STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
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JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

January 14, 2015

Acton Board of Selectmen
Attn: Roland Bartl
472 Main Street
Acton, MA 01720

RE: 107-115 Great Road
Site Plan Special Permit # 07/10/09-422

Dear Mr. Bartl,

In accordance with the recommendations of the Engineering Department to involve a "third-party engineer" in the site plan approval process and on behalf of our client, Wetherbee Plaza, LLC, we have prepared the attached Site Plan for the referenced project in response to comments received from the Engineering Department and Planning Department as follows:

Roland Bartl, Planning Director Comments dated October 6, 2014

1. Outstanding items from site plan special permit #07/10/09-422
   a. & b. LandTech Consultants had completed a review of remedial work to bring the site into compliance with the Zoning Bylaw with respect to drainage and recharge where they opined that the "drainage system at Wetherbee Plaza II currently meets the Town of Acton Zoning Bylaw". See the attached letter from LandTech Consultants dated October 7, 2010.

2. The proposed single family residence:
   a. No response needed.

   b. A Land Use Data table showing zoning compliance has been added to the Site Plan.

   c. There appear to be mismatches and/or missing pieces with the proposed dwelling as shown on the "notice of intent" plan versus as it is represented in the architectural drawings:
      i. No response needed.

      ii. There is no walkway proposed from the driveway to the "rear door" on the left side (as labeled on the architectural plans) of the dwelling. The walkway providing access to the dwelling will be the existing stone dust trail.

      iii. A walkway has been added to the plan from the "rear door" to the front door. The walkway also connects to the existing stone dust trail adjacent to the dwelling.

   d. The Land Use Data table on the Site Plan shows the parking requirements for the entire site. Currently there are 32 parking spaces on site. One space will be removed

to allow for the vehicle access ramp at building #107. The proposed dwelling along with the existing buildings will require a total of 23 spaces.

e. There will be no additional parking spaces added to the site. There will be a net reduction of impervious coverage on the site. The open space will be 53% after site modifications.

3. The proposed vehicle access ramp at Building #107:
   a. The proposed ramp will be 12' wide with 4' flares on either side. The proposed ramp will extend 8'-4" from the building and has been shown on the plan.

   b. The runoff from building #107 is directed to the stone trench through gutters and perforated pipe within the stone trench. The addition of the ramp will not prevent the runoff from being infiltrated in the stone trench.

   c. One of the two parking spaces would be removed to allow access to the proposed ramp. The Land Use Data table on the Site Plan shows the existing and required parking spaces on the site to meet the zoning requirements.

4. The Plan:
   a. The proposals of the single family residence and the vehicle access ramp have been shown on the Site Plan. The Site Plan also displays the zoning compliance in the Land Use Data table. The architectural plans indicate that the ramp will be concrete.

   b. The Land Use Data table on the Site Plan shows the required, existing, and proposed elements required under the Acton Zoning Bylaw.

Engineering Department Comments dated October 7, 2014

1. See the attached letter from LandTech Consultants dated October 7, 2010.

2. The proposed work will result in a net decrease in the impervious coverage throughout the site. An as-built plan can be provided prior to occupancy. See the attached letter from LandTech Consultants dated October 7, 2010.

3. An as-built plan can be provided prior to occupancy. See the attached letter from LandTech Consultants dated October 7, 2010.

4. The proposed street number for the single family dwelling is #111.

Please do not hesitate to contact our office if you have any further questions.

Respectfully,

Stamski and McNary, Inc.

James Melvin, E.I.T.

George Dimakarakos, P.E.

LandTech Consultants
Engineering / Planning / Surveying / Permitting

October 7, 2010

Roland Bartl, AICP
Planning Director
Town of Acton
472 Main Street
Acton, MA 01886

Subject: **Wetherbee Plaza Extension**
Final Review

Dear Roland,

Our office has completed our review of the remedial work done at the above noted site. As you recall, the purpose of our recommendations and construction observation was limited to areas which would bring the site into compliance with the Zoning Bylaw with respect to drainage and recharge. Our observations are noted below.

Alteration 1 – Infiltrate Stormceptor Runoff

Acton Survey & Engineering, in their letter of 9/9/10, proposed an alternate design to the one described in our letter of 8/19/10. The contractor installed the infiltration trench in accordance with their proposal with two exceptions; the pipe was perforated CPP and the entire trench was wrapped with filter fabric to avoid migration of fines into the stone voids. The area has been backfilled leaving a stone surface and will need to be relandscaped at the appropriate time.

Our office is of the opinion that this issue has been resolved in a satisfactory manner.

Alteration 2 – Add 3.5-inch Orifice to Pond Outlet

The orifice plate was machined from ¼ inch thick aluminum plate and installed properly on the upstream beehive catch basin structure per our letter of 8/19/10.

Our office is of the opinion that this issue has been resolved in a satisfactory manner.

Alteration 3 – Infiltrate Catch Basin Runoff

This area was corrected using a combination of our original recommendations of 8/19/10 and Acton Survey & Engineering's letter of 9/9/10. As you may recall our recommendation was to revise the existing catch basin outlet to discharge to an infiltration trench and shim the access drive to direct runoff to the basin and avoid direct discharge to the wetland area. AS&E suggested relocating the basin approximately 20 feet up the access drive, discharging to an infiltration trench, and installing a speed bump to direct the runoff to the basin.

Te completed work consisted of leaving the basin in place, revising the outlet pipe and installing an infiltration trench alongside the stone wall that accepts the catch basin discharge. A speed bump was installed to direct the runoff to the catch basin.

As of 2:00 pm on Wednesday, October 6, there is remaining clean-up work that needs to be done tom complete the trench backfill, restore the surface where the cable and telephone lines were cut, and restore the ground surface adjacent to the trench. This remaining work does not impact the overall function of the drainage system.

Our office is of the opinion that this issue has been resolved in a satisfactory manner.

Closure

Based on our observations at the site, our office is of the opinion that the drainage system at Wetherbee Plaza II currently meets the Town of Acton Zoning Bylaw with respect to rates of runoff and recharge. The remedial efforts have been completed at this time. Remaining work outside of our scope of review includes surface restoration, chip sealing the sidewalk areas, and re-striping the parking areas around the Carriage House.

In general, we have found Mr. Bertolami to be very receptive to our recommendations and have noted that he has been diligent in making sure the work is performed to our satisfaction and in a timely manner despite adverse weather conditions.

Our office has appreciated the opportunity to work with the Town of Acton on this project and we look forward to future opportunities to provide services to the Town. If you have any questions or comments on this matter, please do not hesitate to contact our office.

Sincerely,
LANDTECH CONSULTANTS, INC.

Todd P. Morey
Director of Engineering

C: File
Leo Bertolami
Acton Survey & Engineering

E.J. REMPELAKIS ASSOCIATES
ARCHITECTS

179 GREAT ROAD, SUITE 201
ACTON, MASSACHUSETTS 01720
TELEPHONE: 978-263-1110
FAX: 978-263-1110

MEMO

DATE: JANUARY 14, 2015

TO: GEORGE DIMKARAKOS
CC: STAMSKI & MCNARY

FROM: MARY
PAGES: ONE

RE: WETHERBEE PLAZA EXTENSION
GREAT ROAD, ACTON, MASS.

PROJECT NO.: 2013-13, 2004-2, 2004-21

NET FLOOR AREAS: PROJECT, PROJECT N° AND GREAT RD ADDRESS

RETAIL & 2 ONE BEDROOM APTS, PROJECT N° 2013-13, N° 107 GREAT RD

TOTAL AREA WITHIN EXTERIOR WALLS:
FIRST FLOOR = 4224 S.F. SECOND FLOOR = 2663 S.F.
1ST FL NET AREA = 3480 S.F. 2ND FL NET AREA = 1980.22 S.F.
TOTAL NET AREA = 5460.22 S.F.

NAIL SALON, PROJECT N° 2004-2 N° 115 GREAT ROAD

TOTAL AREA WITHIN EXTERIOR WALLS
FIRST FLOOR = 1339.97 S.F. SECOND FLOOR = 1323.46 S.F.
1ST FL NET AREA = 1029.32 S.F. 2ND FL NET AREA 632.06 S.F.
TOTAL NET AREA = 1661.38 S.F.
CRAWL SPACE HAS LESS THAN 5'-0" HEADROOM

CARRIAGE HOUSE, PROJECT N° 2004-21 N° 113 GREAT ROAD

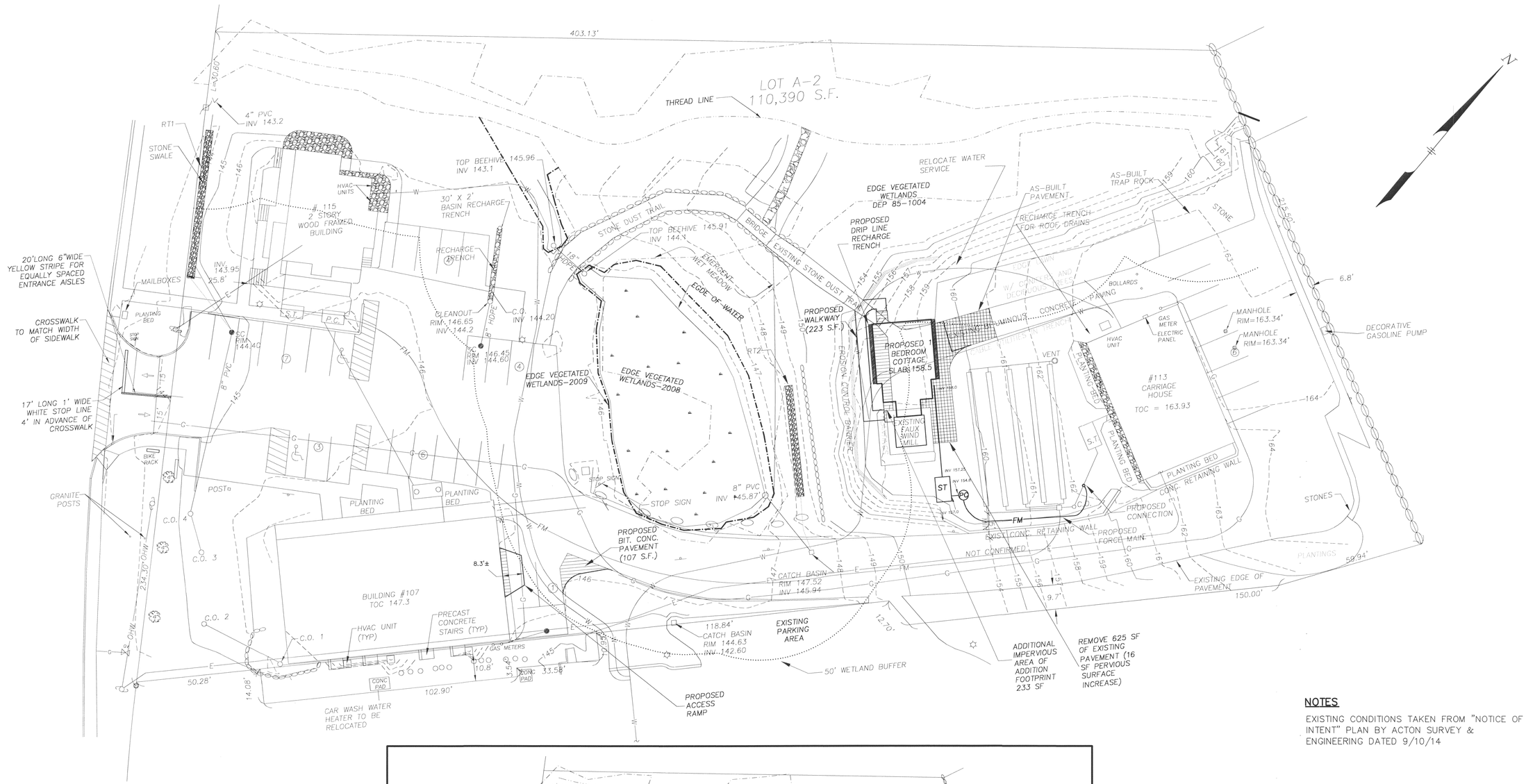
TOTAL AREA WITHIN EXTERIOR WALLS: ATTIC AREA = ABOVE 6'-0" = 698.54 S.F.
FIRST FLOOR = 2742.58 S.F. SECOND FLOOR = 2301 S.F.
1ST FL NET AREA = 1806.30 S.F. 2ND FL NET AREA = 1740.34 S.F.
TOTAL NET AREA = 4245.18 S.F. IF 1ST FLOOR IS A WORK AREA
TOTAL NET AREA = 2438.88 S.F. IF 1ST FLOOR IS USED FOR PARKED VEHICLES

WINDMILL, PROJECT N° 2004-21 N° 111 GREAT ROAD

GROUND FLOOR AREA = 1323 S.F. NET AREA

E.J. REMPELAKIS

Mary



NOTES

EXISTING CONDITIONS TAKEN FROM "NOTICE OF INTENT" PLAN BY ACTON SURVEY & ENGINEERING DATED 9/10/14

LAND USE DATA

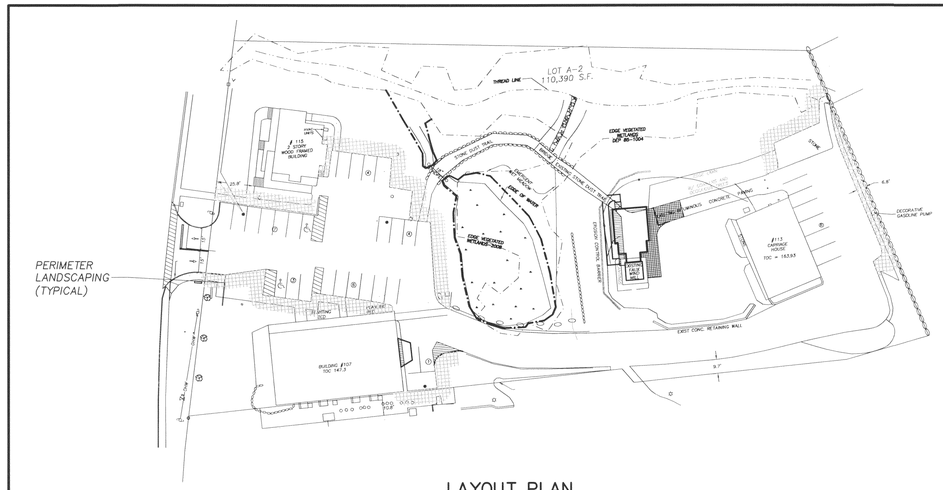
ZONING REQUIREMENTS (EAV)		EXISTING	PROPOSED
MIN LOT AREA	NR	110,390 SF	110,390 SF
MIN LOT FRONTAGE	NR	263.41 FT	263.41 FT
MIN LOT WIDTH	NR	>257 FT	>257 FT
MIN/MAX FRONT YARD	10 FT / 20 FT	37.8 FT	37.8 FT
MIN SIDE & REAR YARD	NR	10.8 FT	10.8 FT
MIN OPEN SPACE	25% (27,598 SF)	53% (58,254 S.F.)	53% (58,270 S.F.)
MAX FLOOR AREA RATIO	0.2 (UP TO 0.5)	0.11±	0.12±
MAX BUILDING HEIGHT	36 FT	≤ 36 FT	≤ 36 FT

FLOOR AREA REQUIREMENTS

TOTAL SITE AREA	110,390 SF
AREA OF WETLANDS	20,505 SF
DEVELOPABLE SITE AREA (DSA) (110,390 – 20,505)	89,885 SF
MAX ALLOWED NET FLOOR AREA (0.2 X 89,885)	17,977 SF
EXISTING NET FLOOR AREA	9,692 SF
PROPOSED NET FLOOR AREA	1,127 SF
TOTAL NET FLOOR AREA	10,819 SF

PARKING REQUIREMENTS

REQUIRED FOR EXISTING BUILDING 107	
1ST FLOOR: RETAIL – 3,480SF X .7 SPACE/300 SF	= 9
2ND FLOOR: 2 – 1 BEDROOM APARTMENTS – 2 X 2 X .7	= 3
REQUIRED FOR EXISTING BUILDING 113	
1ST FLOOR: BUILDING TRADE – 1,806 SF X (.7 SPACE/1,000 SF)	= 2
2ND FLOOR: APARTMENT – 2 SPACES	= 2
REQUIRED FOR EXISTING BUILDING 115	
RETAIL – 1,662 SF X (.7 SPACE/250 SF)	= 5
REQUIRED FOR EXISTING BUILDINGS	= 21
PROPOSED COTTAGE: 2 SPACES PER UNIT	= 2
TOTAL REQUIRED	= 23
EXISTING PARKING SPACES	= 32
TO BE REMOVED	= 1
TOTAL PROPOSED	= 31



LAYOUT PLAN

SCALE: 1" = 50'

SITE PLAN
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: WETHERBEE PLAZA, LLC
SCALE: 1"=20' JANUARY 12, 2015

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

(5339-SITE A1.dwg) GREAT ROAD SM-5339 Sheet 1 of 1

COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
CIVIL
No. 41281
REGISTERED PROFESSIONAL ENGINEER