

R. Wilson and Associates
Civil Engineers and Land Surveyors
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March 17, 2015

To: Town of Acton Conservation Commission
472 Main St
Acton, MA 01720

Re: PCRC Conservation Restriction Plan for Parcel 2
Central Street West Acton

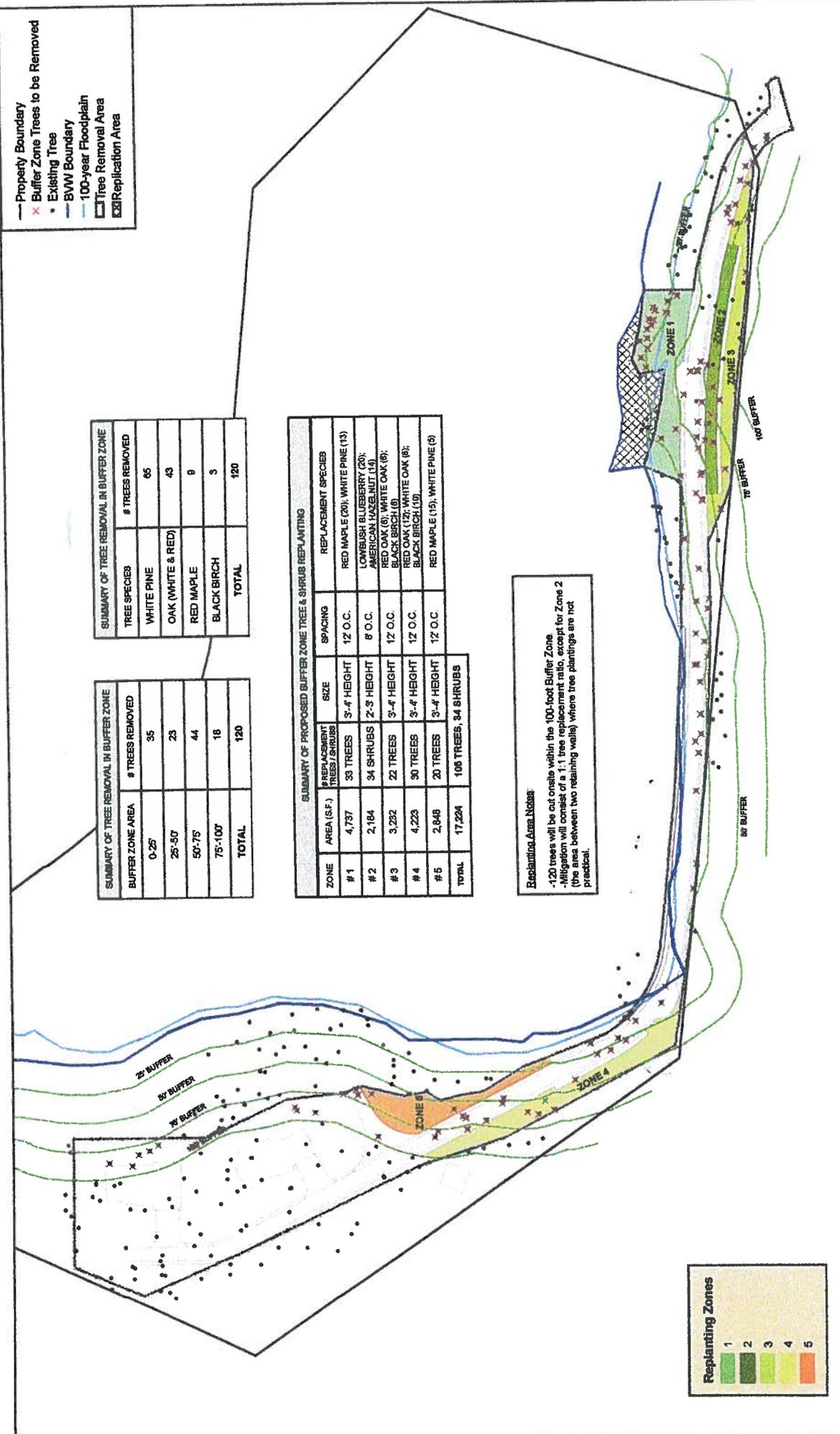
Dear Members of the Commission,

In response to your request, the property lines shown on the Conservation Restriction Plan are the same as those shown on the plan entitled "P.C.R.C. for Central Street in Acton, Massachusetts" dated 2/23/2012 last revised on 11/26/2012 drawn by R. Wilson & Associates, Inc. Land Surveyors and Engineers of 676 Great Road P.O. Box 236 Littleton, MA consisting of three sheets as described in the decision for the special permit dated January 15, 2013 by the Acton Planning Board. The property lines are also shown on an "Approval Not Required Plan" done by Stamski and McNary, Surveyors and Engineers, dated August 8, 2011 and recorded at the So. Middlesex District Registry of Deeds as plan 36 of 2012.

Please feel free to contact me with any questions or concerns.

Sincerely,

Russell Wilson



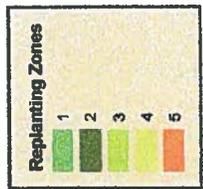
- Property Boundary
- Buffer Zone Trees to be Removed
- Existing Tree
- - - BVW Boundary
- 100-year Floodplain
- ▨ Tree Removal Area
- ▩ Replication Area

SUMMARY OF TREE REMOVAL IN BUFFER ZONE	
TREE SPECIES	# TREES REMOVED
WHITE PINE	65
OAK (WHITE & RED)	43
RED MAPLE	9
BLACK BIRCH	3
TOTAL	120

SUMMARY OF TREE REMOVAL IN BUFFER ZONE	
BUFFER ZONE AREA	# TREES REMOVED
0-25'	35
25-50'	23
50-75'	44
75-100'	18
TOTAL	120

SUMMARY OF PROPOSED BUFFER ZONE TREE & SHRUB REPLANTING					
ZONE	AREA (S.F.)	# REPLACEMENT TREES / SHRUBS	SIZE	SPACING	REPLACEMENT SPECIES
# 1	4,737	33 TREES	3'-4" HEIGHT	12' O.C.	RED MAPLE (20), WHITE PINE (13)
# 2	2,184	34 SHRUBS	2'-3" HEIGHT	8' O.C.	LOWBUSH BLUEBERRY (20), AMERICAN HAZELNUT (14)
# 3	3,232	22 TREES	3'-4" HEIGHT	12' O.C.	RED OAK (8), WHITE OAK (8), BLACK BIRCH (6)
# 4	4,223	30 TREES	3'-4" HEIGHT	12' O.C.	RED OAK (12), WHITE OAK (8), BLACK BIRCH (10)
# 5	2,846	20 TREES	3'-4" HEIGHT	12' O.C.	RED MAPLE (15), WHITE PINE (5)
TOTAL	17,224	106 TREES, 34 SHRUBS			

Replanting Area Notes:
 -120 trees will be cut onsite within the 100-foot Buffer Zone
 -Mitigation will consist of a 1:1 tree replacement ratio, except for Zone 2 (the area between two retaining walls) where tree plantings are not practical.



Engineering Data Source: R. Wilson Associates
 Date: 3/14/2015

Buffer Zone Tree & Shrub Replanting Plan

12 Summer Street, Lot #2 - Acton, MA

Submitted with Notice of Intent Application
 for DEP File # 085-14-06



3/16/15

Acton Conservation Commission
472 Main Street
Acton, MA 01720

Re: Additional information requested at March 4, 2015 hearing
12 Summer Street Rear/ Central Street NOI (DEP #085-1148)

Dear Acton Conservation Commission:

Goddard Consulting, LLC is pleased to submit this letter covering the additional information requested at the hearing held March 4th, 2015. The Commission requested the following:

1. A letter from the engineer confirming that the proposed Conservation Restriction property lines meet the Planning Board conditions.
2. Pay the Ecotec peer review invoice.
3. Create some language for the Homeowner's Association document that explains how the Association would be formed and how the maintenance of the driveway and infiltration trenches would be enforced.
4. Add a section to the O+M plan that discusses putting up signage for public access as well as some draft language for the signs.
5. Create a planting plan for the Buffer Zone after construction is completed. Include a table with the trees to be removed.
6. Create a list of the most recent documents submitted, to be referenced in the Order.

The following is a summary of the action taken towards these requests:

1. The letter from the engineer will be submitted.
2. The Ecotec invoice has been paid.

3. The Homeowner's Association document language is as follows:

"Vehicle & Pedestrian Access Easement: The shared driveway shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles, with the understanding that the gravel sidewalk along the driveway is open to the public in order to access the trail system. This public access is perpetual and cannot be removed by a future homeowner or parcel owner."

"The homeowners shall be responsible for monitoring the condition of the infiltration trenches and driveway surface and initiating maintenance activities as needed to maintain the driveway surface and the optimal conditions of the infiltration trenches. The homeowners shall perform their duties and functions as required in the operation and maintenance plan, which is attached hereto."

"Maintenance: driveway and trench maintenance and improvements will be undertaken and made whenever necessary to maintain the driveway in good operating condition at all times and to insure

the provision of safe access by emergency vehicles. Homeowners must split the maintenance expenses between them."

"Cost sharing: driveway maintenance, snow plowing, and infiltration trench maintenance costs shall be shared between the parcel owners. The share of costs shall be split evenly between the properties. The cost allocations may be adjusted per Homeowner agreement and the Town shall be updated."

"Amendment: This Agreement may only be amended by the consent of both Homeowners, after approval by the local Planning Board, and in the case of any amendments to the agreement with regard to the infiltration trenches, approval by the local Conservation Commission."

"Enforcement: This Agreement may be enforced by the parcel owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs if the party prevails. If a dispute arises over any aspect of the improvements, maintenance, repair, or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on both the parcel owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. Both parties shall share in the cost of any arbitration. Should the Homeowners attempt to obstruct public access to the trail system, the Town may take action against the Homeowners."

4. The section in the O+M plan regarding signage has been added.
5. The tree removal summary and proposed planting is attached.
6. The list of the most recent documents submitted by Goddard Consulting on behalf of the applicant is as follows:

Overview for Notice of Intent Sheet 1, R. Wilson & Associates, revised 2/25/15
Notice of Intent Plan Sheet 2, R. Wilson & Associates, revised 2/25/15
Notice of Intent Plan Sheet 3, R. Wilson & Associates, revised 2/25/15
Cross-section Plan for Proposed Driveway Sheet 4, R. Wilson & Associates, revised 2/25/15
P.C.R.C. Driveway Profile & Details Sheet 5, R. Wilson & Associates, revised 2/25/15
Notice of Intent Plan Showing Trees for Removal Sheet 6, R. Wilson & Associates, rev. 2/25/15
Notice of Intent Plan Showing Trees for Removal Sheet 7, R. Wilson & Associates, rev. 2/25/15
Replication Area Plan Sheet 8, R. Wilson & Associates, revised 2/25/15
Conservation Restriction Plan, R. Wilson & Associates, revised 2/25/15
Construction Sequence, Goddard Consulting, LLC, dated 2/25/15
Summary email from Rachel Watsky, Goddard Consulting, LLC, dated 2/27/15
Operation & Maintenance Plan, Goddard Consulting, LLC, revised 3/9/15
Wetland Replication Plan, Goddard Consulting, LLC, revised 2/2/15
Summary email from Rachel Watsky, Goddard Consulting, LLC, dated 2/2/15
Additional Information, Goddard Consulting, LLC, dated 9/11/14

Please feel free to contact us for any clarification or if more information is needed.

Very truly yours,
GODDARD CONSULTING, LLC

by 

Scott Goddard, Principal & PWS