

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

Definitive Plan of Southeast Kelley's Corner Lots
for 394 Massachusetts Avenue, LLC

1. Name of Proposed Subdivision for 394 Massachusetts Avenue, LLC
2. Location Massachusetts Avenue
3. Name of Applicant(s) 394 Massachusetts Avenue, LLC
4. Brief Description of the Proposed Project The proposed project consists of a 6.46+/- acres of land which is proposed to be subdivided into two lots, with a new right of way known as "Southeast Lane".
5. Name of Individual Preparing this DIR Joshua G. Swerling of Bohler Engineering
Address 352 Turnpike Road, Southboro, MA 01772 Business Phone (508) 480-9900
6. Professional Credentials MA License # 41697

A. Site Description

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

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

8. Total acreage on the site: 6.46 acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)	1.25	1.42
Forested	0.84	0.84
Agricultural (includes orchards, cropland, pasture)	-	-
Wetland	0.20	0.20
Water Surface Area	-	-
Flood Plain	0.07	0.07
Unvegetated (rock, earth, or fill)	1.91	1.91
Roads, buildings and other impervious surfaces	2.26	2.09
Other (indicate type)	-	-

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
KC-Kelleys Corner	100%

10. Predominant soil type(s) on the site: Woodbridge-Urban Land Complex 3-15% slopes
Per NRCS mapping

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

Soil Type	% of the Site
Well drained	43.8%
Moderately well drained	55.5%
Poorly drained	0.7%

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%	83%
10 - 15%	2%
greater than 15%	15%

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: unknown 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: _____

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: Wetlands currently exist on the eastern side of the property as shown on the Subdivision Plans.

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

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 X 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		864 vehicle trips
Average peak hour volumes	morning	11 vehicle trips
Average peak hour volumes	evening	73 vehicle trips

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

Name Massachusetts Avenue (Route 111) Town Classification Arterial Street

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

Name of ways Main Street @ Massachusetts Avenue, located 450' to the west

29. Location of existing sidewalks within 1000 feet of the proposed site? Sidewalks exist along portions of Massachusetts Avenue as well as the shopping plaza across Massachusetts Avenue.

30. Location of proposed sidewalks and their connection to existing sidewalks:

Sidewalks will be provided along the new ROW which will connect to the existing sidewalks along Massachusetts Avenue.

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

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

 X yes ___ no

If yes, please describe _____

If no, please explain why Wetlands to east prevent access to the property.

C. Utilities and Municipal Services

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

N/A

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? 6,540sf of general retail plus 6,500sf of restaurant

34. How will sewage be handled? Waste from the subject site will flow to the Town's Sewer System.

35. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site:
Storm drainage from the subject site will flow to a water quality inlet prior to discharging to the wetlands to the east, where it ultimately discharges into Coles Brook located to the southeast of the site. Also note that impervious areas are being reduced as part of the project.

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: **Storm drainage from the subject site will flow to a water quality inlet prior to discharging to the wetlands to the east.**

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.)
approx. 5mins. (1.5 miles to the west)

37. Schools (if residential)

a. Projected number of new school age children: **N/A**

b. Distance to nearest school: **N/A**

D. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to: **Please see attachment**

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.

Attachment to Development Impact Report

D. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to:

38. Prevent surface water contamination.

RESPONSE: The proposed project will include a stormwater management system compliant with DEP and Town of Acton standards which will prevent surface water contamination through the use of best management practices, including but not limited to a stormwater management system and water quality unit as well as a reduction in the amount of impervious area.

39. Prevent groundwater contamination.

RESPONSE: The proposed project will include a stormwater management system compliant with DEP and Town of Acton standards which will prevent groundwater contamination through the use of best management practices, including but not limited to a stormwater management system and water quality unit as well as a reduction in the amount of impervious area.

40. Maximize groundwater recharge.

RESPONSE: Groundwater recharge will be improved by the reduction of impervious areas in the proposed condition as well as the implementation of the stormwater management system.

41. Prevent erosion and sedimentation.

RESPONSE: The proposed project includes soil erosion and sediment control plans and details to prevent stormwater runoff from discharging directly to the wetlands.

42. Maintain slope stability.

RESPONSE: The proposed project will include the appropriate slope stability methods which will be implemented as needed during earthwork activities.

43. Design the project to conserve energy.

RESPONSE: The proposed project will conserve energy to the extent feasible through the use of various items, including but not limited to low wattage lighting fixtures as well as LED site lights.

44. Preserve wildlife habitat.

RESPONSE: The proposed project has been designed to preserve wildlife habitat by maintaining all wetland areas as well as limiting disturbances within the wetlands buffers and reducing the amount of impervious areas in the proposed condition.

45. Preserve wetlands.

RESPONSE: The proposed project has been designed to preserve wetlands by not encroaching upon same and by providing a natural barrier to such wetland areas.

46. Ensure compatibility with the surrounding land uses.

RESPONSE: The proposed project will be compatible with the surrounding land uses as it's located within a section of Town (Kelley's Corner) that's a blend of commercial uses that provide pedestrian connectivity to the surrounding residential areas.

47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the pre-development rate of runoff for the 10-year storm event.

RESPONSE: The proposed project will include a stormwater management system compliant with DEP and Town of Acton standards which will reduce runoff rates in the proposed condition for all storm events, including the 2, 10, 25 and 100yr storm events.

48. Preserve historically significant structures and features on the site.

RESPONSE: To the best of our knowledge, the subject site does not contain any historically significant structures or features. If encountered during the project, appropriate measures will be taken to preserve such structures or features.

49. To mitigate the impact of the traffic generated by the development.

RESPONSE: The proposed project will include the appropriate traffic mitigation measures, if needed, as a result of the proposed development.