

Stamski and McNary, Inc.
Engineering - Planning - Surveying
1000 Main Street Acton, MA 01720 (978) 263-8585

Site Plan Special Permit Application and Use Special Permit Application

for

**362 - 364 Central Street
Map E-2, Parcel 143, 187-1, and 187
Acton, MA 01720**

Applicant: Idylwilde Farm, Inc.
366 Central Street
Acton, MA 01720

Date: September 1, 2016

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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.

September 1, 2016

Acton Town Clerk
472 Main Street
Acton, MA 01720

Re: 362-364 Central Street

Dear Town Clerk,

On behalf of our client, Idylwilde Farm, Inc., we hereby submit the enclosed information for a *Site Plan Special Permit* pursuant to the Board of Selectmen's *Rules and Regulations for Site Plan Special Permits* and also for a *Special Permit* pursuant to the Board of Selectmen's *Rules and Regulations for Special Permits* and the *Town of Acton Zoning Bylaw* for the referenced site.

Very truly yours,

Stamski and McNary, Inc.



James Melvin, E.I.T.



Joseph March, P.E., P.L.S.

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.

September 1, 2016

Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: 362-364 Central Street

Members of the Board,

On behalf of our client, Idylwilde Farm, Inc., we hereby submit the enclosed information for a *Site Plan Special Permit* pursuant to the Board of Selectmen's *Rules and Regulations for Site Plan Special Permits* and also for a *Special Permit* pursuant to the Board of Selectmen's *Rules and Regulations for Special Permits* and the *Town of Acton Zoning Bylaw* for the referenced site.

We hereby request a waiver from Section 3.9.11, Landscape Plan, of the Acton Site Plan Special Permit Regulations. The proposed project involves construction of a food preparation building and loading access drive within an area of the site that is currently pavement and lawn. Plantings have been shown on the Site Plan however, a dedicated Landscape Plan has not been provided.

The reason for granting the requested waiver is because there are no planting requirements under the bylaw and therefore it is unnecessary to provide a Landscape Plan.

Very truly yours,

Stamski and McNary, Inc.


James Melvin, E.I.T.


Joseph March, P.E., P.L.S.

3.1
APPLICATION
FOR A
SITE PLAN SPECIAL PERMIT
And
APPLICATION FOR A USE SPECIAL PERMIT

Appendix B
TOWN OF ACTON
APPLICATION FOR SITE PLAN SPECIAL PERMIT

For 362-364 Central Street
Under Zoning Bylaw Section 10.4

Refer to the "Rules and Regulations for Site Plan Special Permits" available from the Building Department or the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 or Building Department at 978-929-6633 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

1. Location and Street Address of Site 362-366 Central Street

2. Applicant's Name Idylwilde Farm, Inc.
Address 366 Central Street Acton, MA 01720
Telephone (978) 844-1168 Email tnapoli@gmail.com

3. Record Owner's Name Spring River Farm, LLC
Address 366 Central Street Acton, MA 01720
Telephone _____ Email _____

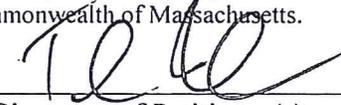
4. Town Atlas Map(s)/Parcel Number(s) Map E-2, Parcels 143, 187-1, & 187

5. Zoning District (s) of Parcel(s) West Acton Village, Groundwater Protection Zone 3

If any site plans have been filed previously for this site give file numbers: _____

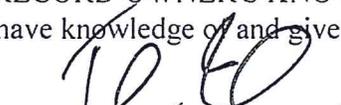
The undersigned hereby apply to the Board of Selectmen for a public hearing and a site plan special permit under Section 10.4 of the Zoning Bylaw approving the attached site plan.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

8/31/16  _____
Date Signature of Petitioner(s) Signature of Petitioner(s)

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

8/31/16  _____
Date Signature of Record Owner(s) Signature of Record Owner(s)

Appendix B
TOWN OF ACTON
APPLICATION FOR SPECIAL PERMIT
(ZONING BYLAW)

Indicate the type of Special Permit Requested: Use Special Permit

Under Zoning Bylaw Section: 3.1

Refer to the "Rules and Regulations for Special Permits" available from the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

1. Location and Street Address of proposed SPECIAL PERMIT 362-364 Central Street

2. Applicant's Name Idylwilde Farms, Inc.
Address 366 Central Street Acton, MA 01720
Telephone _____ Email _____

3. Record Owner's Name Spring River Farm, LLC
Address 366 Central Street Acton, MA 01720
Telephone _____ Email _____

4. Surveyor Stamski and McNary, Inc.
Address 1000 Main Street Acton, MA 01720
Telephone (978) 263-8585 Email _____

5. Engineer Stamski and McNary, Inc.
Address 1000 Main Street Acton, MA 01720
Telephone (978) 263-8585 Email _____

6. Town Atlas Map(s)/Parcel Number(s) Map E-2, Parcels 143, 187-1, 187

7. Zoning District (s) of Parcel(s) West Acton Village, Groundwater Protection District Zone 3

8. Detailed description of the proposed SPECIAL PERMIT:
Construct a two-story food preparation building in the WAV. The proposed use is Manufacturing which required a Special permit.

9. If applying for a USE SPECIAL PERMIT, declare all hazardous materials or wastes that are expected to be generated, stored, used, or disposed of by the proposed USE. The USE must comply with the TOWN'S Hazardous Materials Control Bylaw:

10. If there was a change in USE, please describe the previous USE on the site: _____

11. If any SPECIAL PERMITS have been filed previously for this site give file numbers:

12. Please indicate expected number of employees, occupants and/or residents: 15
13. If a restaurant is proposed, please indicate number of proposed seats: _____
14. Hours of operation: 8 A.M. - 5 P.M.
15. Please indicate the following:
 Total NET FLOOR AREA (existing): 32,475
 Total NET FLOOR AREA (proposed): 4,592 (37,427 total)
16. Describe any proposed modifications to the exterior features or appearances of the STRUCTURE:

17. If the proposed SPECIAL PERMIT is located on a developed site, please provide the site conditions for the following characteristics:
 LOT size: 3.76 AC
 Total LOT coverage (existing): 2.97
 Total LOT coverage (proposed): 3.02
 Total OPEN SPACE (existing): 0.79 AC
 Total OPEN SPACE (proposed): 0.73 AC
 Total parking spaces provided on the site: 106
 Total parking spaces dedicated to proposed use (existing): 0
 Total parking spaces dedicated to proposed use (proposed): 10

The undersigned hereby apply to the Board of Selectmen for a public hearing and a special permit under Section 10.3 of the Zoning Bylaw approving the attached use form.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

8/31 [Signature] _____
 Date Signature of Petitioner(s) Signature of Petitioner(s)

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

8/31 [Signature] _____
 Date Signature of Record Owner(s) Signature of Record Owner(s)

3.2
CERTIFIED ABUTTERS LIST



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

Brian McMullen
 Assessor

Locus: 356,362,364, Central St
Parcel: E2-143,E2-187-1,E2-187

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
E2-115	378 CENTRAL ST	MC GARRY JOHN S	MC GARRY ERIN M	378 CENTRAL ST	ACTON, MA 01720
E2-127	376 CENTRAL ST	FILDER KAREN A TRUSTEE		376 CENTRAL ST	ACTON, MA 01720
E2-152	374 CENTRAL ST	VANDERHOOF DONNA M		374 CENTRAL ST	ACTON, MA 01720
E2-157	375 CENTRAL ST	KELLY JUSTIN J	KELLY CAROLYN L	375 CENTRAL ST	ACTON, MA 01720
E2-174	372 CENTRAL ST	SPRING RIVER FARM LLC		372 CENTRAL ST	ACTON, MA 01720
E2-176	10 MOHAWK DR	BUDIANSKY GARY P	JUDY	10 MOHAWK DRIVE	ACTON, MA 01720
E2-178-2	5 MOHAWK DR REAR	VAN DER AA CRAIG J	VAN DER AA JANICE R	5 MOHAWK DRIVE	ACTON, MA 01720
E2-178-3	4 ELM ST	JOHNSON SUSAN M		1 MOHAWK DR	ACTON, MA 01720
E2-178-4	365 CENTRAL ST BESIDE	ROSE CHARLENE		365 CENTRAL ST	ACTON, MA 01720
E2-178	1 SENECA CT	GRAHAM SANDRA K	GRAHAM LEE J	1 SENECA CT	ACTON, MA 01720
E2-189	371 CENTRAL ST	SHOEMAKER RYAN C	SHOEMAKER MICHELLE N	371 CENTRAL ST	ACTON, MA 01720
E2-190	8 MOHAWK DR	VOSS GREGORY W	ANDELL DEBRA J	8 MOHAWK DR	ACTON, MA 01720
E2-202	369 CENTRAL ST	GOULD-MARIAN ERIC A		369 CENTRAL ST	ACTON, MA 01720
E2-203	2 MOHAWK DR	LEAHY JANICE M		2 MOHAWK DRIVE	ACTON, MA 01720
E2-20	396 CENTRAL ST REAR	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720
E2-211	367 CENTRAL ST	SCHWARZ ERIC C	MAY APRIL E	367 CENTRAL ST	ACTON, MA 01720
E2-212	1 MOHAWK DR	JOHNSON SUSAN M		1 MOHAWK DR	ACTON, MA 01720
E2-213	3 MOHAWK DR	GEOFFRION PAUL DAVID	GEOFFRION CYNTHIA L	3 MOHAWK DR	ACTON, MA 01720
E2-222	365 CENTRAL ST	ROSE CHARLENE		365 CENTRAL ST	ACTON, MA 01720
E2-240-111	11 ELM ST UNIT 1	ANTONELLI KEVIN M	PATTON CINDY A	11 ELM STREET UNIT 1	ACTON, MA 01720
E2-240-112	11 ELM ST UNIT 2	TAYLOR KATHLEEN E	AGNES TAYLOR	11 ELM STREET UNIT 2	ACTON, MA 01720
E2-240-113	11 ELM ST UNIT 3	DHILLA ESMAIL F	DHILLA MUNIRA E	11 ELM ST UNIT 3	ACTON, MA 01720
E2-240-114	11 ELM ST UNIT 4	KARYAKIN EVGENIY A	GORBACHEVA IRINA V	11 ELM ST UNIT 4	ACTON, MA 01720
E2-240-115	11 ELM ST UNIT 5	GODOY ROBERT	GODOY ROSARIO MORENO	11 ELM ST UNIT 5	ACTON, MA 01720
E2-240-116	11 ELM ST UNIT 6	ALLARD PATRICIA L		PO BOX 2874	ACTON, MA 01720
E2-240-117	11 ELM ST UNIT 7	HARDING CHLOE MORSE		11 ELM ST UNIT 7	ACTON, MA 01720
E2-240-118	11 ELM ST UNIT 8	BLUE BIRD TRUST	C/O MARY BLANCHETTE	11 ELM ST UNIT 8	SUDBURY, MA 01776
E2-240-301	3 ELM ST UNIT 1	PAREKH KETAN	PAREKH HEMALI	3 ELM ST UNIT 1	ACTON, MA 01720
E2-240-302	3 ELM ST UNIT 2	GUTTI ARUNASRI		80 JARMAN ROAD	ACTON, MA 01720
E2-240-303	3 ELM ST UNIT 3	TAMBURINO AMY		3 ELM ST UNIT 1	ACTON, MA 01720
E2-240-304	3 ELM ST UNIT 4	SMITH NORMA P		3 ELM ST UNIT 4	ACTON, MA 01720
E2-240-305	3 ELM ST UNIT 5	DAVIES DONNA J		3 ELM ST UNIT 5	ACTON, MA 01720
E2-240-306	3 ELM ST UNIT 6	EBERLY BARRY L		3 ELM ST UNIT 6	ACTON, MA 01720
E2-240-307	3 ELM ST UNIT 7	LU YUN		3 ELM ST UNIT 7	ACTON, MA 01720
E2-240-308	3 ELM ST UNIT 8	SUBRAMONY SENAPATHY		3 ELM ST UNIT 8	ACTON, MA 01720
E2-240-501	5 ELM ST UNIT 1	SOAR ELIZABETH	C/O ELIZABETH ORCUTT	12 CANTERBURY LN	GROTON, MA 01450

Brian McMullen
Assessor

Locus: 356,362,364 Central St
Parcel: E2-143,E2-187-1,E2-187

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
E2-240-502	5 ELM ST UNIT 2	HOEY PATRICK TRUSTEE	HOEY JANE TRUSTEE	PBH MIDDLESEX REALTY	BYFIELD, MA 01922
E2-240-503	5 ELM ST UNIT 3	VACEK MARTIN	VACEK IVANNA	5 ELM ST UNIT 3	ACTON, MA 01720
E2-240-504	5 ELM ST UNIT 4	ABREU HUDSON X	ABREU REGINA C	5 ELM ST UNIT 4	ACTON, MA 01720
E2-240-505	5 ELM ST UNIT 5	ZENG SHENGYOU		5 ELM ST UNIT 5	ACTON, MA 01720
E2-240-506	5 ELM ST UNIT 6	FOX NANCY KAY	C/O CAROL STORRS	5 ELM ST UNIT 6	ACTON, MA 01720
E2-240-507	5 ELM ST UNIT 7	WEAVER STERLING L	WEAVER JEAN C	7 HARDWOOD HILL	PITTSFORD, NY 14534
E2-240-508	5 ELM ST UNIT 8	POKROVSKI ANDREW	ENNIS RACHAEL	5 ELM ST UNIT 8	ACTON, MA 01720
E2-240-701	7 ELM ST UNIT 1	SANYAL JHILAM		7 ELM ST UNIT 1	ACTON, MA 01720
E2-240-702	7 ELM ST UNIT 2	BURROWS JOAN		7 ELM ST UNIT 2	ACTON, MA 01720
E2-240-703	7 ELM ST UNIT 3	MURPHY CYRIL J		7 ELM ST UNIT 3	ACTON, MA 01720
E2-240-704	7 ELM ST UNIT 4	LEUNG THOMAS SAI HONG	LEUNG TINA HSUI MAN	7 ELM ST UNIT 4	ACTON, MA 01720
E2-240-705	7 ELM ST UNIT 5	LIU XIANGHAI	QU FENG	236 PARKER STREET	ACTON, MA 01720
E2-240-706	7 ELM ST UNIT 6	DEABREU MARLENE		7 ELM ST UNIT 6	ACTON, MA 01720
E2-240-707	7 ELM ST UNIT 7	DOHERTY SHARON B		7 ELM ST UNIT 7	ACTON, MA 01720
E2-240-708	7 ELM ST UNIT 8	PAIGE WILLIAM H		7 ELM ST UNIT 8	ACTON, MA 01720
E2-240-901	9 ELM ST UNIT 1	PRENDERGAST REBECCA A		9 ELM ST UNIT 1	ACTON, MA 01720
E2-240-902	9 ELM ST UNIT 2	CUSHMAN GEORGE P JR		9 ELM ST UNIT 2	ACTON, MA 01720
E2-240-903	9 ELM ST UNIT 3	DJW SONG LLC		4 LISA LN	ACTON, MA 01720
E2-240-904	9 ELM ST UNIT 4	CURRAN THOMAS J	CURRAN KATHLEEN M	9 ELM ST UNIT 4	ACTON, MA 01720
E2-240-905	9 ELM ST UNIT 5	SIEGEL HOWARD D		180 BEACON STREET 7A	BOSTON, MA 02116
E2-240-906	9 ELM ST UNIT 6	SIEGEL HOWARD D		180 BEACON STREET 7A	BOSTON, MA 02116
E2-240-907	9 ELM ST UNIT 7	MOHANADHAS FNU JOICE		9 ELM ST UNIT 7	ACTON, MA 01720
E2-240-908	9 ELM ST UNIT 8	CARTER DAVID JAMES		9 ELM ST UNIT 8	ACTON, MA 01720
E2-252	355 CENTRAL ST	I G W TRUST	C/O S GRAHAM + M S SCHEIEF	289 GREAT ROAD	ACTON, MA 01720
E2-60	396 CENTRAL ST REAR	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720
F1-5	667 MASS AV	TOWN OF ACTON		472 MAIN STREET	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

Brian McMullen
Assessor

Locus: 356,362,364 Central St
Parcel: E2-143,E2-187-1,E2-187

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
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Kelly Schorr
Acton Assessors Office

7/8/2016

3.4
OTHER PERMITS AND VARIANCES

3.3 USE DESCRIPTION

The existing uses on the site are RETAIL and AGRICULTURAL. The proposed additional use on the site is for MANUFACTURING.

3.4 OTHER PERMITS AND VARIANCES

PERMITTING BODY	REQUIRED
Acton Board of Health	Disposal Works Construction Permit Aquifer Permit
Acton Engineering	Street Opening Permit

3.5
RECORDED PLANS

INDUSTRIAL (I-1)
BUSINESS (B)

FLOOD
PLAN ZONE
207.9

N/F
VANDERHOOF

ZONE
LINE

N/F
BURNS

S 57° 35' 51" W
175.68'

62'

TO P.C.
108.14

ZONE GENERAL BUSINESS (I)
LINE RESIDENTIAL (R-2)

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.
ACTON PLANNING BOARD

Armand J. DiPietro

12-4-84
DATE

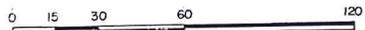
COMPILED
PLAN OF LAND
IN

ACTON MASSACHUSETTS

(MIDDLESEX COUNTY)

OWNED BY: IDYLWILDE FARMS, INC.
SCALE: 1" = 30' NOV. 8, 1984

STAMSKI AND McNARY, INC.
229 CENTRAL STREET — ACTON, MASS.
ENGINEERING • PLANNING • SURVEYING



Fee...25... By...R...
Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 392 of 1985
Rec'd 4/8 1985
at 2 h 33 m P.m. Doc No. ALONE
Rec'd, Bk 16093 Pg. END
Assistant Register *John F. Fitzgerald*

I CERTIFY THAT THIS
IN CONFORMITY WITH THE
OF THE REGISTERS OF DEEDS
OF MASSACHUSETTS.



9 Nov 84
DATE
William E. McNary
REG. LAND SURVEYOR

SM-92

5



2010 01545758
Bk: 1391 Pg: 34 Cert#: 247452
Doc: DEED 10/12/2010 10:39 AM

RETURN TO: RONALD N. STETLER, ESQ., RUBIN AND RUDMAN LLP
50 ROWES WHARF, FLOOR 3, BOSTON, MA 02110-3319

QUITCLAIM DEED

Idylwilde Farm, Inc., a Massachusetts corporation with an address of 366 Central Street, Acton, Middlesex County, Massachusetts ("Grantor"), for consideration paid of less than One Hundred Dollars grants to Spring River Farm LLC, a Delaware limited liability company, with a mailing address of 366 Central Street, Acton, Massachusetts ("Grantee") with *quitclaim covenants* the land with the buildings and improvements situated thereon, more particularly described below.

That certain parcel of land situate in Acton in the County of Middlesex and said Commonwealth, bounded and described as follows:

- EASTERLY by Central Street, three hundred feet;
- SOUTHEASTERLY by Lot 5, as shown on plan hereinafter mentioned, one hundred seventy-five and 68/100 feet;
- SOUTHWESTERLY two hundred seventy-eight and 49/100 feet, and
- SOUTHEASTERLY eight and 49/100 feet by Lot E1 on said plan;
- SOUTHWESTERLY by land now or formerly of the Boston & Maine Railroad, four hundred seventy-one and 40/100 feet; and
- NORTHEASTERLY by land now or formerly of Eugene L. McCarthy et al, five hundred fifty-one and 28/100 feet.

✓ Said parcel is shown as Lot 4 on Plan No. 10306F.

✓ All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 703, Page 100, with Certificate 114650.

Property address: Lot 4, Central Street, Acton, Massachusetts

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 703, Page 100, with Certificate 114650.

There is appurtenant to the above described land a reservation set forth Document No. 406181.

For Grantors' title, see Certificate of Title No. 129264 in Registration Book 776, Page 114.

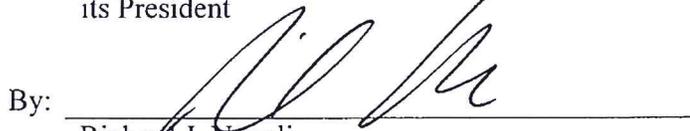
The consideration herein being less than One Hundred Dollars (\$100.00), deed stamps are not required to be affixed hereto.

[Remainder of page intentionally blank]

Witness my hand and seal this 21st day of June, 2010.

IDYLWILDE FARM, INC.

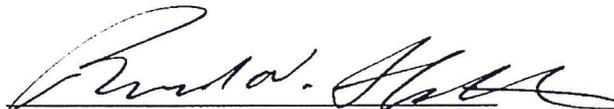
By: 
Thomas F. Napoli
its President

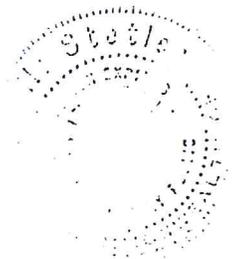
By: 
Richard J. Napoli
its Treasurer

The Commonwealth of Massachusetts

Suffolk, ss.

On this 21st day of June, 2010, before me, the undersigned notary public, personally appeared Thomas F. Napoli, President of Idylwilde Farm, Inc., proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.


Notary Public, Ronald N. Stetler
My Commission Expires: June 13, 2014



The Commonwealth of Massachusetts

Suffolk, ss.

On this 21st day of June, 2010, before me, the undersigned notary public, personally appeared Richard J. Napoli, Treasurer of Idylwilde Farm, Inc., proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.



Notary Public, Ronald N. Stetler
My Commission Expires: June 13, 2014



DOCUMENT 01545759

Southern Middlesex LAND COURT
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Oct 12, 2010 at 10:39A

Document Fee: 125.00
Receipt Total: \$1,050.00

NEW: CERT 247452 BK 01391 PG 34
OLD: CERT 129264 BK 776 PG 114

R. C. Estes, Esquire
RUBIN and RUDMAN
50 ROWES WHARF
BOSTON, MA 02110
617-330-7007

5



Bk: 1391 Pg: 35 Cert#: 247453
Doc: DEED 10/12/2010 10:39 AM

RETURN TO: RONALD N. STETLER, ESQ., RUBIN AND RUDMAN LLP
50 ROWES WHARF, FLOOR 3, BOSTON, MA 02110-3319

QUITCLAIM DEED

Idylwilde Farm, Inc., a Massachusetts corporation with an address of 366 Central Street, Acton, Middlesex County, Massachusetts ("Grantor"), for consideration paid of ~~less than~~ One Hundred Dollars grants to Spring River Farm LLC, a Delaware limited liability company, with a mailing address of 366 Central Street, Acton, Massachusetts ("Grantee") with *quitclaim covenants*

A certain parcel of land with the buildings thereon situated on the Westerly side of Central Street in that part of Acton called West Acton and bounded and described as follows:

- EASTERLY by Central Street, three hundred eleven and 97/100 (311.97) feet;
- SOUTHWESTERLY by Lot E¹ as shown on Plan hereinafter mentioned, two hundred and fifty-three (253) feet; and
- NORTHWESTERLY by Lot 4 on said Plan, one hundred seventy-five and 68/100 (175.68) feet.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 703, Page 100, with Certificate 114650. Said parcel is shown as Lot 5 on said (Plan Number 10306F).

There is appurtenant to the above described land a right to pass and re-pass over land of the Boston and Maine Railroad at the farm crossing, as shown on plan filed in Registration Book 127, Page 455, in accordance with the provisions of a deed from Ephraim Hapgood to the Fitchburg Railroad Company, dated December 19, 1844, duly recorded in Book 454, Page 13, and the right to use the extension of said farm crossing over Lot E as reserved in Document 105985.

Property address: Lot 5, Central Street, Acton, Massachusetts

207507

The above described land is subject to the reservation as to a right of way for all purposes for which streets and ways are commonly used in the Town of Acton, set forth in Document 406181.

The consideration herein being less than One Hundred Dollars (\$100.00), deed stamps are not required to be affixed hereto.

For title see deed filed for registration as Document No. 997538, *CRP 107-567, BK 1153 Pg 17*

[Remainder of page intentionally blank]

Witness my hand and seal this 21st day of June, 2010.

IDYLWILDE FARM, INC.

By: Thomas F. Napoli
Thomas F. Napoli
its President

By: Richard J. Napoli
Richard J. Napoli
its Treasurer

The Commonwealth of Massachusetts

Suffolk, ss.

On this 21st day of June, 2010, before me, the undersigned notary public, personally appeared Thomas F. Napoli, President of Idylwilde Farm, Inc., proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

Ronald N. Stetler
Notary Public, Ronald N. Stetler
My Commission Expires: June 13, 2014



The Commonwealth of Massachusetts

Suffolk, ss.

On this 21st day of June, 2010, before me, the undersigned notary public, personally appeared Richard J. Napoli, Treasurer of Idylwilde Farm, Inc., proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.


Notary Public, Ronald N. Stetler
My Commission Expires: June 13, 2014



DOCUMENT 01545760

Southern Middlesex LAND COURT
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Oct 12, 2010 at 10:39A

Document Fee: 125.00
Receipt Total: \$1,050.00

NEW: CERT 247453 BK 01391 PG 35
OLD: CERT 204567 BK 1153 PG 17

R. C. Estes, Esq.
RUBIN and RUDMAN
50 ROWES WHARF
BOSTON, MA 02110
(17-338-7007)

(K)



2010 01545758

Bk: 1391 Pg: 33 Cert#: 247451
Doc: DEED 10/12/2010 10:39 AM

RETURN TO: RONALD N. STETLER, ESQ., RUBIN AND RUDMAN LLP
50 ROWES WHARF, FLOOR 3, BOSTON, MA 02110-3319

QUITCLAIM DEED

Idylwilde Farm, Inc., a Massachusetts corporation with an address of 366 Central Street, Acton, Middlesex County, Massachusetts ("Grantor"), for consideration paid of less than One Hundred Dollars grants to Spring River Farm LLC, a Delaware limited liability company, with a mailing address of 366 Central Street, Acton, Massachusetts ("Grantee") with *quitclaim covenants*

Property address: 352-356 Central Street, Acton, Massachusetts

A certain parcel of land in Acton, Middlesex County Massachusetts, being shown as Lot D on a plan filed with the Middlesex South Registry District of the Land Court as Plan No. 10306-A, filed with Certificate of Title No. 20545.

Bk. 127
Pg. 445

There is appurtenant to said Lot D a right to pass and repass over land of the Boston and Maine Railroad at the farm crossing, as shown on plan, in accordance with the provisions of a deed from Ephraim Hapgood to the Fitchburg Railroad Company, dated December 14, 1844, duly recorded in Book 454, Page 13, and the right to use the extension of said farm crossing over Lot E1 as reserved in Document 105985.

All of said boundaries are determined by the court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 127, Page 445, with Certificate 20545.

✓ The consideration herein being less than One Hundred Dollars (\$100.00), deed stamps are not required to be affixed hereto.

For title see deed filed for registration as Document No. 909605, ~~Cert~~ 196 473 Bk 112, Pg 123 ✓

[Remainder of page intentionally blank]

1909773

Witness my hand and seal this 21st day of June, 2010.

IDYLWILDE FARM, INC.

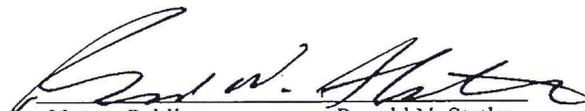
By: 
Thomas F. Napoli
its President

By: 
Richard J. Napoli
its Treasurer

The Commonwealth of Massachusetts

Suffolk, ss.

On this 21st day of June, 2010, before me, the undersigned notary public, personally appeared Thomas F. Napoli, President of Idylwilde Farm, Inc., proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

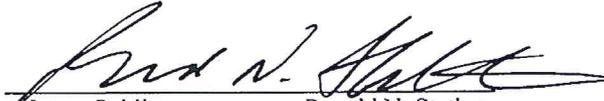

Notary Public, Ronald N. Stetler
My Commission Expires: June 13, 2014



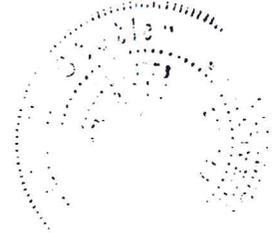
The Commonwealth of Massachusetts

Suffolk, ss.

On this 21st day of June, 2010, before me, the undersigned notary public, personally appeared Richard J. Napoli, Treasurer of Idylwilde Farm, Inc., proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.



Notary Public, Ronald N. Stetler
My Commission Expires: June 13, 2014



DOCUMENT 01545758

Southern Middlesex LAND COURT
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Oct 12, 2010 at 10:39A

Document Fee: 125.00
Receipt Total: \$1,050.00

NEW: CERT 247451 BK 01391 PG 33
OLD: CERT 196473 BK 1112 PG 123

R. C. Estes, Esquire
RUBIN and RUDMAN
50 ROWES WHARF
BOSTON, MA 02110
617-330-7007

3.6 DRAINAGE CALCULATIONS
for
362-364 Central Street
Acton, MA

PREPARED FOR:

Idylwilde Farm, Inc.
366 Central Street
Acton, MA 01720

PREPARED BY:

Stamski and McNary, Inc.
1000 Main Street
Acton, MA 01720

Engineering-Planning-Surveying

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STORMWATER MANAGEMENT

The site is located at 362 – 364 Central Street in Acton, Massachusetts and is approximately 3.77 acres in size and has been previously developed. There are multiple existing buildings with a paved parking lot, and a gravel parking area located on the site. The Natural Resource Conservation Service (N.R.C.S.) soil survey report for Middlesex County and associated soil map for Acton indicates that soils located on the site are Deerfield Loamy Sand. Deerfield Loamy Sand is in Hydrologic Group B.

Pre-Development

The site is comprised of three subcatchments. Subcatchment E1 contains a portion of an existing building, the paved parking lot, and landscaped areas. This subcatchment drains uncontrolled towards Central Street. Subcatchment E2 contains three buildings, the paved parking area, the gravel parking area, landscaped areas and woods. This subcatchment flows uncontrolled to the western property line and ultimately drains to a wetland located offsite. Subcatchment E3 contains a paved walkway and landscaped areas. This subcatchment flows uncontrolled towards the southwest property line and ultimately drains towards Central Street. The subcatchments can be seen on the attached drainage maps.

Post-Development

The post-development site has been divided into five subcatchments. Subcatchment P1 contains a portion of an existing building, the paved parking lot, and landscaped areas. This subcatchment drains uncontrolled towards Central Street. This subcatchment remains primarily the same as the existing condition. Subcatchment P2 contains three buildings, the paved parking area, the gravel parking area, landscaped areas and woods. This subcatchment flows uncontrolled to the western property line and ultimately drains to a wetland located offsite. This subcatchment remain primarily the same as the existing condition. Subcatchment P3 contains a paved walkway and landscaped areas. This subcatchment flows uncontrolled towards the southwest property line and ultimately drains towards Central Street. This subcatchment remain primarily the same as the existing condition. Subcatchment P4 contains the access drive for the loading area. The runoff is collected through an Interceptor line drain, directed into a manhole contain a Contech VortSentry unit for treatment, and infiltrated through a subsurface drainage structure. There is no discharge from the subsurface infiltration area. Subcatchment P5 contains the proposed food preparation building. The runoff is collected and infiltrated in a roof drywell. No discharge is proposed from the roof drywell. and infiltrated in a roof drywell.

All proposed impervious surfaces area treated and infiltrated. No new runoff from impervious areas is discharged from the site.

This project would qualify as a “Redevelopment Project” as defined by the Stormwater Management Standards but all standards have been met. The following describes the drainage system and the project’s compliance with the Stormwater Management Standards.

Standard #1 Untreated direct discharge of Stormwater:

The untreated Stormwater standard states that there will be no untreated stormwater point source discharge to resource areas. Point source runoff from all new areas with impervious cover drains to

either a Subsurface Infiltration Area or roof drywell. All Stormwater Management Areas retain and recharge the runoff. No discharge is proposed from any of the proposed Stormwater BMPs.

Standard #2 Post-Development Peak Discharge:

The Stormwater Management Policy requires that peak discharge rates for the 2-year and 10-year storm events not be increased from pre-development conditions. Furthermore, the 100-year storm event will not increase flooding impacts offsite.

Attenuation of peak discharge rates will be accomplished by using infiltration.

The following table summarizes the peak runoff rates to the overland flow discharge points.

Discharge Summary Table

E1 Compared to P1

2-Year Storm		10-year Storm		100-year Storm	
Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)
2.618	2.501	4.352	4.138	6.71	6.362

E2 Compared to P2

2-Year Storm		10-year Storm		100-year Storm	
Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)
5.514	5.442	8.979	8.824	13.66	13.39

E3 Compared to P3

2-Year Storm		10-year Storm		100-year Storm	
Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)
0.025	0.024	0.066	0.057	0.131	0.109

Detailed Calculations are attached.

Standard #3 Recharge to Groundwater:

This standard prescribes the stormwater volume that must be recharged to groundwater based on the existing site soil conditions. The Natural Resources Conservation Service (N.R.C.S.) Middlesex Soil Survey map indicates that the site contains soils in hydrologic group B. The stormwater management Policy requires 0.35 inches of runoff over the total impervious area to be recharged in areas with the respective soil groups. Furthermore, the town’s regulations require that the annual water budget is balanced to preserve groundwater supply. Detailed “Water Balance Calculations” showing compliance with this standard are attached.

Standard #4 TSS Removal:

The required water quality volume for this project is 1/2” of runoff over the impervious area for the subsurface infiltration structures since the infiltration rate is less than 2.4 inches per hour, however, 1” has been designed for sine the project is located within a Zone 3 Groundwater Protection District. This

volume will be treated to meet the 80% TSS removal requirement of Standard 4. Calculations showing treatment levels are attached.

Standard #5 Higher Potential Pollutant Loads:

The site is not considered to have a “Higher Potential Pollutant Load” as defined in the Stormwater Management Policy.

Standard #6 Protection of Critical Areas:

The site does not discharge runoff to critical areas.

Standard #7 Redevelopment Projects:

The proposed project qualifies as redevelopment but meets all the requirements for new development.

Standard #8 Erosion/Sediment Control:

Erosion and sediment controls are incorporated into the project design to prevent erosion, control sediment movement, and stabilize exposed and disturbed soils during construction. Temporary erosion and sedimentation controls during construction include minimizing areas of exposed soil, directing and controlling runoff, and rapidly stabilizing exposed areas. Soils left exposed for extended periods will be mulched and seeded for temporary vegetative cover. Following construction, exposed areas will be permanently vegetated with appropriate ground cover. Erosion and sedimentation control measures will be maintained throughout all phases of construction. Inspections will be made regularly and after rainfalls exceeding 0.5 inches in a 24-hour period during construction. The contractor will be required to inspect erosion and sedimentation control measures at the end of each workday, when precipitation is forecasted, and after each rainfall. All measures will be inspected prior to each weekend. The contractor will replace and repair any malfunctioning or damaged control measures including vegetative stabilization.

Long term erosion and sedimentation control will be realized using the Best Management Practices described previously. Areas where soils have been disturbed will be loamed and vegetated with lawn, trees, and shrubs.

Standard #9 Operation and Maintenance Plan:

An Operation and Maintenance plan has been prepared and is shown on the plan set.

Standard #10 Illicit Discharges to Drainage System:

No known illicit discharges exist and none are proposed.

Design Basis

1. The rational method ($Q=CIA$) was used as a basis for sizing pipes. Runoff Coefficients: $C=0.15$ for woods, 0.20 for grass/landscaped areas, 0.76 for gravel, and 0.90 for impervious surfaces.
2. The 100-year storm was used for sizing pipes. Rainfall intensity values were taken from the U.S. Weather Bureau Technical Paper 40.
3. The United States Department of Agriculture Natural Resource Conservation Service (N.R.C.S.) TR55 methodology was used to determine offsite rates of runoff.
4. The twenty-four hour rainfall, taken from N.R.C.S. publications, is 6.4 inches for the 100-year storm, 4.5 inches for the 10-year storm, and 3.1 inches for the 2-year storm event.
5. The hydrologic calculations were performed using the computer program: "Hydraflow Hydrographs 2007" by Intelisolve.
6. The soil types of the site were taken from the N.R.C.S. Soil Survey Map from nesoil.com.
7. Soil conditions and estimated seasonal high groundwater table were based on on-site soil evaluations.
8. The Hantoush Method was used for Mounding analysis.