

Site Narrative:

Property is located on the westerly side of Martin Street and is comprised of three separate single family parcels of land totaling 12.26 acres of land. Martin Street is a public way with a travelled way of 24-25' in front of the site with a 5' sidewalk on the easterly side of the street. Martin Street utilities serve the 3 existing houses on the site. Available utilities include Acton Water and sewer as well as cable, telephone, electric and gas.

The existing three houses set on a small knoll, approximately 10' higher than Martin Street, 12-15' higher than the wetlands adjacent to the brook. The houses at 39 and 45 Martin St. are served by a common gravel driveway, a portion of which is in the 100 year flood plain. Access to 31 Martin Street is via a 10' gravel driveway adjacent to the isolated wetlands.

Wetlands:

The site contains multiple wetlands resource areas. The southerly and westerly property line is Fort Pond Brook. The brook has an associated Riverfront Area, FEMA Flood Plain and adjacent wetlands. The wetlands abutting the brook are a wet meadow. The 100 year flood plain extends across Martin Street in front of the site as well as across the existing common driveway which provides access to two of the existing houses.

The isolated wetlands are connected via a 6" pvc pipe under the gravel driveway serving 31 Martin St. These wetlands are relatively shallow, less than 1' in depth and appear to be the result of from seasonal runoff/groundwater trapped by minor variations in the topography. These wetlands are wooded and abut the floodplain.

Drainage:

The existing drainage pattern is flow from the knoll to the wetlands associated with Fort Pond Brook or to the isolated wetlands towards the front of the site.

Soils:

The 3 existing houses were once part of larger farms in the area. The soils are identified as Merrimac and Scio fine sandy loam and Saco muck soils in the wetlands areas. These soils are identified as prime agricultural land based on soils. However, the only agriculture on these residential lots is small residential gardens associated with the three houses.

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