE (978) 263-9107

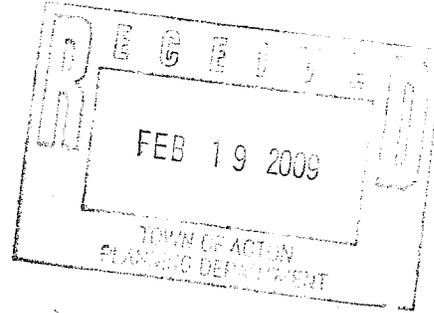
FAX (978) 264-0148

DATE: 2/19/2009

TO: Town of Acton Planning Department

FROM: Chris Allen, District Manager

RE: Comments on Faulkner Mill Subdivision



1. Water infrastructure has been installed and tested per Acton Water District specifications. Water is currently available to the development.
2. Water mains and appurtenances are NOT annotated on the submitted preliminary plan.

Respectfully submitted

Chris Allen
District Manager

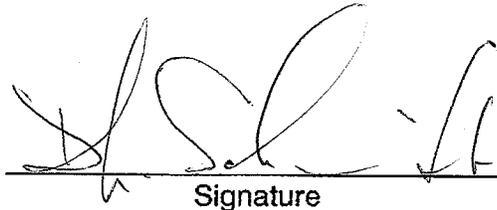
ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

Date: 2/3/09
To: Steve Barrett, Finance Director
From: Kim DelNigro, Secretary for Planning Dept. (KD)
Subject: Review of Preliminary Subdivision entitled "Faulkner Mill Subdivision"
4-8 River Street
Map: H-2A, Parcel 64 & Portion of 57

The Planning Board has received an application for the above referenced subdivision and is scheduled to hold a public meeting on March 3, 2009. 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.

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: February 12, 2009

From: Engineering Department

Subject: Review of Preliminary Plan: Faulkner Mill Subdivision – 8 High Street

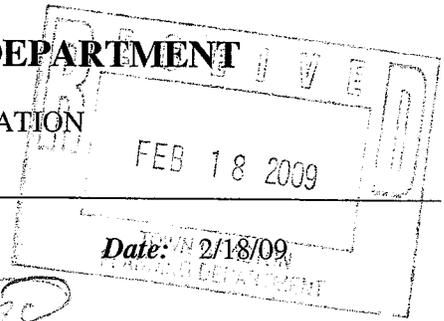
We have reviewed the preliminary plan for the Faulkner Mill Subdivision dated January 27, 2009 and have the following comments:

1. The engineer will need to assign street addresses to these units and label them on the Definitive Plan.
2. The proposed street name "Faulkner Mill Road" will need to be changed. Acton already has an existing town way named "**Faulkner Hill Road**".
3. The engineer should label the sight distance for the proposed private way to ensure drivers will have adequate visibility on High Street. The proposed intersection is in the same location as the existing access for this property.
4. There is no proposed survey monumentation such as stone bounds shown on the plans for the new street.
5. It is not clear in this submittal if this road is intended to be a town or private way.
6. If the road is to remain private, there will need to be a maintenance agreement for Faulkner Mill Road. The maintenance agreement should incorporate the standard language for private ways so the future residents clearly understand the Town will not be responsible for snow plowing or any other related maintenance and that the private way will not become a public way.
7. The maintenance agreement should also incorporate an Operation and Maintenance Plan for the proposed drainage system so that future property owners can easily understand how/when to inspect and maintain the private drainage system.

8. When the Definitive Plan is submitted we will conduct a more comprehensive review of the proposed drainage design.
9. There is an existing drainage system in the vicinity of the proposed commercial building that is labeled to remain on the plans. However, the proposed buildings are shown in the same location as these existing drain pipes. The engineer will need to shown on the definitive plans how they intend to re-route these drain pipes around the proposed structures.
10. As part of the definitive plan review, the engineer will need to submit copies of soil logs and percolation tests for any drainage trenches/infiltration chambers that are proposed to determine the depth to groundwater, infiltration rates, etc...
11. The engineer should be required to submit an as-built plan to certify the subdivision has been built in compliance with the approved plan accompanied with a letter from the registered engineer that certifies the subdivision has been built in compliance with the approved plan.
12. There are no existing/proposed sidewalks shown on this plan. The developer of the existing project that is underway on this property has already constructed a sidewalk on High Street from the driveway for the Eriksons Grain Mill by Main Street to the emergency access driveway for Audubon Hill. The engineer stated in the Development Impact Report (Item #30) that they will construct a sidewalk along the proposed street to connect to the existing sidewalk on High Street. It is our opinion that the proposed sidewalk on new road might be better suited on High Street.
13. The contractor will be responsible to apply for Permits to Construct within a Public Way for any work proposed in High Street such as the new underground utilities, the new driveway openings, etc...

ACTON MUNICIPAL PROPERTIES DEPARTMENT

INTERDEPARTMENTAL COMMUNICATION

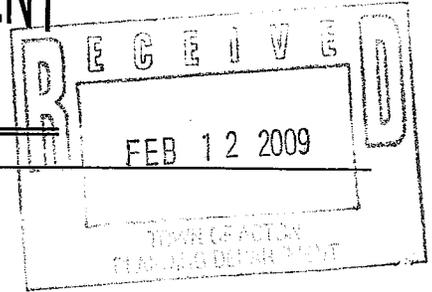


To: Kim DelNigro, Planning Department
From: Dean A. Charter, Municipal Properties Director
Subject: Faulkner Mill Subdivision

I have reviewed the plans submitted and inspected the site of the above noted proposed subdivision; my comments are as follows:

1. The definitive plans should include a planting plan showing full compliance with Section 9.8 of the Subdivision Rules and Regulations (Street Trees).
2. If the proposed subdivision requires the removal of any Public Shade Trees as defined in MGL Chapter 87, a Tree Removal Hearing must be held. Replacement plantings in addition to the trees required under the Subdivision Rules and Regulations might also be required under the Selectmen's Policy on the Removal of Non-Hazardous Street Trees.
3. Upon completion of the subdivision, the applicant will submit a certification from the design professional who completed the planting plan that certifies that the trees were properly planted in accordance with the approved plan, and that they are healthy.

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



Date: 2/03/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
Municipal Properties
Water District
Sidewalk Committee
Building Commissioner
Engineering Administrator
Health Department
Historic District Commission
Police Department, fyi
Mark Hald, fyi

From: Kim DeNigro, Secretary

Subject: Review of Preliminary Subdivision entitled "Faulkner Mill Subdivision"

Attached is an application for approval for a preliminary subdivision entitled "Faulkner Mill Subdivision". General information about the proposed development is as follows:

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Lots: 2
Street Name: Faulkner Mill Road
Street Length: 466 +/-
Map: H-2A
Parcel: 64 & Portion of 57
Zoning: SAV
Decision Due: March 14, 2009

Please review the enclosed application and send your comments to the Planning Department no later than **February 20, 2009**. The public meeting is scheduled for March 3, 2009 at 8:15 PM. If you have any questions, please call the Planning Department at 264-9636.

Review Comments: 10' ~~200~~ BUILDING SEPARATION IS UNFORTUNATE,
PERHAPS WORTH REVISITING.

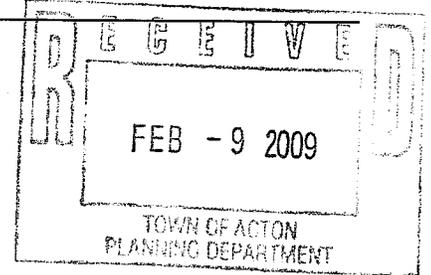
Signature: Date: 2/11/09

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

Date: 2/03/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
Municipal Properties
Water District
Sidewalk Committee

Building Commissioner
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Police Department, fyi
Mark Hald, fyi



From: Kim DeNigro, Secretary *kd*

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Review Comments: No comments at this time

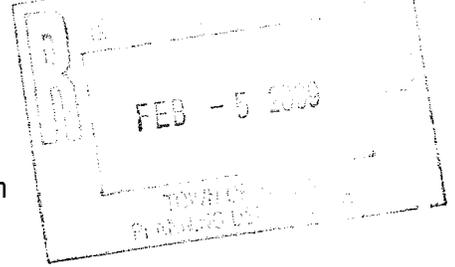
Signature: Francis A. Rembottor Date: 2/9/09

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

Date: 2/03/09

To: Assessors
Conservation Commission
Fire Department
Historical Commission
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From: Kim DeINigro, Secretary *(initials)*

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Review Comments: BOTH - Site served by sewer;
no issues found w/ proposed plan.
Sewer Betterment to be paid prior to
occupancy

Signature: *J. Shaw* Date: 2/5/09

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

Engineering Department

INTERDEPARTMENTAL COMMUNICATION

Date: October 15, 2008

To: **Assessors Dept.** **Planning Department**
Board of Health **Police Dept.**
Building Dept. **Fire Dept.**
Collector's Office **Town Clerk**
Conservation Dept.

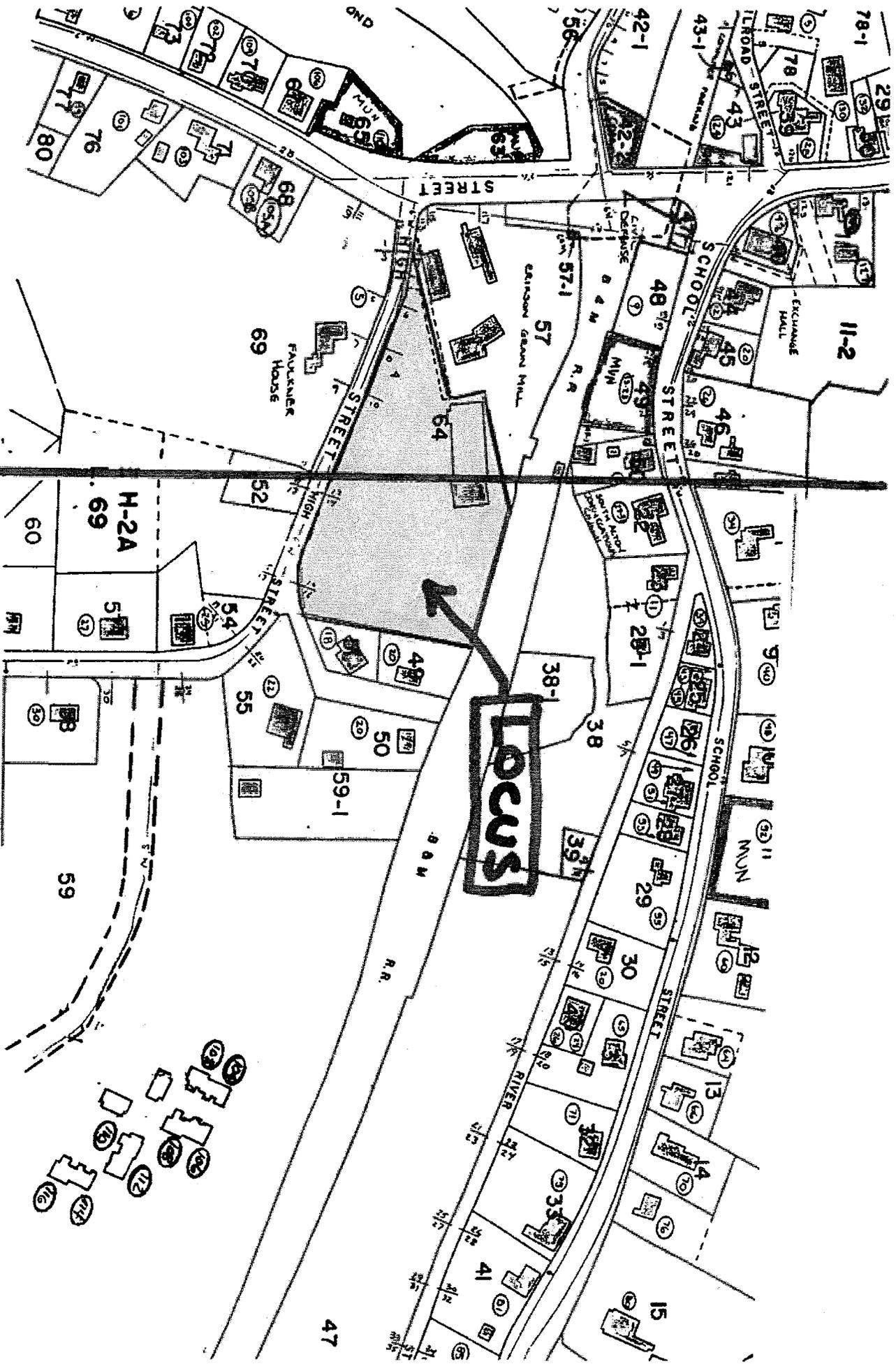
From: Engineering Department

Subject: Notification of Street Address change of 4 High Street

The Engineering Department received a written request to change the street address of 4 High Street to 8 High Street. James Fenton, Faulkner Mill Realty LLC, has requested the new street address for this property (Parcel 64 on Town Atlas Map H-2A).

We are notifying all the town departments to be sure that all of your records are updated to reference this change of address.

C.c. Jim Fenton



ACTON

H-2A

H-3A

