

Stamski And McNary, Inc.

Engineering - Planning - Surveying
1000 Main Street
Acton, MA 01720

Application for Approval of a Preliminary Plan

Under the Subdivision Control Law and the Acton Planning
Board Subdivision Rules and Regulations

for

**Map E-6, Parcel 6
19 Spring Hill Road
Acton, MA 01720**

Applicant: James G. Crowley and Maria O. Crowley
19 Spring Hill Road
Acton, MA 01720

Date: May 6, 2016

SM-5390

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- 4.2.2.5 FILING FEE – COPY OF CHECK

ATTACHMENTS

- A. COPY OF RECORD DEED
- B. WAIVER REQUEST LETTER
- C. FULL SIZE PLANS

Attached Full Size Plans

“Preliminary Plan”

For Spring Hill Lane
Acton, Massachusetts
For: Crowley
Scale: 1”=40’; May 6, 2016
By: Stamski and McNary, Inc.

“Proof Plan”

Acton, Massachusetts
For: Crowley
Scale: 1”=40’; May 6, 2016
By: Stamski and McNary, Inc.

4.2.2.1

**FORM PP
APPLICATION FOR APPROVAL OF PRELIMINARY
PLAN**

ACTON PLANNING BOARD

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 Spring Hill Lane (a Residential Compound)

2. Name of Applicant(s) James G. Crowley and Maria O. Crowley

Address 19 Spring Hill Road, Acton, MA Phone (978) 369-6750

3. Name of Property Owner(s) Same as applicant

Address _____ Phone _____

4. Name of Engineer Stamski and McNary, Inc.

Address 1000 Main Street, Acton, MA Phone (978) 263-8585

5. Name of Land Surveyor Stamski and McNary, Inc.

Address 1000 Main Street, Acton, MA Phone (978) 263-8585

6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 49861,

Page Number 70 and/or registered in the Middlesex Registry of Land Court, Certificate of Title Number _____.

7. Zoning District Residence 8 Map No.(s) E-6 Parcel No.(s) 6
GWPD Zone 4

8. Approximate acreage in subdivision 6.92 acres Number of lots 3

9. Total length of road(s) in linear feet 379 ft

10. Location and Description of property 19 Spring Hill Road is a developed parcel of land with an existing single family dwelling, existing barn and associated paved driveway located at the end of Spring Hill Road.

[Signature] 5/5/16
Signature of Applicant, Date

[Signature] 5/5/16
Signature of Applicant, Date

[Signature] 5/5/16
Signature of Owner, Date

[Signature] 5/5/16
Signature of Owner, Date

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

4.2.2.2

DEVELOPMENT IMPACT REPORT

DEVELOPMENT IMPACT REPORT

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with an application for approval of a preliminary and a definitive subdivision plan. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision Spring Hill Lane (a Residential Compound)
2. Location 19 Spring Hill Road
3. Name of Applicant(s) James G. Crowley and Maria O. Crowley
4. Brief Description of the Proposed Project Construction of two new single family dwellings to be served by private drives. Existing house to remain.
5. Name of Individual Preparing this DIR Richard J. Harrington, P.E.; Stamski and McNary, Inc.
 Address 1000 Main Street Business Phone (978) 263-8585
Acton, MA 01720
6. Professional Credentials Commonwealth of MA Registered Professional Engineer Lic. #41298 Civil American Society of Civil Engineers #383973.

A. Site Description

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

<i>Uses</i>	<i>Percentage</i>
Industrial	0
Commercial	0
Residential	100
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: 6.92 acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)		
Forested	1.21 ac.	0.67 ac.
Agricultural (includes orchards, cropland, pasture)		
Wetland	0.63 ac.	0.63 ac.
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	0.23 ac.	0.72 ac.
Other (indicate type) <u>Lawn</u>	4.85 ac.	4.90 ac.

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
R-8	100
GWPD ZONE 4	100

10. Predominant soil type(s) on the site: 312B Woodbridge fine sandy loam,
103B Charlton-Hollis-Rock outcrop.

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

Soil Type	% of the Site
Well drained	100
Moderately well drained	0
Poorly drained	0

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%	77
10 - 15%	18
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) 4 Proximity to a public well: 6,800+/- 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: Town of Acton land consisting of Map E-6 Parcel 7 and Map E-5 Parcel 45.

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: Bordering Vegetated Wetlands border drainage channel and off-site pond.

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 (to the best of the preparer's knowledge)

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

25. Is the project contiguous to any section of the Isaac Davis Trail? yes 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		19.04 (2 dwellings)
Average peak hour volumes	morning	1.54
Average peak hour volumes	evening	2.04

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

Name Spring Hill Road Town Classification Local

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

Name of ways None.

29. Location of existing sidewalks within 1000 feet of the proposed site? There are no sidewalks located on Spring Hill Road.

30. Location of proposed sidewalks and their connection to existing sidewalks:
No sidewalk is proposed along private way.

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

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

yes no

If yes, please describe _____

If no, please explain why The undeveloped land is owned by the Town and contains trails.

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed?

10

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? N/A

34. How will sewage be handled? Private on-site soil absorption system for each lot.

35. Storm Drainage

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

There are no surface water bodies on site. Runoff from the site does enter Bordering Vegetated Wetlands on the west and east portion of the lot. This runoff eventually drains to Spencer Brook.

- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Zone 4 - All impervious surfaces within Right of Way shall be captured and infiltrated on site.
-

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

36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)
8-10 Minutes

37. Schools (if residential)

- a. Projected number of new school age children: 4 +/-
b. Distance to nearest school: 1.8 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.

- 38. Prevent surface water contamination: The proposed drainage system will be designed in accordance with the Town of Acton Subdivision Rules and Regulations.**
- 39. Prevent groundwater contamination: The septic system on each lot will be designed to meet or exceed Title 5 and the Town of Acton Board of Health standards.**
- 40. Maximize groundwater recharge: Re-charge of runoff for the site will be provided within the stormwater areas and the proposed roof drywells.**
- 41. Prevent erosion and sedimentation: During construction, any silt, construction debris, etc. shall be removed from the public way or abutting property immediately upon discovery and all sediments spilled, dropped, or washed into public rights-of-ways shall also be removed immediately. Fill material used shall be free of hazardous material and construction debris. The developer shall comply with the erosion and sedimentation control regulation.**
- 42. Maintain slope stability: Cut and fill slopes, if any, will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with hay-mulch during the non-growing season (November 1 to April 1). An Erosion and Sedimentation Control Plan has been prepared, which will provide the necessary details.**
- 43. Design the project to conserve energy: The proposed dwellings will meet the stringent requirements of the state and local building codes.**
- 44. Preserve wildlife habitat: The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible.**
- 45. Preserve wetlands: Erosion and sedimentation controls will delineate the limit of work and also provide the necessary details for protecting the wetlands.**
- 46. Ensure compatibility with the surrounding land uses: The surrounding land uses are composed of residential single-family homes along Spring Hill Road. The Applicant proposes to increase the setbacks to the abutting Camp Acton from twenty-feet to fifty-feet and to construct three parking spaces within the public way at the trail head access to the Spring Hill Conservation Land as public benefits. The approval of this subdivision will minimize town maintenance, responsibility, and cost, and preserve the rural character of the town.**
- 47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment: Control of peak rates of runoff will be realized using basic drainage techniques which will direct runoff to subsurface recharge areas. Roof drywells may also be provided.**
- 48. Preserve historically significant structures and features on the site: N/A**
- 49. To mitigate the impact of the traffic generated by the development: The project will generate traffic from two additional dwellings within the proposed development. The vehicle trips generated from this proposed development are insignificant and will not require mitigation. The trip generation is also below the typical thresholds requiring traffic studies in the Town of Acton.**

4.2.2.3

CERTIFIED ABUTTERS LIST



Town of Acton
 472 Main Street
 Acton, MA 00001720
 Telephone (978) 929-6621
 Fax (978) 929-6340

Brian McMullen
 Assessor

Locus: 19 Spring Hill Road
 Parcel: E6-6

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
E5-45	21 SPRING HILL RD BEHIN TOWN OF ACTON	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720
E6-6-1	12 SPRING HILL RD	ANGELL WILLIAM H	ANGELL DEANNE G	44 PRISCILLA MULLENS WY	CARVER, MA 02330
E6-6-2	11 SPRING HILL RD	SAWYER WILLIAM C		15 SPRING HILL RD	CONCORD, MA 01742
E6-7	362 POPE RD	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720
E5-27	7 DUSTON LN	HARVEY, JR. JOHN S.R	HARVEY, CYNTHIA C.	7 DUSTON LANE	ACTON, MA 01720

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

5/6/2016

4.2.2.4

**PRELIMINARY PLAN RESIDENTIAL COMPOUND
(SEE ATTACHED)**

4.2.2.5

FILING FEE (COPY OF CHECK)

PRELIMINARY PLAN FILING FEE

Preliminary Plan - \$1,000.00 or 500.00 + \$0.50/foot of road whichever is greater

- 379 ft. of road x \$0.50 = \$189.50
- \$500 + \$189.50 = \$689.50

JAMES G CROWLEY
19 SPRING HILL RD.
CONCORD, MA 01742

53-7112/2113

503

DATE 5/5/11

PAY TO THE ORDER OF Town of Acton \$ 1000.00
One Thousand and 00/100 DOLLARS Security Features
Look for the
Colorful Mark

 Cambridge Savings Bank

MEMO Prelim 1st Appli Fee [Redacted] MP



Bk: 49881 Pg: 70 Doc: DEED
Page: 1 of 2 07/30/2007 03:06 PM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/30/2007 03:06 PM
Ctrl# 096601 27627 Doc# 00141428
Fee: \$3,625.20 Cons: \$795,000.00

2

QUITCLAIM DEED

I, Laura J. Blanc Arnstein, a/k/a, Laura Arnstein, individually, of 4 Portside Drive, Moultonborough, New Hampshire

for consideration paid, and in full consideration of Seven Hundred Ninety Five Thousand and 00/100ths (\$795,000.00) grant to:

Maria O. Crowley and James G. Crowley, as husband and wife, tenants by the entirety, whose address will be 19 Spring Hill Road, Acton, Massachusetts

with **QUITCLAIM COVENANTS**,

A certain parcel of land on Spring Hill Road in said Acton, shown a Lot 5 on a plan of land entitled "Spring Hill Tract, Acton, Massachusetts" dated October 1965, David W. Perley, Engineer, recorded with said Deeds, Book 11107, page 442, and being bounded and described according to said plan as follows:

- SOUTHWESTERLY by said Spring Hill Road and lot 3, as shown on said plan, six hundred one and 69/100 feet (601.69');
- NORTHWESTERLY by Lot 4 and land now or formerly of James Melvin, as shown on said plan, five hundred twenty-two and 50/100th feet (522.50');
- NORTHEASTERLY by land now or formerly of The Boy Scouts of America, five hundred seventeen and 38/100ths feet (517.38');
- SOUTHEASTERLY by Lot 6, as shown on said plan, five hundred forty-four and 84/100ths feet (544.84').

Said Lot 5 contains, according to said plan, 6.92 acres. Conveyed subject to easements and restrictions of record which remain in force and applicable.

Meaning and intending to convey the premises granted by deed to the grantor from Saul R. Arnstein and Laura J. Blanc Arnstein dated June 13, 1995, and recorded with said Deeds at Book 25496, Page 131.

Witness my *hand and seal*, as of this 20th day of July, 2007.

Laura J. Blanc Arnstein,
a/k/a Laura Arnstein

LOCUS: 19 SPRING HILL ROAD, ACTON, MIDDLESEX COUNTY, MASSACHUSETTS

STATE OF NEW HAMPSHIRE

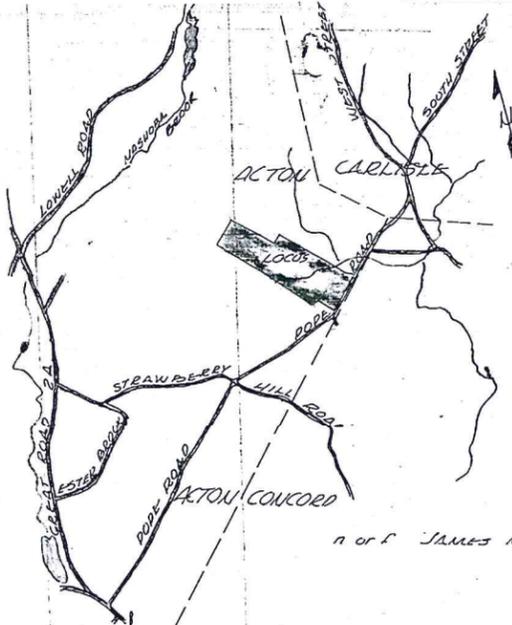
Carroll } ss. *Belknap*

On this 20 day of July, 2007, before me, the undersigned Notary Public, personally appeared Laura J. Blanc Arnstein, proved to me through satisfactory evidence of identification, to wit: to be the person whose named is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for the purpose stated therein.

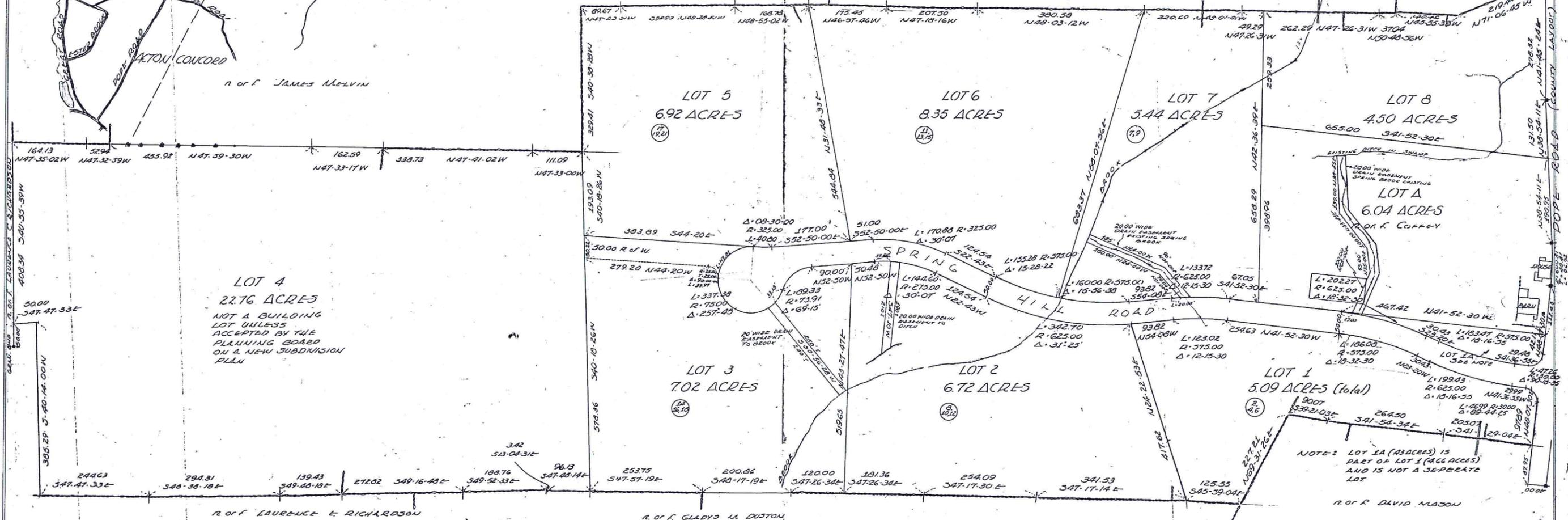
Carmi J. W. [Signature]

Notary Public (and seal)
My commission expires: 4-5-11

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST
Eugene C. Brune
REGISTER



LOCATION MAP
ONE INCH = TWO THOUSAND FEET



LOT 4
22.76 ACRES
NOT A BUILDING LOT UNLESS ACCEPTED BY THE PLANNING BOARD ON A NEW SUBDIVISION PLAN

NOTE: LOT 1A (43 ACRES) IS PART OF LOT 1 (466 ACRES) AND IS NOT A SEPARATE LOT

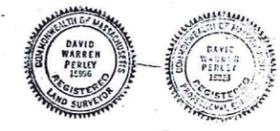
Middlesex Registry of Deeds, So. Dist. CAMBRIDGE, MASS.
Plan Number 532 (BoF2) of 1966
rec'd MAY 19 1966 at 10:02 AM
With AGMT Doc. No. 37
F. HUNTER ROWLEY, ET AL, TRS.
Recorded, Book 11107 Page 442
Attest: [Signature] REGISTER

INDICATES EXISTING BOUNDS
INDICATES HOUSE NUMBER
FEE 18.00 BY N.L.

ACTON PLANNING BOARD
APPROVED: DATE: April 14, 1966
David P. Timpani
Charles D. O'Neil
Ellen C. Bryant
Charles E. Christ Jr.
Rebecca C. Perkins

I, CLERK OF THE TOWN OF ACTON HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF OBJECTION HAS BEEN RECEIVED DURING THE THIRTY DAY PERIOD DATE OF SUCH RECEIPT AND RECORDING OF SAID NOTICE
DATE: May 2, 1966
[Signature]

NOTE: FOR PERIMETER SURVEY SEE PLAN OF LAND IN EAST ACTON, MASS SURVEYED FOR JOHN B. COFFEY DATED JUNE 3, 1964 SCALE 1"=100' BY FRED W. HANACK 15 8' PE 836 MAIN ST, ACTON, MASS



DEFINITIVE PLAN

SPRING HILL TRACT
ACTON, MASSACHUSETTS

LOT LAYOUT PLAN

OWNER AND DEVELOPER: BOOK 10061 PAGE 50
POPE ROAD LAND TRUST
POPE ROAD, ACTON, MASSACHUSETTS
SCALE: ONE INCH = ONE HUNDRED FEET

OCTOBER 1966
David W. Peley, Engineer
Concord, Massachusetts

SHEET 1 OF 6

PLAN NUMBER 532 (BoF2) OF 1966
RECORDED, BOOK 11107 PAGE 442

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

May 6, 2016
Acton Planning Board
472 Main Street
Acton, MA 01742

Re: Preliminary Subdivision Plan at 19 Spring Hill Road Acton, MA.
Waiver Request Letter

Members of the Board:

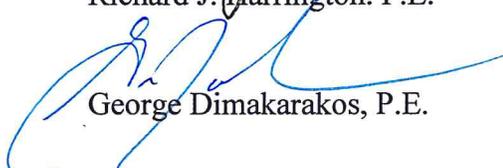
On behalf of our client, James & Maria Crowley, we hereby request waivers from Section 8, Design Standards, and Section 9, Improvements, of the Acton Subdivision Regulations. The private way within this Residential Compound has been designed to Common Driveway Standards which is the general rule established under Section 10.1.3 of the Acton Subdivision Regulations. We are not certain whether a waiver is required for the Proof Plan, as the dead-end length for the new layout would be the same as the existing length of Spring Hill Road. The existing loop turnaround of Spring Hill Road is greater than 1,500 linear feet from its intersection with Pope Road.

The proposed loop turnaround layout on the Proof Plan is no greater in length than the existing loop turnaround layout of Spring Hill Road when compared at the proposed centerline intersection. Therefore a conventional subdivision could be constructed which would not extend the current length of this single access street. The approval of a Residential Compound layout will result in a private way of greater length than current conditions, however, the benefit is that it will remain private and will utilize the existing driveway curb-cut, thus maintaining the character of the existing street. The Applicant proposes to increase the setbacks to the abutting Camp Acton from twenty-feet to fifty-feet and to construct three parking spaces within the public way at the trail head access to the Spring Hill Conservation Land as public benefits.

The reason for granting the requested waivers is to allow the applicant to build a small scale residential subdivision in a manner which minimizes Town maintenance, responsibility and cost, while simultaneously preserving the rural character of the Town.

Respectfully,
For: Stamski and McNary, Inc.


Richard J. Harrington, P.E.


George Dimakarakos, P.E.