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April 5, 2013

Acton Conservation Commission
Acton Town Hall
472 Main Street
Acton, Massachusetts 01720

**RE: DEP File No. 85-1104 - 195 Newtown Road
Development Alternatives Investigation**

Dear Commissioners,

At the January 16, 2013 continuation of the public hearing for construction of a wetland driveway crossing and dwelling at 195 Newtown Road, the Conservation Commission requested the applicant explore the possibility of utilizing the existing Sarah Indian right of way (or other means) to access for development other areas of the lot that might have lesser wetland impacts than the wetland driveway crossing proposed from Newtown Road.

The applicant has since had our office stake the remaining 3.8 Littleton acres of the lot from the Acton town line to the north lot boundary at the edge of Fort Pond. I walked the full boundary of the site and discovered an additional on site wetland resource area in Littleton north of Sarah Indian Way that contains an intermittent stream that traverses the lot flowing northwest and is tributary to Fort Pond. Although the total site area of land in Acton and Littleton is 7.36 acres, the long, narrow, irregular shape of the lot, steep slopes, the presence of visually apparent surficial bedrock, and the location of multiple wetland resource areas that traverse the site, make the site relatively challenging for development of a single family dwelling.

On March 3, 2013 I conducted soil tests to determine suitability of on-site soils for sewage disposal in the only remaining areas with suitable access (from Sarah Indian Way) that did not have visually apparent surficial bedrock (approximately one acre of area) immediately north of Sarah Indian Way. Six deep test holes were conducted and all yielded refusal at depths ranging from 1 foot to 3 feet. These depths are not adequate to support on-site sewage disposal systems by minimum State Environmental Code, Title 5 Code requirements.

Refer to attached illustrative plan that shows the full extent of the lot, the area currently proposed for development off Newtown Road in Acton and the approximate location of wetlands, buffer zones, surficial bedrock, and shallow depth to refusal by test hole.

Having taken all of this information into consideration, it is my professional opinion that although there are other areas on lot in Littleton and Acton with alternative access via existing right of way that may not have a direct wetland impact, those areas are not suitable for on-site sewage disposal and thus development of a single family dwelling. The only area on site that has been found to be suitable for development of a single family dwelling is the area requiring a wetland driveway crossing to access from Newtown Road that is currently proposed.

We look forward to discussing this with the Commission further at the continuation of the public hearing on April 17, 2013. If you should have any questions regarding this matter prior to that time, please contact our office.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'S. Hayes', written over a light blue horizontal line.

FORESITE Engineering
By: Scott P. Hayes, PE
Principal

cc: M. Doris Prendiville
Scott Goddard, Goddard Consulting, LLC

Attachment

