ACTON PLANNING BOARD

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JUN - 3 2013
Town of Acton
Planning Department

137
$1,005
KB

FORM PP

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Acton for Approval under the suggested procedure in the Rules and Regulations Governing the Subdivision of Land in the Town of Acton, Massachusetts.

(Please type or print information in blanks below.)

1. Name of Proposed Subdivision WINDSOR HEIGHTS
2. Name of Applicant(s) WESTCHESTER CO.
   Address P.O.BOX 2236 ACTON MA Phone 978 263 0428
3. Name of Property Owner(s) MICHAEL CONWILL
   Address 56 WINDSOR AVE, ACTON Phone
4. Name of Engineer MARKOV + RUBIN INC.
   Address 360 MASS AVE STE 200, ACTON Phone 978 263 0430
5. Name of Land Surveyor RUSS WILSON
   Address 360 MASS AVE STE 200 ACTON Phone 978 486 0203
6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 29463, Page Number 498 and/or registered in the Middlesex Registry of Land Court, Certificate of Title Number _____.
7. Zoning District VR Map No.(s) F2B Parcel No.(s) 45
8. Approximate acreage in subdivision 1.55 Number of lots 3
9. Total length of road(s) in linear feet 464'
10. Location and Description of property 56 WINDSOR AVE, EXISTING SINGLE FAMLY DWELLING

6/3/2013
Signature of Applicant, Date

Michael Conwill Jr 6/3/2013
Signature of Applicant, Date

Signature of Owner, Date

Signature of Owner, Date

ALL owners (in case of a corporation, an authorized officer; in the case of a trust, ALL trustees) must sign.

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

Brian McMullen
Assessor

Locus: 56 Windsor Avenue
Parcel: F2B - 45

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City ST Zip
F2B-13	30 WINDSOR AV	REGAN RONALD W	REGAN THERESA A	30 WINDSOR AV	ACTON, MA 01720
F2B-20	249 CENTRAL ST	GAO FAN		249 CENTRAL ST	ACTON, MA 01720
F2B-21	33 WINDSOR AV	HICKEY NEIL T	HICKEY ROSEMARIE S	33 WINDSOR AV	ACTON, MA 01720
F2B-22	37 WINDSOR AV	CHENEVERT ELEANOR M TRUSTEE	ELEANOR M. CHENEVERT REVOCABLE TRUST	37 WINDSOR AV	ACTON, MA 01720
F2B-27	43 WINDSOR AV	KUTIL SCOTT D		43 WINDSOR AV	ACTON, MA 01720
F2B-28	38 WINDSOR AV	TOWELL ANDREW R	TOWELL JULIE L	38 WINDSOR AVENUE	ACTON, MA 01720
F2B-29	42 WINDSOR AV	ROBERTS LAWRENCE R	CHRISTA B	44 WINDSOR AVE	ACTON, MA 01720
F2B-30	15 KINSLEY RD	OTOOLE RICHARD K	CHRISTINE L	17 KINSLEY RD	ACTON, MA 01720
F2B-30-1	17 KINSLEY RD	O'TOOLE RICHARD K.		17 KINSLEY ROAD	ACTON, MA 01720
F2B-34	241 CENTRAL ST	MATHEWS ELEANOR S		241 CENTRAL ST	ACTON, MA 01720
F2B-35	49 WINDSOR AV	BERKE JERRY H	DEQUATTRO ROSALIE	49 WINDSOR AVE	ACTON, MA 01720
F2B-36	46 WINDSOR AV	ROBERTS CHRISTA B		44 WINDSOR AV	ACTON, MA 01720
F2B-38	237 CENTRAL ST	BLACK DAVID L	BLACK KATHRYN S	237 CENTRAL STREET	ACTON, MA 01720
F2B-39	53 WINDSOR AV	BOTKIN BRADLEY C	ROBINS RENEE J	53 WINDSOR AV	ACTON, MA 01720
F2B-40	48 WINDSOR AV	O'DONOGHUE JOSEPH	O'DONOGHUE ROBIN DANA	48 WINDSOR AV	ACTON, MA 01720
F2B-43	233 CENTRAL ST	RAYE RONALD J + MEGAN T H	RAYE KENNETH J + LISA M	233 CENTRAL ST	ACTON, MA 01720
F2B-44	57 WINDSOR AV	LOCHRIE BLAKE	KASABIAN ANNETTE M	57 WINDSOR AVE	ACTON, MA 01720
F2B-51	221 CENTRAL ST	FOLEY KATHLEEN A		126 NEWTOWN ROAD	ACTON, MA 01720
F2B-52	59 WINDSOR AV	ROSS PETER N	HELEN RACHEL	123 NOURSE RD	BOLTON, MA 01740
F2B-53	62 WINDSOR AV	SCHAFFNER CHRISTOPHER R	C/O 62-66 WINDSOR AVE LLC	69 GREAT ROAD	ACTON, MA 01720
F2B-55	21 KINSLEY RD	HARRIGAN FRANCIS P II		21 KINSLEY RD	ACTON, MA 01720
F2B-60	217 CENTRAL ST	WAITE WILLIAM	C/O FLANZER MARK E + KIMBERLY M	217 CENTRAL ST	ACTON, MA 01720
F2B-61	63 WINDSOR AV	PAVAN JOHN M	PAVAN CAROL L	63 WINDSOR AVE	ACTON, MA 01720
F2B-69	69 WINDSOR AV	DAVIES BRIAN F	DAVIES PATRICIA E	69 WINDSOR AV	ACTON, MA 01720
F2B-70	23 KINSLEY RD	CONQUEST ANDREW B	CONQUEST PAULA	23 KINSLEY RD	ACTON, MA 01720
F2B-71	25 KINSLEY RD	BRAMAN ANN M		25 KINSLEY RD	ACTON, MA 01720
F2B-87	74 WINDSOR AV	ACTON HOUSING AUTHORITY		74 WINDSOR AVE	ACTON, MA 01720
F2B-87-1	66 WINDSOR AV	SUSSMAN ANN	C/O 62-66 WINDSOR AVE LLC	69 GREAT ROAD	ACTON, MA 01720
F2B-87-5	64 WINDSOR AV	SUSSMAN ANN	C/O 62-66 WINDSOR AVE LLC	69 GREAT ROAD	ACTON, MA 01720
F2B-88-1	1 CONQUEST WY	JAROS KEITH F	JAROS MICHELLE F	1 CONQUEST WY	ACTON, MA 01720

Brian McMullen
Assessor

Locus: 56 Windsor Avenue
Parcel: F2B - 45

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST Zip

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

Kelly Schorr
Acton Assessors Office

Kelly Schorr

5/23/2013

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision WINDSOR HEIGHTS
2. Location 56 WINDSOR AVE
3. Name of Applicant(s) WESTCHESTER COMPANY
4. Brief Description of the Proposed Project PROPOSED 3 LOT SUBDIVISION ON 464' CUL DE SAC ROAD
5. Name of Individual Preparing this DIR MARKEY & RUBIN ENGINEERING
   Address 360 MASSACHUSETTS AVE Business Phone 978 263 0447
   ACTON MA
6. Professional Credentials JONATHAN MARKEY, P.E IAN RUBIN, P.E.
   RUSS WILSON, PLS

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: 1.55 acres.

Approximate Acreage	*At Present*	*After Completion*
Meadow or Brushland (non agriculture)		
Forested	0.50	0.30
Agricultural (includes orchards, cropland, pasture)		
Wetland		
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	0.12	0.50
Other (indicate type) LAWN/PLANTINGS	0.93	0.75

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
VR VILLAGE RESIDENTIAL	100

10. Predominant soil type(s) on the site: SAND - COARSE GRAINED

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

Soil Type	% of the Site
Well drained	100
Moderately well drained	
Poorly drained	

11. Are there bedrock outcroppings on the site? ____yes X no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	95%
10 - 15%	—
greater than 15%	5%

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: 3500 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 X 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?
X yes ____no

If yes, specify: PROPERTY IS LOCATED ON AN ESKER
SOME LARGE WHITE PINES

16. Are there any established foot paths running through the site or railroad right of ways?
____yes X no

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area?
____yes ___X__no

Is the site adjacent to conservation land or a recreation area? ____yes ___X__no

If yes, specify:_____

_____

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ____yes ___X__no

If yes, specify:_____

_____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?
____yes ___X__no

If yes, specify:_____

_____

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ____yes ___X__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 ___X__no

If yes, specify results:_____

_____

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ____yes ___X__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.)

___X__yes ____ no

If yes, please describe PROPERTY IS LOCATED IN WEST ACTON HISTORIC DISTRICT

24. Is the project contiguous to or does it contain a building in a local historic district or national register district? ____yes ____ no

NOT KNOWN

25. Is the project contiguous to any section of the Isaac Davis Trail? ___yes X 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		28.71
Average peak hour volumes	morning	2.31
Average peak hour volumes	evening	3.03

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

Name WINDSOR AVE Town Classification COLLECTOR

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

Name of ways MASS AVE - 1000 FT., PEARL ST. 700 FT.

29. Location of existing sidewalks within 1000 feet of the proposed site? ALONG WINDSOR AVE ON SOME SIDE AS PROPOSED DEVELOPMENT.

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

PROPOSED SIDEWALK AROUND CUL DE SAC, CONNECTING TO EXISTING SIDEWALK ON WINDSOR

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

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

___yes X 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?

12

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? _____

34. How will sewage be handled? INDIVIDUAL SEPTIC SYSTEMS

35. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site:
EXISTING DEPRESSION TO REAR OF LOT CURRENTLY TAKES UNTREATED STORMWATER

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: PROPOSED DRAINS WILL TREAT STORMWATER, INFILTRATE ON SITE, AND REDUCE FLOW TO EXISTING DEPRESSION.

c. Will a NPDES Permit be required? X yes ___ no

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

37. Schools (if residential)
a. Projected number of new school age children: 6
b. Distance to nearest school: 1.1 mi

D. Measures to Mitigate Impacts

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

38. Prevent surface water contamination.

39. Prevent groundwater contamination.

40. Maximize groundwater recharge.

41. Prevent erosion and sedimentation.

42. Maintain slope stability.

43. Design the project to conserve energy.

44. Preserve wildlife habitat.

45. Preserve wetlands.

46. Ensure compatibility with the surrounding land uses.

47. 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.

48. Preserve historically significant structures and features on the site.

49. 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.

Markey & Rubin, Inc.
Civil Engineering
360 Massachusetts Ave Ste.200
Acton, MA 01720

VIA: Hand Delivery

June 1, 2013

Town of Acton
Planning Board

Re: Windsor Heights Preliminary Subdivision
Measures to Mitigate Impacts

Dear Members of the Board:

Below are items D. 38-49 of the Development Impact Form as required for filing a Preliminary Subdivision Application for 56 Windsor Ave:

Measures to Mitigate Impacts

38. Prevent Surface Water Contamination.
The drainage system will be designed according to the Subdivision Rules and Regulations as they pertain to storm water management, as well as the DEP regulations for storm water management.

39. Prevent Groundwater Contamination
The subsurface sewage disposal systems will be designed to the Massachusetts State environmental code as well as the Town of Acton Board of Heath rules and regulations, which will treat the effluent to state and local standards.

40. Maximize Groundwater Recharge
The site is located on soils listed as Hydrologic Soil Group A for their ability to recharge water. Soil testing on the site revealed coarse grained sand, which will have excellent recharge capabilities. All proposed dwellings will recharge all of the roof runoff, and the roadway runoff will be treated and infiltrated on site.

41. Prevent Erosion and Sedimentation
A full erosion and sedimentation control plan has been designed for this site utilizing stormwater management best management practices as well as description of proposed vegetation during and after construction.

42. Maintain Slope Stability
The proposed slope is currently to remain. In the event the slope needs to be relocated further to the back of the site, an additional stabilization plan will be prepared to ensure a safe stable slope is constructed.

43. Design the Project to Conserve Energy
All of the houses will be built to the current building code, which has been updated to provide more efficient and conservative dwellings.

44. Preserve Wildlife Habitat

While the side does not lie within areas subject to regulation under the wetlands protection act or the Natural Heritage Endangers Species Act, wildlife habitat is still important. The site will contain a vegetative buffer along the east side of the property to provide continued habitat.

45. Preserve Wetlands

There is no wetland areas located on the site.

46. Ensure Compatibility with the Surrounding Land Uses

All abutting properties (except for the railway) are single family dwellings. The proposed use is consistent with the existing neighborhood.

47. 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.

The site is located on a naturally existing sand deposit which has excellent infiltration capabilities. The 10 and 100 events will treat stormwater prior to infiltration, which will not exceed predevelopment rates.

48. Preserve historically significant structuress on the site.

It is not know if the structures on the site are federally listed at this point. In the event the structures on the site have historic value, every effort will be made to retain the features.

49. To mitigate the impact of the traffic generated by the development.

The impact of additional traffic will be negligible for Windsor Ave. There is only an increase of 2 houses from this proposed development.

Sincerely,

Markey & Rubin Inc.

Jonathan J. Markey, PE
Principal