

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision 456 MASSACHUSETTS AVE
2. Location 456 Massachusetts Ave
3. Name of Applicant(s) Keenan & Sons, LLP
4. Brief Description of the Proposed Project The land is being subdivided into three lots - The existing house is being moved on the site to one of the three new lots. The houses are being served by a common driveway.
5. Name of Individual Preparing this DIR Ian Rubin
 Address 360 Massachusetts Ave., Acton Business Phone 978-549-8273
6. Professional Credentials Civil Engineer, P.E.

A. Site Description

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

<i>Uses</i>	<i>Percentage</i>
Industrial	
Commercial	
Residential	100
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: _____ acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)		
Forested	56%	13%
Agricultural (includes orchards, cropland, pasture)		
Wetland	3%	3%
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	7%	16%
Other (indicate type) Lawn	34%	68%

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
R2	100%

10. Predominant soil type(s) on the site: Charlton-Hillis-Rock Outcrop Complex

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 no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	100%
10 - 15%	
greater than 15%	

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 4 Proximity to a public well: 3000 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: _____

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: _____

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: _____ Isolated BVW at edge of site, about 2,500 sq. ft. in area.

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

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

Large wetland area behind K-Mart

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Drywells connected to house roofs and Det. Pond for new driveways.

c. Will a NPDES Permit be required? yes x no

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

37. Schools (if residential)

a. Projected number of new school age children: 3

b. Distance to nearest school: 0.1 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.

456 MASSACHUSETTS AVENUE

Measures to Mitigate Impact

38. Deep sump catch basins, sediment forebays and detention ponds will be provided where necessary to prevent surface water contamination.
39. Groundwater contamination from runoff can be mitigated by providing discharge outside the 100-ft buffer zone, or other means of pretreatment can be provided.
40. Most recharge comes from Drywells. Wet-basins can be provided if necessary.
41. All the necessary precautions against erosion and sedimentation are outlined in the erosion and sedimentation control plans.
42. Re-grading the land minimizes slopes. Control of slope stability is described in the erosion and sedimentation control plans.
43. Energy conservation is essentially in the homes which is beyond the scope of this project.
44. No changes are proposed within the Isolated Bordering Vegetated Wetlands and within the 25-ft. buffer zone to preserve wildlife habitat.
45. No activities are proposed in the vicinity of the wetlands.
46. Surrounding land residential both single family lots and affordable housing denser units.
47. Runoff is collected and detained in basins to ensure that 10-year peak runoffs are the same as in existing conditions.
48. There are no known historical structures or features on this site.
49. The common driveway reduces potential use of a larger and standard street layout.