

**David W. Burke**  
**Wetlands Resource Specialist**  
**16 Coburn Rd**  
**Berlin MA**  
**01503**

June 22, 2011

**Mr. Tom Tidman, Director**  
**Acton Conservation Commission**  
**472 Main St**  
**Acton MA**  
**01720**

**REF: NOI, Wetlands, 380 Mass. Ave. The Victor School.**

Dear Tom and Commissioners:

I am writing on behalf of the Victor School, an affiliate of the Justice Resource Institute located at 380 Massachusetts Avenue in support of an attached Notice of Intent Application filed under both The **Massachusetts Wetlands Protection Act and your Local Wetlands Protection Bylaws.** Work subject to this filing is within the Buffer Zone to Bordering Vegetated Wetlands and Inland Intermittent Stream Banks. No work is proposed within any wetlands area or wetlands resource area. This proposal is qualified as a Redevelopment Project. Proposed work is completely contained within the existing campus and largely within areas which are currently paved parking.

In short, the proposal is described as construction of a 4,900 SF addition to the rear of the school. The new wing of the building will be a gymnasium for students. Refurbishment of the parking area AND upgrades to the campus drainage system are also proposed to occur prior to during and after the heavy construction of the new facility.

No natural areas will be altered as a result of the project and we have designed it carefully to nearly break even on impervious surface area.

**No Trees will be cut.**

We have had numerous informal meetings with Acton Town Officials in the course of the last year. They have been most helpful in steering this embellishment effort to the benefit of the school and community.

An area of wetlands, typical of a **New England Red Maple Swamp Complex** occurs along the Western Edge of the Campus and immediately South of Mass. Avenue (Route 111). The wetlands were flagged in the field in accordance with the *DEP MACC Manual on Wetlands Identification in the Field*. As always I applied the 3 parameter approach and considered Vegetative components, Soils and overall Indicators of Hydrology. I used blue flagging #1-#19 flags are survey located.

The Wetlands Boundary occurs at the toe of the slope of the existing parking area and building Envelope. The wetlands boundary was approved and permitted during the construction of the existing facility some years ago. It is not a complex delineation. It does not warrant Vegetative Transects however I did check soils along the length of the line, finding mainly old Histosols and Histic Epipedons (Muck) at a depth of 0"-24". The wetlands border on an unnamed intermittent stream that enters the site from the North.

*An excellent account/description of the existing and proposed site conditions can also be found on the attached plan and the Drainage Report.*

***We have attached for your reference and in accordance with the Regulations the following materials:***

- A completed Form Three Notice of Intent Application
- A completed Fee Transmittal Form
- Checks to the Town of Acton in the amount of \$787.50 and \$310.00 (20% of Entire Fee of \$1550.00).
- A copy of the check to the Commonwealth in the amount of \$762.50.
- A color USGS Locus Map.
- A Design plan showing existing and proposed conditions prepared by John Hamel of Snelling and Hamel Surveyors Inc and Columbia Design group LLC Boston MA; signed and stamped by Peter Gammie; dated June 21st 2011 at a scale of 1"=20'.
- A detailed Storm Drainage report for The Victor School 380 Massachusetts Avenue, Acton, MA.
- A completed DEP Checklist for Stormwater Report.
- A recent certified list of abutters.

It should be noted that the proposed work area is relatively flat and that we will provide Erosion Control measures around the entire wetlands edge before during and after construction in the form of a filter mitt or silt sock. Since no work will occur within wetlands it is safe to say this project will not impair any Presumptions of Significance referenced within the Regs. We will maintain and or improve Performance Standards by actually improving storm water management and providing addition recharge to ground waters through Cultec chambers and a dry well/leach field. The project will also afford hooded catch basins with sumps, removal of an existing utility shed and dumpster which are currently within 20 feet of the wetlands edge.

We look forward to discussing this Buffer Zone work with you at your next available Conservation Commission public hearing. As soon as we get a docket date and time abutter notifications will go out.

Thank you for your consideration of this material,

***Dave Burke***  
*Wetlands Resource Specialist*



# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Acton
City/Town

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>380 Massachusetts Avenue</u> a. Street Address	<u>Acton</u> b. City/Town	<u>01720</u> c. Zip Code
Latitude and Longitude:		
<u>G3</u> f. Assessors Map/Plat Number	<u>42°28"-420N</u> d. Latitude	<u>71°26"-861W</u> e. Longitude
	<u>101-2</u> g. Parcel /Lot Number	

2. Applicant:

<u>The Victor School</u>		
a. First Name	b. Last Name	
<u>Educational</u>		
c. Organization		
<u>380 Massachusetts Avenue</u>		
d. Street Address		
<u>Acton</u>	<u>MA</u>	<u>01720</u>
e. City/Town	f. State	g. Zip Code
<u>978 264 3806</u>		
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u>The Victor School-Same As Above</u>		
a. First Name	b. Last Name	
<u>Contact Patrick Rose</u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Dave</u>	<u>Burke, Wetlands Resource Specialist</u>	
a. First Name	b. Last Name	
<u>Columbia Design Group LLC</u>		
c. Company		
<u>14 Upham Ave</u>		
d. Street Address		
<u>Dorchester</u>	<u>MA</u>	<u>02125</u>
e. City/Town	f. State	g. Zip Code
<u>617 905 3886</u>	<u>978-415-0033</u>	<u>Dwfburke@hotmail.com</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$1550.00</u>	<u>\$762.50</u>	<u>\$787.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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## A. General Information (continued)

### 6. General Project Description:

No work in any resource area: BZ to BVW only. A redevelopment project to include a new, attached gymnasium (4900sf) at the school; renovated parking areas and updated drainage system. The proposed Gym is to the rear of the school entirely within an area of pavement (Parking). Removal of defunct building.

### 7a. Project Type Checklist:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                | 2. <input type="checkbox"/> Residential Subdivision                   |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input checked="" type="checkbox"/> Commercial/Industrial          |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                 |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input type="checkbox"/> Other                                    |

### 7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project:

Not Applicable

2. Limited Project

### 8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

U52

c. Book

NA

b. Certificate # (if registered land)

132

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	0000 1. linear feet	0000 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	0000 1. square feet	0000 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
d. [ ] Bordering Land Subject to Flooding
e. [ ] Isolated Land Subject to Flooding
f. [ ] Riverfront Area

2. Width of Riverfront Area (check one):

- [ ] 25 ft. - Designated Densely Developed Areas only
[ ] 100 ft. - New agricultural projects only
[ ] 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project:

NO RIVERFRONT
square feet

4. Proposed alteration of the Riverfront Area:

000 000 000
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

- 5. Has an alternatives analysis been done and is it attached to this NOI? [ ] Yes [X] No
6. Was the lot where the activity is proposed created prior to August 1, 1996? [X] Yes [ ] No

3. [ ] Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
a. [ ] Designated Port Areas
b. [ ] Land Under the Ocean
c. [ ] Barrier Beach
d. [ ] Coastal Beaches
e. [ ] Coastal Dunes



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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	<u>NA</u> 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	<u>NA</u> 1. square feet	
h. <input type="checkbox"/> Salt Marshes	<u>NA</u> 1. square feet	<u>0000</u> 2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	<u>na</u> 1. square feet	
	<u>NA</u> 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	<u>NA</u> 1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	<u>1. cubic yards dredged</u>	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	<u>1. square feet</u>	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	<u>0000</u> a. square feet of BVW	<u>0000</u> b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings	Does Not Apply	
	<u>a. number of new stream crossings</u>	<u>b. number of replacement stream crossings</u>

## C. Other Applicable Standards and Requirements

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/priority\\_habitat/online\\_viewer.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/priority_habitat/online_viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
Route 135, North Drive  
Westborough, MA 01581**

2008  
b. Date of map



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## C. Other Applicable Standards and Requirements (cont'd)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

1. c. Submit Supplemental Information for Endangered Species Review\*

- 1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area NA  
\_\_\_\_\_  
percentage/acreage
  - (b) outside Resource Area NA  
\_\_\_\_\_  
percentage/acreage
- 2.  Assessor's Map or right-of-way plan of site
- 3.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site
  - (c)  MESA filing fee (fee information available at: [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address  
  
*Projects altering 10 or more acres of land, also submit:*
  - (d)  Vegetation cover type map of site
  - (e)  Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

- 1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
- 2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_  
b. Date submitted to NHESP \_\_\_\_\_

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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## C. Other Applicable Standards and Requirements (cont'd)

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only

b.  Yes  No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a.  Yes  No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a.  Yes  No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)

2.  A portion of the site constitutes redevelopment

3.  Proprietary BMPs are included in the Stormwater Management System.

b.  No. Check why the project is exempt:

1.  Single-family house

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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## C. Other Applicable Standards and Requirements (cont'd)

- 2.  Emergency road repair
- 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

Civil Site Plan for 380 Mass Ave

a. Plan Title

Columbia Design Group LLC

b. Prepared By

June 21, 2011

d. Final Revision Date

Peter Gammie

c. Signed and Stamped by

1"=20'

e. Scale

f. Additional Plan or Document Title

g. Date

- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.



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Document Transaction Number

Acton

City/Town

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1235	6-23-11
2. Municipal Check Number	3. Check date
1234	6-23-11
4. State Check Number	5. Check date
Concord Family and Youth Services	
6. Payor name on check: First Name	7. Payor name on check: Last Name

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	6-22-11
1. Signature of Applicant	2. Date
	6-22-11
3. Signature of Property Owner (if different)	4. Date
	6-22-11
5. Signature of Representative (if any)	6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**A. Applicant Information**

1. Applicant:

The Victor School  
 a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_  
 Educational  
 c. Organization \_\_\_\_\_  
 380 Massachusetts Avenue  
 d. Mailing Address \_\_\_\_\_  
 Acton \_\_\_\_\_ MA \_\_\_\_\_ 01720  
 e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_  
 978 264 3806  
 h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email Address \_\_\_\_\_

2. Property Owner (if different):

Same as above  
 a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_  
 \_\_\_\_\_  
 c. Organization \_\_\_\_\_  
 \_\_\_\_\_  
 d. Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_  
 \_\_\_\_\_  
 h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email Address \_\_\_\_\_

3. Project Location:

30 Mass Avenue \_\_\_\_\_ Acton \_\_\_\_\_  
 a. Street Address \_\_\_\_\_ b. City/Town \_\_\_\_\_

**B. Fees**

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.





Town of Acton  
 472 Main Street  
 Acton, MA 01720  
 Telephone (978) 929-6621  
 Fax (978) 929-6340

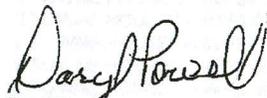
Brian McMullen  
 Assistant Assessor

Parcel Location 380 Massachusetts Avenue  
 Parcel I.D.: G3-101-2

Location	Parcel ID	Owner	Co-Owner	Mailing Address	Address 2	City	ST	Zip
1 TOWNE HOUSE LN #1	F3-99-101	SHAH ASHA H	SHAH HIMAT	17 NORTHBRIAR ROAD		ACTON	MA	01720
1 TOWNE HOUSE LN #2	F3-99-102	LI CHONG QING	YANG YU	1 TOWNE HOUSE LN #2		ACTON	MA	01720
1 TOWNE HOUSE LN #3	F3-99-103	BEYER VICTORIA G		1 TOWNE HOUSE LANE #3		ACTON	MA	01720
1 TOWNE HOUSE LN #4	F3-99-104	FEINSOD ELAYNE B		1 TOWNHOUSE LANE #4		ACTON	MA	01720
1 TOWNE HOUSE LN #5	F3-99-105	PIANESE JOSEPH P		1200 N VEITCH ST	APT 940	ARLINGTON	VA	22201
1 TOWNE HOUSE LN #6	F3-99-106	SPAULDING VIKKI A		1 TOWNE HOUSE LN #6		ACTON	MA	01720
1 TOWNE HOUSE LN #7	F3-99-107	TSUI CHING-YEE MILLOR		1 TOWNE HOUSE LN #7		ACTON	MA	01720
1 TOWNE HOUSE LN #8	F3-99-108	BYRNES CHRISTOPHER		1 TOWNE HOUSE LANE #8		ACTON	MA	01720
1 TOWNE HOUSE LN #9	F3-99-109	LIU YUE		1 TOWNE HOUSE LN #9		ACTON	MA	01720
1 TOWNE HOUSE LN #10	F3-99-110	RYAN MARY	RYAN KATHLEEN	RYAN BARBARA L/E	1 TOWN HOUSE LN #10	ACTON	MA	01720
1 TOWNE HOUSE LN #11	F3-99-111	HOLLINGSWORTH KYLE D	HOLLINGSWORTH HEIDI L	1 TOWNE HOUSE LN #11		ACTON	MA	01720
1 TOWNE HOUSE LN #12	F3-99-112	WHITAKER ALLEN A		1 TOWNE HOUSE LN #12		ACTON	MA	01720
1 TOWNE HOUSE LN #13	F3-99-113	COLBY LINDA C	COLBY PETER E	4 MALLARD ROAD		ACTON	MA	01720
1 TOWNE HOUSE LN #14	F3-99-114	SUN CLIFF	SUN SHAO-TANG	PO BOX 983		EAST BRUNSWICK	NJ	08816
1 TOWNE HOUSE LN #15	F3-99-115	HAQUE SHAHNAZ		1 TOWNE HOUSE LN #15		ACTON	MA	01720
1 TOWNE HOUSE LN #16	F3-99-116	WALSH MATTHEW	WALSH ADAM E	1 TOWNE HOUSE LN #16		ACTON	MA	01720
1 TOWNE HOUSE LN #17	F3-99-117	TSANG KWAN WAI	WU MIAO YUN	1 TOWNE HOUSE LN #17		ACTON	MA	01720
1 TOWNE HOUSE LN #18	F3-99-118	SHIELDS KELLEY A		12 PALERMO ST		WESTFORD	MA	01886
1 TOWNE HOUSE LN #19	F3-99-1S1	CHRISTMAS MAUREEN H + DAVID TRUSTEES, MC MIDDLESEX RT		190 POPE ROAD		ACTON	MA	01720
1 TOWNE HOUSE LN #20	F3-99-1S2	MCCUSKER WILLIAM		1 TOWNE HOUSE LN #S2		ACTON	MA	01720
1 TOWNE HOUSE LN #21	F3-99-1S3	CHRISTMAS MAUREEN H + DAVID TRUSTEES, MC MIDDLESEX RT		190 POPE ROAD		ACTON	MA	01720
1 TOWNE HOUSE LN #22	F3-99-1S4	LEWIS JR GORDON W		22 DUFFY ROAD		BOYLSTON	MA	01505
2 TOWNE HOUSE LN #1	F3-99-201	DAWSON ROBERT A R TRUSTEE	THE 2 TOWNHOUSE LANE UNIT	2 TOWNE HOUSE LN #1		ACTON	MA	01720
2 TOWNE HOUSE LN #2	F3-99-202	LEARY MAURA LEE	LEARY EDWARD M	2 TOWNE HOUSE LANE #2		ACTON	MA	01720
2 TOWNE HOUSE LN #3	F3-99-203	NEERGAARD JUDY A		2 TOWNE HOUSE LN #3		ACTON	MA	01720
2 TOWNE HOUSE LN #4	F3-99-204	SHAPIRO DMITRY	SHAPIRO POLINA	4 MYRTLE DRIVE		ACTON	MA	01720
2 TOWNE HOUSE LN #5	F3-99-205	ZHAO YONG	XING FUYU	2 TOWNE HOUSE LN #5		ACTON	MA	01720
2 TOWNE HOUSE LN #6	F3-99-206	BORNEMAN JANET	BORNEMANN RICHARD	55 ALCOTT STREET		ACTON	MA	01720
2 TOWNE HOUSE LN #7	F3-99-207	DURAN JASON		2 TOWNE HOUSE LN #7		ACTON	MA	01720
2 TOWNE HOUSE LN #8	F3-99-208	CHATWANI ASHOK U	CHATWANI REKHA R	304 ARIZA ST		FREMONT	CA	94539
2 TOWNE HOUSE LN #9	F3-99-209	ACTON HOUSING AUTHORITY		2 TOWNE HOUSE LANE #9		ACTON	MA	01720
2 TOWNE HOUSE LN #10	F3-99-210	DYER KATHLEEN B		55 MAGAZINE STREET #67		CAMBRIDGE	MA	02139
2 TOWNE HOUSE LN #11	F3-99-211	COHEN HELENE MARCIA		2 TOWNE HOUSE LN #11		ACTON	MA	01720
2 TOWNE HOUSE LN #12	F3-99-212	SMITH SHIRLEY M		2 TOWNE HOUSE LN #12		ACTON	MA	01720
2 TOWNE HOUSE LN #13	F3-99-213	TAVILLA ANTHONY P	TAVILLA PAMELA S	66 OLD STOW ROAD		CONCORD	MA	01742

2 TOWNE HOUSE LN #1F3-99-214	KELLY THOMAS J		2 TOWNE HOUSE LANE #14	ACTON	MA 01720
2 TOWNE HOUSE LN #1F3-99-215	HUXSAW CAREY		2 TOWNE HOUSE LN #15	ACTON	MA 01720
2 TOWNE HOUSE LN #1F3-99-216	HARTMAN SUSAN D ET AL TR	HARTMAN FAMILY NOM TR	2 ANNIE TERRACE DR	HUDSON	MA 01749
2 TOWNE HOUSE LN #1F3-99-217	ACTON HOUSING AUTHORITY		68 WINDSOR AV	ACTON	MA 01720
2 TOWNE HOUSE LN #1F3-99-218	HOFER DIANNA L		2 TOWNE HOUSE LN #18	ACTON	MA 01720
2 TOWNE HOUSE LN #1F3-99-219	ACTON HOUSING AUTHORITY		68 WINDSOR AV	ACTON	MA 01720
371 MASS AV #1 F3-99-301	MEYER JOAN S	M & K REALTY TR	371 MASS AVE (371)	ACTON	MA 01720
371 MASS AV #2 F3-99-302	MEYER JOAN S	M & K REALTY TRUST	371 MASS AVE (377)	ACTON	MA 01720
371 MASS AV #3 F3-99-303	MEYER JOAN S	M & K REALTY TRUST	371 MASS AVE (375)	ACTON	MA 01720
371 MASS AV F3-99-304	MEYER JOAN S	M & K REALTY TRUST	371 MASS AVE (373)	ACTON	MA 01720
4 STACYS WY F3-70-23	ROY BAPPADITYA	RAY BONYA	4 STACYS WY	ACTON	MA 01720
381 MASS AV F3-98	E&A NORTHEAST LTD PRTN	C/O EDENS & AVENT	PO BOX 528	ACTON	MA 01720
408 MASS AV BEHIND F3-118-2	LUDWIG ANNA TRUSTEE	PARKER LANE INVESTMENT TR	205 WILLOW STREET	COLUMBIA	SC 29202
15 BARKER RD F3-122	CZAJKOWSKI REE WELLS		15 BARKER RD	WALTHAM	MA 02054
2 STACYS WY F3-122-1	NEWEST BUILDING CORP		2 STACYS WY	ACTON	MA 01720
394 MASS AV F3-134	FOSTER MARC C TRUSTEE	FFD TRUST	PO BOX 1544	ACTON	MA 01720
386 MASS AV G3-10-2	ACTON TOWN OF		472 MAIN STREET	ARLINGTON	MA 02474
380 MASS AV G3-10-101	NICHOLSON ROSEMARY TRUSTEE	PANDOLA REALTY TRUST	76 STRAWBERRY HILL ROAD	ACTON	MA 01720
342 MASS AV G3-11	ANESTIS SEAN G	ANESTIS CHARLENE M	389 CODMAN HILL RD	CONCORD	MA 01742
344 MASS AV G3-11-1	TOWN OF ACTON		472 MAIN STREET	BOXBOROUGH	MA 01719
14 FARMSTEAD WY G3-65-3	YANG THOMAS	WU SHOWJEAN	14 FARMSTEAD WY	ACTON	MA 01720
12 FARMSTEAD WY G3-65-5	RAVIKANTH RAYADURGAM	VISWANATHAN MALINI	12 FARMSTEAD WY	ACTON	MA 01720
10 FARMSTEAD WY G3-65-7	SHAH HETAL	SHAH TEJAL	10 FARMSTEAD WY	ACTON	MA 01720
264 MASS AV G3-10-1	TOWN OF ACTON		472 MAIN STREET	ACTON	MA 01720

The owner of land sharing a common boundary or corner with the site of the proposed activity (100 feet) in any direction, including land located directly across a street, way, creek, river, stream, brook or canal. The above are as they appear on the most recent applicable taxes.



Daryl Powell  
Property Lister  
Acton Assessors Office

4/11/2011

# AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(to be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, David W. Burke, hereby certify under the pains and penalties of perjury that on 10/28/11 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by The Victor School with the Acton Conservation Commission on June 23, 2011 for property located at 380 Massachusetts Ave, Acton.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Name

David W. Burke

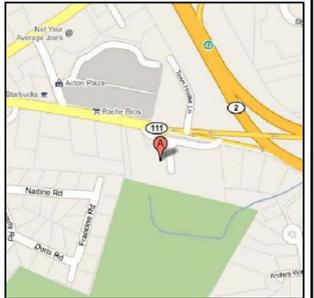
Date

10/28/11



# Civil Site Plan

380 Massachusetts Ave  
Acton, MA



**REFERENCES:**

DEP FILE NO. \_\_\_\_\_  
 SURVEY: Snelling and Hamel, Associates, Inc.  
 Site Plan Acton, Rev. May 18, 2011  
 ARCH. LAYOUT: Roundel 47, LLC  
 Wetlands Flagged by: David W Burke, Wetland  
 Resource Specialist

FOR CONSTRUCTION DETAILS SEE  
SHEET C-2 DETAIL SHEET

No.	Date	Comment

**Columbia Design Group, LLC**  
Consulting Engineers

14 Upham Avenue  
Boston, MA 02125  
(T) 617.506.1474 (F) 617.507.7740

Project:  
Victor School Addition

Date: June 21, 2011	Scale: 1" = 20'
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Project No.: 2008-108	Drawing by: JJS/PG
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C-1

**GENERAL NOTES**

- THIS PLAN IS TO ACCOMPANY THE NOTICE OF INTENT FOR THE PROPOSED ADDITION, RECONSTRUCTION OF THE UPPER/LOWER PARKING LOTS, IMPROVEMENTS TO THE SITE STORM DRAINAGE SYSTEM, AND SITE GRADING. COORDINATION WITH ARCHITECTURAL PLANS IS REQUIRED.
- THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OR SIZE OF EXISTING UTILITIES ON THE SITE OR WITHIN THE STREET. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING AND RECORDING THE LOCATION OF EACH UTILITY.
- THE CONTRACTOR SHALL CONTACT THE TOWN FOR THE MARKING OF EXISTING MUNICIPAL UTILITIES, AND SHALL ALSO CONTACT DIG-SAFE AT 1-888-344-7233, FAX 1-800-322-4844. DIG SAFE MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO EXCAVATION.
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE TOWN. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING CONSTRUCTION FOLLOWS STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO COMPLETE THE PROPOSED STORM DRAIN AND UTILITY SYSTEM AS INDICATED ON THE PLANS.
- THE RESPONSIBILITY, OWNERSHIP AND MAINTENANCE OF THE DRAINAGE SYSTEM ON PRIVATE PROPERTY SHALL REMAIN THAT OF THE OWNER.
- DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
- THE CONTRACTOR SHALL TIE ALL ROOF LEADERS INTO THE INFILTRATION SYSTEM. EXACT LOCATION OF ROOF LEADERS MAY VARY FROM THAT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS WITH THE ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL PROVIDE AN AS BUILT PLAN IDENTIFYING FINAL LOCATIONS OF STORM DRAINAGE SYSTEM, UTILITIES, WITH TIES AND DEPTH INFORMATION.
- EXISTING CATCH BASINS IN THE PROJECT AREA NOT CALLED OUT FOR REMOVAL SHALL BE CLEANED AND INSPECTED.

30' ZONING SETBACK LINE

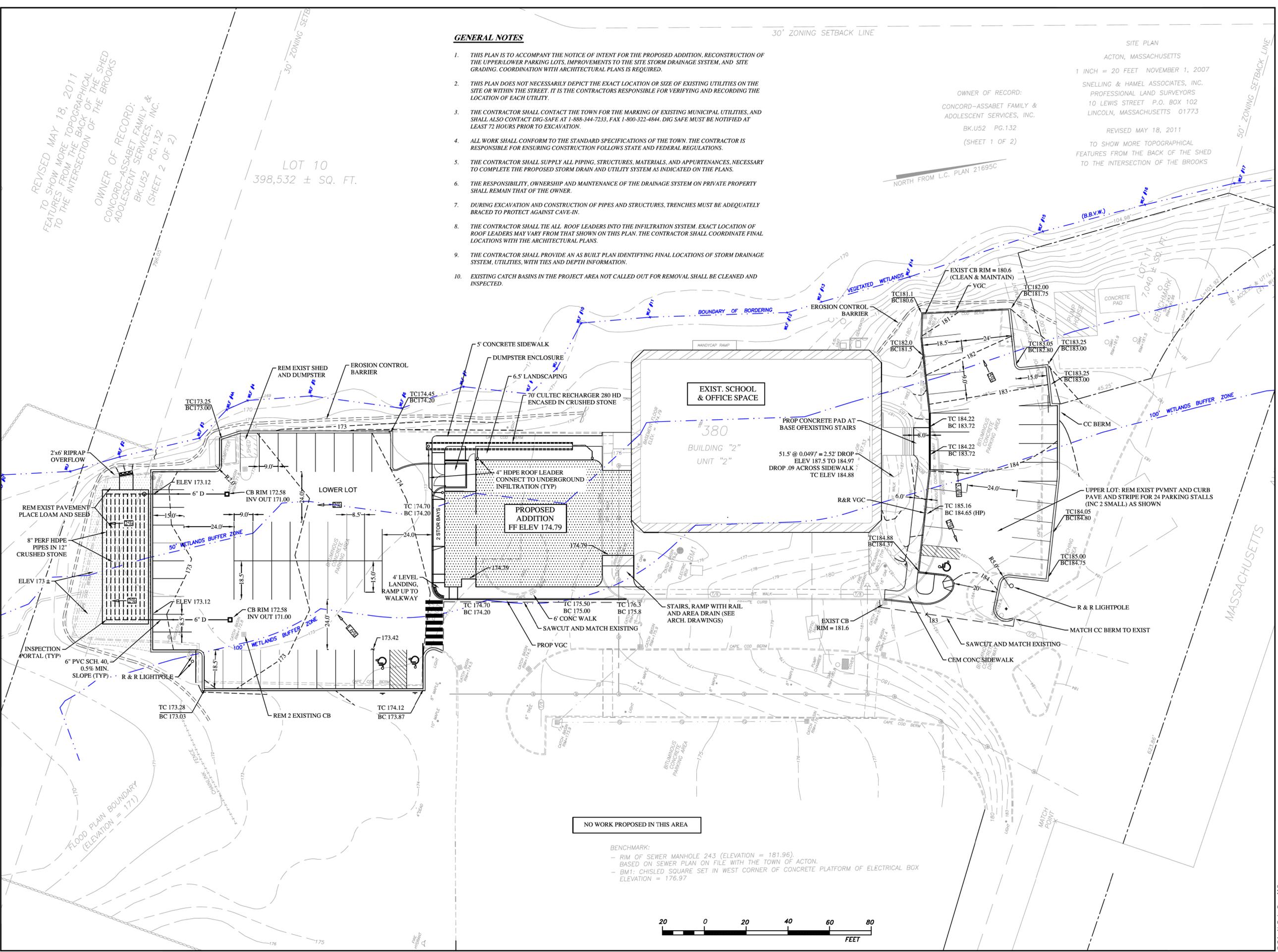
SITE PLAN

ACTON, MASSACHUSETTS  
 1 INCH = 20 FEET NOVEMBER 1, 2007  
 SNELLING & HAMEL ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 10 LEWIS STREET P.O. BOX 102  
 LINCOLN, MASSACHUSETTS 01773  
 REVISED MAY 18, 2011  
 TO SHOW MORE TOPOGRAPHICAL  
 FEATURES FROM THE BACK OF THE SHED  
 TO THE INTERSECTION OF THE BROOKS

OWNER OF RECORD:  
 CONCORD-ASSABET FAMILY &  
 ADOLESCENT SERVICES, INC.  
 BK.U52 PG.132  
 (SHEET 1 OF 2)

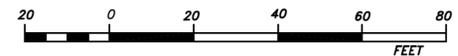
REVISED MAY 18, 2011  
 TO SHOW MORE TOPOGRAPHICAL  
 FEATURES FROM THE BACK OF THE SHED  
 TO THE INTERSECTION OF THE BROOKS  
 OWNER OF RECORD:  
 CONCORD-ASSABET FAMILY &  
 ADOLESCENT SERVICES, INC.  
 BK.U52 PG.132  
 (SHEET 2 OF 2)

LOT 10  
 398,532 ± SQ. FT.



NO WORK PROPOSED IN THIS AREA

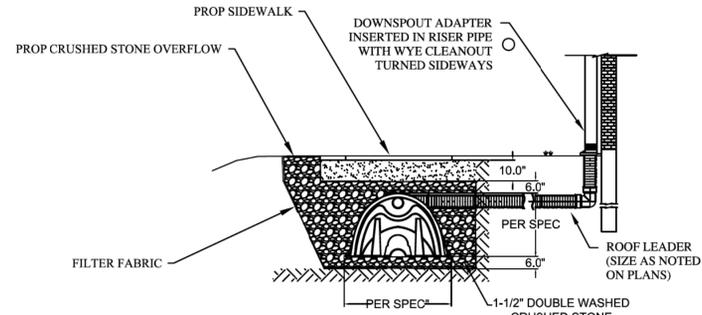
BENCHMARK:  
 - RIM OF SEWER MANHOLE 243 (ELEVATION = 181.96)  
 BASED ON SEWER PLAN ON FILE WITH THE TOWN OF ACTON.  
 - BM1: CHISLED SQUARE SET IN WEST CORNER OF CONCRETE PLATFORM OF ELECTRICAL BOX  
 ELEVATION = 176.97



© Columbia Design Group, LLC

# Detail Sheet

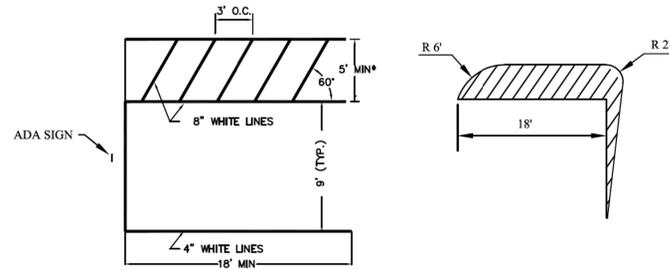
380 Mass. Ave  
Acton, MA



- ONE INSPECTION PORTAL PER SYSTEM (MIN.)
- EQUIVALENT PRODUCT IS ACCEPTABLE PENDING COMPLIANCE WITH VOLUME AND SF OF STORAGE

## CULTEC RECHARGER 280 HD (H2O) CHAMBER

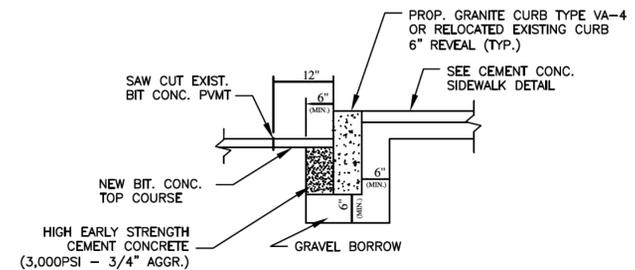
NOT TO SCALE



- NOTES:
- FIELD ENGINEER TO DETERMINE FINAL DIMENSIONS.
  - PAVEMENT MARKINGS SHALL BE WHITE REFLECTORIZED PAINT.
  - \* 8\"/>

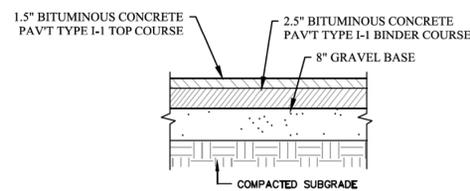
## HANDICAP & PARKING STRIP

NOT TO SCALE



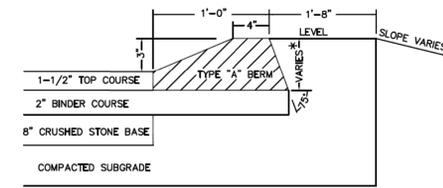
## 5 TYPICAL GRANITE CURB

NOT TO SCALE



## BITUMINOUS CONCRETE PAVEMENT FOR DRIVEWAYS

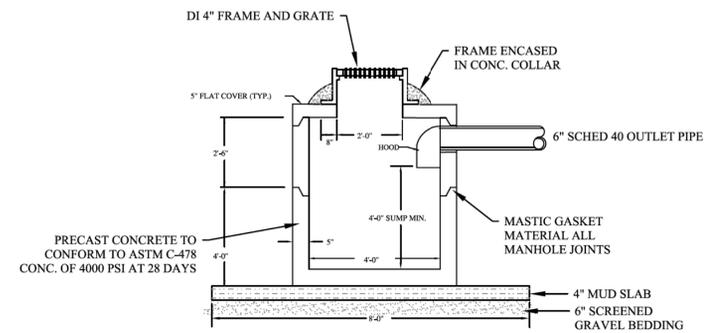
NOT TO SCALE



- NOTES:
- \* THIS DIMENSION VARIES WITH THE THICKNESS OF THE TOP COURSE AND SLOPE OF SHOULDER

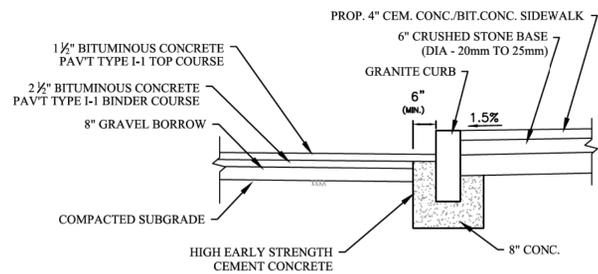
## BITUMINUS CONCRETE BERM TYPE "A" (MODIFIED)

NOT TO SCALE



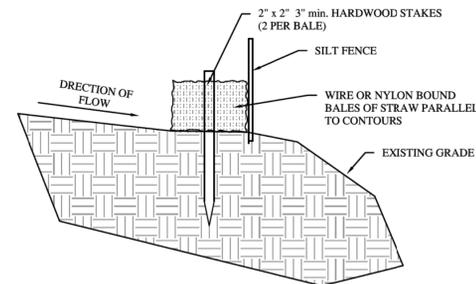
## 1 FLAT TOP CATCH BASIN WITH HOODED OUTLET

NOT TO SCALE



## ROAD PAVEMENT AND SIDEWALK CONSTRUCTION

NOT TO SCALE

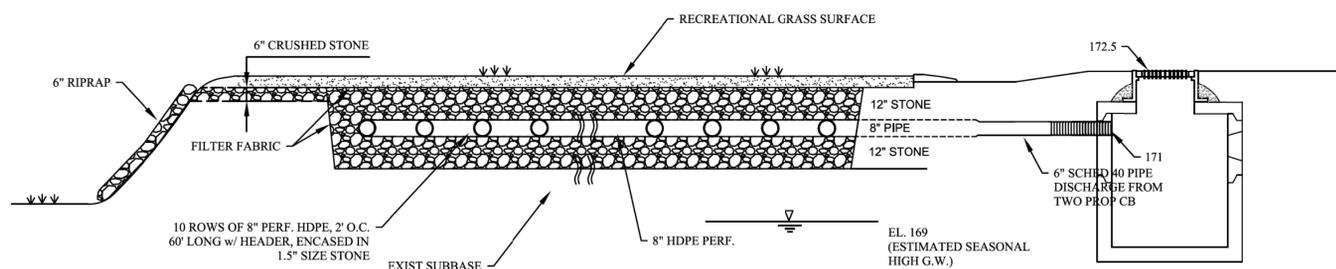


NOTE: SET SILT FENCE 4\"/>

## HAYBALE WITH SILT FENCE

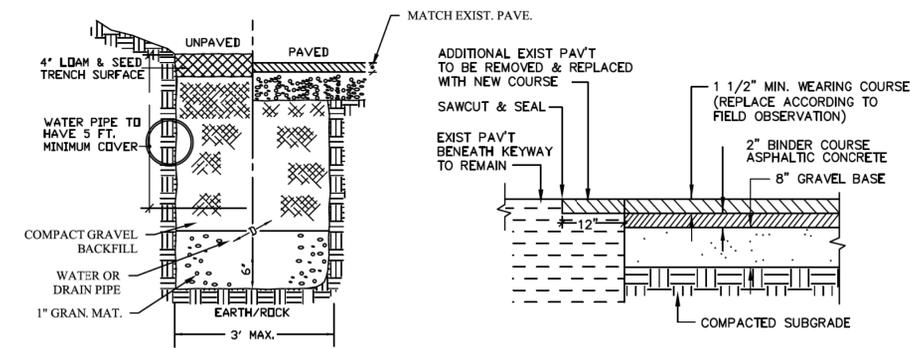
SILT SOCK ALTERNATIVE - INSTALL PER MANUFACT REC.

NOT TO SCALE



## 5 8' PERFORATED PIPE INFILTRATION BED

NOT TO SCALE



## PIPE EXCAVATION & TRENCH PATCH

NOT TO SCALE

No.	Date	Comment

Columbia Design Group, LLC  
Consulting Engineers

14 Upham Avenue  
Boston, MA 02125  
(T) 617.506.1474 (F) 617.507.7740

Project:  
Victor School Addition

Date:

June 21, 2011

Scale:

As Noted

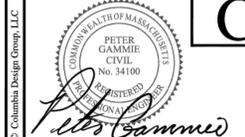
Project No.:

2008-108

Drawing by:

JJS/PG

C-2



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