

R. WILSON & ASSOCIATES, Inc.
Land Surveyors and Civil Engineers
676 Great Road, P.O. Box 236,
Littleton, MA 01460
Tel: 978-486-0203
Fax: 978-486-0644

RECEIVED

February 27, 2012

Acton Planning Board
Attn: Roland Bartl
Acton Town Hall
472 Main Street
Acton, MA 01720

MAR 1 2012
Town of Acton
Planning Department
#3445
\$2500.00

Re: Central Street P.C.R.C. Application

Dear Members of the Board:

I have enclosed an application package for a P.C.R.C. located on Central Street (Map F2B/Parcel 106, behind 12 Summer Street). This package includes the following:

1. P.C.R.C. Application
2. Draft Notice of Public Hearing
3. Development Impact Report
4. Site Description and Drainage Calculations
5. P.C.R.C. Plans (3 full size sets, 11 reduced sets, 3 sheets each)
6. Certified Abutters List

Please call me with any questions you may have regarding this application.

Sincerely,



Drew Garvin
R. Wilson & Associates, Inc.

cc: File #1851

APPLICATION for a
PLANNED CONSERVATION RESIDENTIAL COMMUNITY SPECIAL PERMIT

RECEIVED

Refer to the "Rules and Regulations for Planned Conservation Residential Community (PCRC) Special Permits" available from the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 with any questions concerning the Rules. Incomplete applications may be denied.

Town of Acton
Planning Department

3445
\$2,500-

Please type or print your application.

1. Location and Street Address of Site CENTRAL STREET (BEHIND 12 SUMMER ST.)
2. Name of Proposed Development CENTRAL STREET P.C.R.C.
3. Applicant's Name: MT. LAUREL REALTY (STEVE MARSH)
Address: 304 GOODRICH RD, LUNENBURG, MA 01462
Telephone: (978) 771-8935 E-Mail: kingst435@comcast.net
4. Record Owner's Name: WILLIAM D. CHISHOLM
Address: 390 GOODRICH RD, LUNENBURG, MA 01462
Telephone: _____ E-Mail: _____
5. Zoning District(s) of Parcel(s) R-4
Town Atlas Map(s)/ Parcel Number(s) F2B/106
6. a) Total Area of Development 11.94 ac. b) Number of dwelling units proposed 3
c) Number of Affordable Units 0 d) Number of Handicapped Units 0
e) Total Area of Common Land 10.69 ac. f) Percent common land 89.6%
Percent impervious 2.6%
g) Total length of road(s) in feet: Public 0 Private 1,409
h) Number of parking spaces: Total 12 Per unit 4
i) Method of sewage disposal SEPTIC SYSTEMS
7. Deed Book & Page number(s) or Land Court Certificate number(s): BK 58521 / PG 358

The undersigned hereby apply to the Planning Board for a public hearing and an Planned Conservation Residential Community (PCRC) Special Permit under the BYLAW.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of his/her knowledge. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

[Signature]
Signature of Applicant(s)

Signature of Applicant(s)

2/27/12
Date

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

[Signature]
Signature of Record Owner(s)

Signature of Record Owner(s)

2/27/12
Date



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 264-9622
 Fax (978) 264-9630

Brian McMullen
 Assistant Assessor

Parcel Location 12 SUMMER ST
 Parcel I.D.: F2B-106

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	St	Zip
33 SUMMER ST	F2.B-73-1	TUCKER DAVID J	JULIE E	10 DEVON DR	ACTON	MA	01720
51 WILLOW ST	F2.B-80	RICHEY JR JAMES L		51 WILLOW ST	ACTON	MA	01720
198 CENTRAL ST	F2.B-83	COCHRANE DAVID E	PAMELA	198 CENTRAL STREET	ACTON	MA	01720
54 WILLOW ST	F2.B-93	PORETTO YVONNE E	PORETTO JEFFERY	54 WILLOW ST	ACTON	MA	01720
23 SUMMER ST	F2.B-94	PORETTO YVONNE	PORETTO JEFFERY	54 WILLOW STREET	ACTON	MA	01720
19 SUMMER ST	F2.B-95	SWEENEY KATHRYN R		19 SUMMER ST	ACTON	MA	01720
46 WILLOW ST	F2.B-96	PERSHOUSE EDWARD C	PERSHOUSE ROMELIA F	48 WILLOW STREET	ACTON	MA	01720
194 CENTRAL ST	F2.B-97	SABATELLI ADRIANO A	ANDRADE JUDITH	194 CENTRAL ST	ACTON	MA	01720
186 CENTRAL ST	F2.B-98	BOWERS FREDERICK	C/O SATOW	12 PLEASANTVIEW TERR	FRAMINGHAM	MA	01701
191 CENTRAL ST	F2.B-99	PION ROBERT E	LANDRY-PION ELAINE M	191 CENTRAL ST	ACTON	MA	01720
60 WILLOW ST	F2.B-104	POLLARD JACK RUSSELLA		60 WILLOW ST	ACTON	MA	01720
20 SUMMER ST	F2.B-104-1	WALLACE DAVID A		20 SUMMER ST	ACTON	MA	01720
24 SUMMER ST	F2.B-104-2	DE SCHEPPER STAN CLEMENT	BUYASSE CAROL MARGUERITE MARIE	24 SUMMER ST	ACTON	MA	01720
13 SUMMER ST	F2.B-107	CHAMPOUX KEITH R	CHAMPOUX CHRISTINE M	13 SUMMER ST	ACTON	MA	01720
97 WINDSOR AV	F2.B-109	YOURK RENEE A	YOURK JAMES A	97 WINDSOR AV	ACTON	MA	01720
68 WILLOW ST	F2.B-112	DUNN WILLIAM J	ANN B	68 WILLOW ST	ACTON	MA	01720
66 WILLOW ST	F2.B-112-1	DUNN WILLIAM J	ANN B	68 WILLOW ST	ACTON	MA	01720
169 CENTRAL ST	F2.B-114	MERRELL DONNA JEAN		169 CENTRAL ST	ACTON	MA	01720
80 WILLOW ST	G1-26	COLETTI SARAH J	NANCY H. AS TRUSTEES OF THE 2010 GARY B	80 WILLOW ST.	ACTON	MA	01720
76 WILLOW ST	G1-27	BANKS GARY P. + BANKS		76 WILLOW ST	ACTON	MA	01720
90 WILLOW ST	G1-44	BAJWA SUKHJINDER		88 WILLOW ST	ACTON	MA	01720
88 WILLOW ST	G1-44.1	BAJWA SUKHJINDER		88 WILLOW ST	ACTON	MA	01720
80 WILLOW ST	G1-46	COLETTI SARAH J		80 WILLOW ST	ACTON	MA	01720
102 WILLOW ST	G1-85	RED ACRE DEVELOPMENT		102 WILLOW ST	ACTON	MA	01720
BEHIND	G1-87	HAMEL SR GARY	PRIMMER JILL	100 WILLOW STREET	ACTON	MA	01720
106 WILLOW ST	G1-114	OSBORN JEREMY	OSBORN KRISTIN	106 WILLOW ST	ACTON	MA	01720
110 WILLOW ST	G1-309	LI MING	CHEN CHANGQING	110 WILLOW ST	ACTON	MA	01720
112 WILLOW ST	G1-309.6	SONG KENING	LI XIAO YAN	112 WILLOW ST	ACTON	MA	01720

RECEIVED

MAR - 1 2012

Town of Acton
 Planning Department

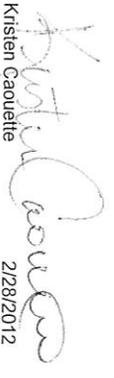
Parcel Location 12 SUMMER ST
Parcel ID F2B-106

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
162 CENTRAL ST 158 CENTRAL ST BEHIND	G2-72	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
162 CENTRAL ST BEHIND	G2-103	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
162 CENTRAL ST BEHIND	G2-125	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776


Kristin Caouette
Acton Assessors Office
2/28/2012

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision CENTRAL STREET P.C.R.C.
2. Location BEHIND 12 SUMMER ST.
3. Name of Applicant(s) MT. LAUREL REALTY (STEVE MARSH)
4. Brief Description of the Proposed Project 3 SINGLE FAMILY DWELLINGS
5. Name of Individual Preparing this DIR DREW GARVIN
 Address P.O. Box 236 Business Phone (978) 486-0203
676 GREAT RD.
LITTLETON, MA 01460
6. Professional Credentials E.I.T.

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

Uses	Percentage
Industrial	
Commercial	
Residential	100
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 11.94 acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)		
Forested		
Agricultural (includes orchards, cropland, pasture)		
Wetland	68	68
Water Surface Area		
Flood Plain	68	68
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	2	5
Other (indicate type)		

SAME AREA →

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

District	Percentage
R-4	100
GROUNDWATER PROTECTION OVERLAY DIST. - ZONE 3	100

10. Predominant soil type(s) on the site: HINCKLEY (35A, 35C) - UPLANDS
FREETOWN (46) - WETLANDS

Soil drainage (Use the US Soil Conservation Service's definition)

Soil Type	% of the Site
Well drained	30
Moderately well drained	
Poorly drained	70

11. Are there bedrock outcroppings on the site? yes no
12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	83
10 - 15%	
greater than 15%	17

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 3 Proximity to a public well: _____ feet
14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director). yes no

If yes, specify: _____

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges? yes no

If yes, specify: _____

16. Are there any established foot paths running through the site or railroad right of ways? yes no If yes, specify: THERE IS AN EXISTING WALKING

PATH (4'W±) THAT RUNS ALONG THE EDGE OF WETLANDS

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ___yes no
- Is the site adjacent to conservation land or a recreation area? yes ___no
- If yes, specify: ADJACENT TO CEMETERY
-
18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ___yes no
- If yes, specify: _____
-
19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site? yes ___no
- If yes, specify: MOST OF THE SITE IS A WETLAND FED BY MUDDY BROOK
-
20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ___yes no
- If yes, specify: _____
-
21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ___yes no
- If yes, specify results: _____
-
22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ___yes no
- If yes, specify _____
-
23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Action Historical Society.) ___yes no
- If yes, please describe _____
-
24. Is the project contiguous to or does it contain a building in a local historic district or national register district? ___yes no

25. Is the project contiguous to any section of the Isaac Davis Trail?
 yes no If yes, please describe _____

B. Circulation System

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		6
Average peak hour volumes	morning	6
Average peak hour volumes	evening	6

⇒ 3 HOMES
2 CARS EACH

27. Existing street(s) providing access to proposed subdivision:

Name CENTRAL STREET Town Classification _____

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways CENTRAL & WINDSOR, CENTRAL & SUMMER, SUMMER & WILLOW

29. Location of existing sidewalks within 1000 feet of the proposed site? _____

YES, SIDEWALK ALONG CENTRAL ST.

30. Location of proposed sidewalks and their connection to existing sidewalks: _____

31. Are there parcels of undeveloped land adjacent to the proposed site? yes no

Will access to these undeveloped parcels be provided within the proposed site?

yes no If yes, please describe _____

If no, please explain why _____

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed? 15

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? N/A

34. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site: LARGE WETLAND

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: A STONE TRENCH WILL CATCH AND TREAT THE PROPOSED DRIVEWAY RUNOFF. ALL ROOF RUNOFF TO BE DIRECTED TO CULTEC DRYWELLS.

c. Will a NPDS Permit be required? ___yes ~~X~~no

35. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)

36. Schools (if residential)

a. Projected number of new school age children: 60

b. Distance to nearest school: _____

E. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to:

37. Prevent surface water contamination.
38. Prevent groundwater contamination.
39. Maximize groundwater recharge.
40. Prevent erosion and sedimentation.
41. Maintain slope stability.
42. Design the project to conserve energy.
43. Preserve wildlife habitat.
44. Preserve wetlands.
45. Ensure compatibility with the surrounding land uses.
46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event.
47. Preserve historically significant structure sand features on the site.
48. To mitigate the impact of the traffic generated by the development.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.