

Stamski And McNary, Inc.
Engineering - Planning - Surveying
80 Harris 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

COLONIAL PATH RESIDENTIAL COMPOUND ACTON, MA

Location: Assessors Map H3B Parcels 68 & 69
#7 & #11 Sylvia Street
Acton, MA

Applicant: **Sylvia Fletcher, LLC**
12 Assabet Crossing
Acton, MA 01720

Owners: Sylvia Fletcher, LLC
12 Assabet Crossing
Acton, MA 01720

Dominic Castelline
11 Sylvia Street
Acton, MA 01720

Date: April 29, 2005

SM-3276A

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5. PRELIMINARY PLAN

Attached Full Size Plans

“Preliminary Plan”

For

Colonial Path

A Residential Compound

Acton, Massachusetts

For: Sylvia Fletcher, LLC

Scale: 1”=40’; April 29, 2005

By: Stamski And McNary, Inc.

“Proof Plan”

In

Acton, Massachusetts

For: Sylvia Fletcher, LLC

Scale: 1”=40’; April 29, 2005

By: Stamski And McNary, Inc.

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 Colonial Path
- 2. Name of Applicant(s) Sylvia Fletcher, LLC
 Address 12 Assabet Crossing Acton, MA 01720 Phone (978) 461-0197
- 3. Name of Property Owner(s) 1. Sylvia Fletcher, LLC
2. Dominic P. Castelline & Alice A. Castelline
 Address 1. 12 Assabet Crossing, Acton, MA 01720 Phone 1. (978) 461-0197
2. 11 Sylvia St., Acton, MA 01720 Phone 2. (978) 263-7695
- 4. Name of Engineer Stamski and McNary, Inc.
 Address 80 Harris Street, Acton, MA 01720 Phone (978) 263-8585
- 5. Name of Land Surveyor Stamski and McNary, Inc.
 Address 80 Harris St., Acton, MA 01720 Phone (978) 263-8585
- 6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 42692
26824,
 Page Number 243
246 and/or registered in the Middlesex Registry of Land Court, Certificate
 of Title Number _____
- 7. Zoning District R-2 Map No.(s) H3B Parcel No.(s) 68 & 69
- 8. Approximate acreage in subdivision 2.86± Number of lots 5
- 9. Total length of road(s) in linear feet 470±
- 10. Location and Description of property The property is a combination and
resubdivision of #7 and #11 Sylvia Street.

Paul Gaboury 4/8/05
Signature of Applicant, Date

Dominic P. Castelline
Signature of Owner, Date
Dominic P. Castelline

Paul Gaboury 4/8/05
Signature of Owner, Date

Alice A. Castelline
Signature of Owner, Date
Alice A. Castelline

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

2. **DEVELOPMENT IMPACT REPORT**

FORM DIR

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 COLONIAL PATH "A Residential Compound"
2. Location #7 & #11 Sylvia Street Assessor's Map H3B Parcels 68 & 69
3. Name of Applicant(s) Sylvia Fletcher, LLC
4. Brief Description of the Proposed Project A proposed Residential Compound consisting of two existing and three proposed detached single family dwellings to be served by a 470' private way, "Colonial Path" designed to the standards for a common driveway. The existing dwelling at #7 Sylvia Street will be razed and the existing dwelling at #11 Sylvia Street will remain.
5. Name of Individual Preparing this DIR Richard J. Harrington, P.E.
 Address Stanski And McNary, Inc. 80 Harris St. Acton, MA 01720 Business Phone (978) 263-6585 ext. 111
6. Professional Credentials Commonwealth of MA Registered Professional Engineer Lic. # 41298
Member of American Society of Civil Engineers

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: 2.86+/- acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)	0	0
Forested	1.86 +/-	0.35 +/-
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0	0
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0	0
Roads, buildings and other impervious surfaces	0.50 +/-	0.61 +/-
Other (indicate type) <u>Lawn Area</u>	0.50 +/-	1.90 +/-

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
Residence 2 (R-2)	100
Groundwater Protection District Zone 4	100
Affordable Housing Overlay Sub-District B	100

10. Predominant soil type(s) on the site: 28B Scituate Fine sandy Loam 3-8%;122B Paxton Fine Sandy Loam 3-8%

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

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

11. Are there bedrock outcroppings on the site? yes X no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	97
10 - 15%	3
greater than 15%	0

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: 7,400 +/- 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 X 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 X no

If yes, specify: _____

16. Are there any established foot paths running through the site or railroad right of ways?

___yes Xno

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ___yes Xno

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 Xno

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?

___yes Xno

If yes, specify: _____

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ___yes Xno

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 Xno

If yes, specify results: No, to the best of the preparer's knowledge, existing land use is for two existing residential dwellings.

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ___yes Xno

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 Xno

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? Based on 3 Proposed Dwellings, the two existing dwellings not included.

Average weekday traffic		28.7
Average peak hour volumes	morning	2.25
Average peak hour volumes	evening	3.03

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

Name Sylvia Street Town Classification Local

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

Name of ways Sylvia Street & Main Street

29. Location of existing sidewalks within 1000 feet of the proposed site? Along Main Street at the intersection of Sylvia Street.

30. Location of proposed sidewalks and their connection to existing sidewalks:
There are no sidewalks proposed.

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 _____

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed? 12

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 site is residential.

34. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site: The site is located approximately 2,000 feet upstream of Fort Pond Brook. Runoff from the eastern portion of the site near #7 Sylvia Street leaves the site through an existing 10" diameter culvert under Sylvia Street. Runoff from the remainder of the site behind #11 Sylvia leaves the site via sheet flow along the westerly property line through the stone wall and into a defined drainage ditch along the edge of the railroad. Runoff from the entire site eventually joins back together within the wetland area associated with Fort Pond Brook.

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Catch basins will direct runoff from the private way into the drainage basin and subsurface recharge areas to control peak rates of runoff. Portions of the roof and driveway runoff will also be recharged on each lot. Excess runoff will be then directed back into its natural drainage patterns prior to leaving the site.

c. Will a NPDS Permit be required? X yes no

35. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)
3-4 Minutes

36. Schools (if residential)

a. Projected number of new school age children: 1.67x3 new dwellings= 5.01

b. Distance to nearest school: 8,000' +/-

E. Measures to Mitigate Impacts

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

37. Prevent surface water contamination.

38. Prevent groundwater contamination.

39. Maximize groundwater recharge.

40. Prevent erosion and sedimentation.

41. Maintain slope stability.

42. Design the project to conserve energy.

43. Preserve wildlife habitat.

44. Preserve wetlands.

45. Ensure compatibility with the surrounding land uses.

46. 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..

47. Preserve historically significant structure sand features on the site.

48. 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.

Development Impact Report
Section E Measures to Mitigate Impacts

37. Prevent surface water contamination The proposed drainage system is typically designed in accordance with the Department of Environmental Protection's Stormwater Management Policy. The private way drainage will be directed into a closed drainage system composed of deep sump and hooded catch basins. The deep sump and hooded catch basins will act as pretreatment which will prohibit oil and gas from entering the remainder of the drainage system and collect driveway sediment. After exiting the catch basins, prescribed volumes exceeding the water quality volume standards will be directed into either the subsurface recharge areas near the cul-de-sac turnaround or the drainage basin near the frontage prior to the existing culvert. The drainage recharge areas and basin will be implemented prior to the discharge of runoff back towards the existing discharge points from the site.
38. Prevent groundwater contamination The septic system on each lot will be designed to meet or exceed Title V and the Town of Acton Board of Health standards. Each lot will be served by town water. The drainage system will be designed to treat and recharge the runoff so as to prevent contamination of the groundwater. In addition, all private way drainage will be directed into a stormwater management system as described above. This stormwater management system will contain any potential pollutants (i.e. oil and gas) before they can reach the groundwater table.
39. Maximize groundwater recharge Infiltration trenches will be provided for the individual driveways on the proposed lots. Individual recharge areas will also be provided on each lot for roof runoff. Additional recharge will also be provided within the proposed cul-de-sac turnaround area for the private way runoff. The proposed drainage basin will also provide for additional recharge of runoff. The overall drainage concept for this site will be to provide storage and recharge for the increase in runoff due to development throughout the site.
40. Prevent erosion and sedimentation During construction, a haybale and/or siltation fence will be placed between the limit of construction and the edge of the property, which will remain in place until a vegetative cover is established. Any silt, construction debris, etc. shall be removed from the public way or abutting property immediately upon discovery. All sediments spilled, dropped, or washed into public rights-of-ways shall also be removed immediately. A "Stabilized Construction Entrance" will be located at the intersection with Sylvia Street. The "Stabilized Construction Entrance" will be removed and replaced with gravel prior to placement of pavement. All catchbasins and manhole rims will be covered with siltation fabric and haybales. The sumps will be cleaned out immediately upon completion of construction activities. All cut and fill slopes will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with haymulch during the non-growing season (November 1 to April 1). Any fill material used shall be free of hazardous material and construction debris. Rip rap will be placed at the end of all drainage outlets. The developer shall comply with the Erosion and Sedimentation Control Plan.
41. Maintain slope stability All cut and fill slopes will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with haymulch during the non-growing season (November 1 to April 1). Haybales and/or siltation fence shall remain in place until vegetation has been established. An Erosion and Sedimentation Control Plan will be prepared which will provide the necessary details.
42. Design the project to conserve energy The proposed dwellings will meet the stringent requirements of the state and local building codes.

43. Preserve wildlife habitat The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible.
44. Preserve wetlands There are no wetlands located within the site.
45. Ensure compatibility with the surrounding land uses The surrounding land uses are composed of residential single family homes along Sylvia Street and Fletcher Court. The existing and proposed use of the property is also residential. The approval of a residential compound will maintain the feel of a small neighborhood, since there will be less pavement, tree clearing and drainage required for a common driveway as opposed to a full subdivision road.
46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment. See 37, 38 & 39. The combination of roof and driveway infiltration on each lot along with the subsurface recharge areas and drainage basin for the private way will provide the storage and the controls necessary to disperse and slow down runoff from developed areas to below predevelopment runoff rates.
47. Preserve historically significant structures and features on the site The existing stone wall along the westerly line of the property will be preserved.
48. To mitigate the impact of the traffic generated by the development The proposed private way is a minor way designed to common driveway standards. The project will only generate traffic from three additional residential dwellings. A stop sign currently exists at the intersection of Sylvia Street with Main Street. The vehicle trips generated from this proposed development are well below any daily volume threshold which would effectively put a strain on the existing streets.

3. CERTIFIED LIST OF ABUTTERS



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 264-9622
 Fax (978) 264-9630

Brian McMullen
 Assistant Assessor

Parcel Location: 7 & 11 Sylvia St
 Parcel I.D.: H3.B-68 & 69

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
2 FLETCHER CT	H3 B 70	MORANGE RICHARD A	MORANGE EILEEN R	2 FLETCHER CT	ACTON	MA	01720
5 FLETCHER CT	H3 B 27	SUMMERS-MCGUINNESS MICHAEL P	SUMMERS-MCGUINNESS TAI	5 FLETCHER CT	ACTON	MA	01720
2 FLETCHER CT BESIDE	H3 B 51 2	MORANGE RICHARD A	MORANGE EILEEN R	2 FLETCHER CT	ACTON	MA	01720
52 MAIN ST	H3 B 86	TOLMAN JOHN H	TOLMAN PRISCILLA H	1 BERRY RD - CLOUGH PON	CANTERBURY	NH	03224
54 MAIN ST	H3 B 82	THOMPSON KIRSTEN J	MARILYN	54 MAIN ST	ACTON	MA	01720
56 MAIN ST	H3 B 80	PINTABONA RICHARD	JOAN F	56 MAIN ST	ACTON	MA	01720
62 MAIN ST	H3 B 71	MURPHY PAUL C	MALLOY DEBORAH ET AL	62 MAIN ST	ACTON	MA	01720
64 MAIN ST	H3 B 59	CAMPBELL DAVID B + KAREN E LIFE EST	WILLIAMSON STEPHEN	64 MAIN ST	ACTON	MA	01720
68 MAIN ST	H3 B 52	UHRIG ELIZABETH	NASH BARRIE S	68 MAIN ST	ACTON	MA	01720
74 MAIN ST	H3 B 43	KAUFMAN JODY	ANNA	74 MAIN ST	ACTON	MA	01720
99 MARTIN ST	H2 128	SIMEONE MODESTO	SIMA	91 MARTIN ST	ACTON	MA	01720
100 MARTIN ST	H2 111	MAITLAND TERRENCE		100 MARTIN ST	ACTON	MA	01720
12 SYLVIA ST	H2 134	GAEBEL GEORGINA R		36 SARGENT ROAD	BOXBORO	MA	01719
10 PINE ST	12 4	MCKELVIE CURT A	MCKELVIE MICHELLE LEE	10 PINE ST	ACTON	MA	01720
3 SYLVIA ST	H3 B 51 1	MARTINEAU JANICE C	MARTINEAU JOSEPH E	3 SYLVIA ST	ACTON	MA	01720
4 SYLVIA ST	H3 B 79	HIPSKY DAVID B	HIPSKY SUSAN F	4 SYLVIA ST	ACTON	MA	01720
8 SYLVIA ST	H3 B 78	MALLOY TIMOTHY J	MALLOY DEBORAH CAMPBELL	8 SYLVIA ST	ACTON	MA	01720
B & M RAILROAD	MARLBORO BRANCH	ATTN: MANAGER-RAILROAD PROPERTY	TEN PARK PLAZA	ROOM 5750	BOSTON	MA	02115

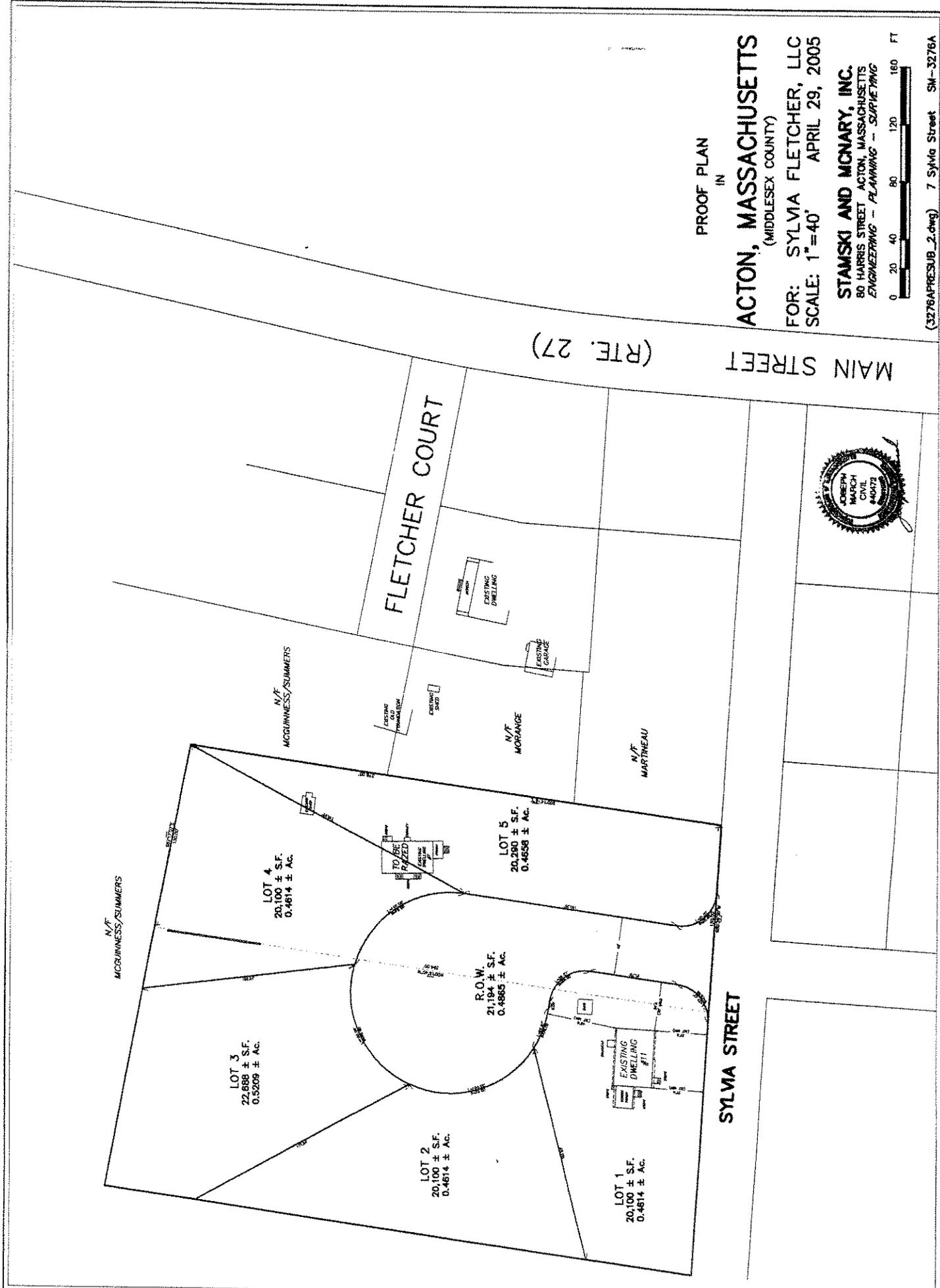
Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
 PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729
 Carlisle, MA 01741
 Maynard, MA 01754
 Stow, MA 01775
 Concord, MA 01742
 Westford, MA 01886
 Littleton, MA 01460
 Sudbury, MA 01776

April L. Thomas
 Assessing Clerk

2/18/2005



PROOF PLAN
IN

ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: SYLVIA FLETCHER, LLC
SCALE: 1" = 40' APRIL 29, 2005

STAMSKI AND McNARY, INC.
80 HARRIS STREET - ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING



(3276APRESUB_2.dwg) 7 Sylvia Street SM-3276A

