

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

A RESIDENTIAL COMPOUND AT 68 WILLOW STREET ACTON, MA

Location: Assessors Map F2B Parcel 112
#68 Willow Street
Acton, MA

Applicant: **William Dunn**
68 Willow Street
Acton, MA 01720

Owners: William J. and Ann B. Dunn
68 Willow Street
Acton, MA 01720

Date: June 23, 2005

SM-2923

TABLE OF CONTENTS

1. FORM PP – APPLICATION FOR APPROVAL OF PRELIMINARY PLAN
2. DEVELOPMENT IMPACT REPORT
3. CERTIFIED LIST OF ABUTTERS
4. CONVENTIONAL SUBDIVISION “PROOF PLAN”
5. PRELIMINARY PLAN

Attached Full Size Plans

“Preliminary Plan”

For

A Residential Compound

At 68 Willow Street

Acton, Massachusetts

For: William Dunn

Scale: 1”=20’; June 22, 2005

By: Stamski And McNary, Inc.

“Conventional Subdivision Proof Plan”

In

Acton, Massachusetts

For: William Dunn

Scale: 1”=40’; June 23, 2005

By: Stamski And McNary, Inc.

**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 A Residential Compound at 68 Willow Street

2. Name of Applicant(s) William J. and Ann B. Dunn

Address 68 Willow Street Phone (978) 265-3595

3. Name of Property Owner(s) William J. and Ann B. Dunn

Address 68 Willow Street Phone (978) 265-3595

4. Name of Engineer Stamski and McNary, Inc.

Address 80 Harris Street, Acton, MA Phone (978) 263-8585

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

Address 80 Harris Street, Acton, MA Phone (978) 263-8585

6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 15913,

Page Number 64 and/or registered in the Middlesex Registry of Land Court, Certificate

of Title Number _____.

7. Zoning District R-2 Map No.(s) F2B Parcel No.(s) 112

8. Approximate acreage in subdivision 1.82± Acres Number of lots 2

9. Total length of road(s) in linear feet 252'

10. Location and Description of property 68 Willow Street, 175'± Southwest of Summer Street Intersection

William J. Dunn 6/23/05
Signature of Applicant, Date

Ann B. Dunn 6/23/05
Signature of Applicant, Date

William J. Dunn 6/23/05
Signature of Owner, Date

Ann B. Dunn 6/23/05
Signature of Owner, Date

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, be 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 "A Residential Compound at 68 Willow Street"
2. Location #68 Willow Street; Assessor's Map F2B Parcel 112
3. Name of Applicant(s) William Dunn
4. Brief Description of the Proposed Project: A proposed Residential Compound consisting of one existing and one proposed detached single family dwelling to be served by a private way designed to the standards for a common driveway. The existing dwelling at #68 Willow Street will remain.
5. Name of Individual Preparing this DIR: Richard J. Harrington, P.E.
Address: Stamski And McNary, Inc. 80 Harris St. Business Phone (978) 263-8585 ext. 111
Acton, MA 01720
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: 1.82+/- acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)	0	0
Forested	1.092 +/-	0.525 +/-
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0.054 +/-	0.054 +/-
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0	0
Roads, buildings and other impervious surfaces	0.096 +/-	0.275 +/-
Other (indicate type) <u>Lawn Area</u>	0.578 +/-	0.966 +/-

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 3	100

10. Predominant soil type(s) on the site: 35B Hinckley Loamy Sand
-

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

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

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%	14
greater than 15%	3

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well?

Zone(s) 3 Proximity to a public well: 3,800 +/- 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: 30" Spruce trees adjacent to western property line.

16. Are there any established footpaths 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: Vegetated Wetlands are located on site along the rear of the property. The wetlands borders on Muddy Brook which is located to the southeast of the property.

20. Is there any farmland or forestland 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: No, to the best of the preparer's knowledge, existing land use is for residential dwellings.

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 _____

- a. Describe nature, location and surface water body receiving current surface water of the site: Runoff from the entire site eventually runs into the wetlands at the rear of the property which borders on Muddy Brook.
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: A catch basin and diversion manhole will direct the "first flush" of runoff from the private way into a clay lined retention basin. The remainder of the runoff will be diverted into a subsurface recharge area to control peak rates of runoff. Portions of the driveway runoff will also be recharged. 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: 1.67x1 new dwelling = 1.67

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 and features on the site.
- 48. To mitigate the impact of the traffic generated by the development.

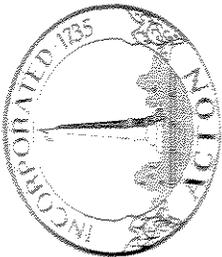
Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.

Section E Measures to Mitigate Impacts

37. Prevent surface water contamination: The proposed drainage system will be designed in compliance with the Groundwater Protection District Regulations outlined in the Town of Acton Zoning Bylaw, Groundwater Protection District Zone 3 and 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 basin. The deep sump and hooded catch basin will act as pre-treatment 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 or the drainage basin. The drainage recharge areas and basin will be implemented prior to the discharge of runoff from the site.
38. Prevent groundwater contamination Runoff from the private way will be collected in a deep sump and hooded catch basin and the first flush (one inch), from the private way, of every storm event will be diverted into a clay lined retention basin. 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 stop any potential pollutants (i.e. oil and gas) before they can reach the groundwater table. The site is located within the Groundwater Protection District Zone 3.
39. Maximize groundwater recharge An Infiltration trench will be provided for the driveway on the proposed lot. An additional recharge area will also be provided within the proposed private way for runoff from the proposed driveway. The proposed retention basin will hold the first inch (first flush) of runoff from the proposed driveway. The overall drainage concept for this site will be to provide storage and recharge such that the amount of annual precipitation being captured and recharged into the groundwater table will not be reduced 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 Willow 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 dwelling 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 The wetlands located within the site will not be impacted due to construction activity.
45. Ensure compatibility with the surrounding land uses The surrounding land uses are composed of residential single family homes along Willow Street. 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 driveway infiltration trench on the proposed lot along with the subsurface recharge area and retention 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: N/A
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 one additional residential dwelling. A stop sign currently exists at the intersection of Willow Street with Summer Street. The vehicle trips generated from this proposed development are well below any daily volume threshold that would effectively put a strain on the existing streets. The proposed dwelling will be assigned a Willow Street address, thus avoiding an additional street intersection along Willow Street.

3. CERTIFIED LIST OF ABUTTERS



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

JUN 23 2005

Ian McMullen
 Assistant Assessor

Parcel Location: 68 Willow St
 Parcel ID: F2 B 112

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST Zip
MILBERRY LN	F1 215 1	JAMES FENTON TRUSTEE	FENTON REALTY TRUST	PO BOX 985	ACTON	MA 01720
MILBERRY LN	F1 215 2	FRENI LAWRENCE G	FRENI PAULA J	5 MILBERRY LN	ACTON	MA 01720
SUMMER ST	F2 B 113	METZGER BRUCE P	SUSAN L	8 SUMMER ST	ACTON	MA 01720
SUMMER ST	F2 B 106	MADDEN JR PAUL B	MADDEN JOY C	12 SUMMER ST	ACTON	MA 01720
SUMMER ST	F2 B 95	SWEENEY KATHRYN R		19 SUMMER ST	ACTON	MA 01720
SUMMER ST	F2 B 104 1	WALLACE DAVID A		20 SUMMER ST	ACTON	MA 01720
SUMMER ST	F2 B 94	PORETTO YVONNE	PORETTO JEFFERY	54 WILLOW ST	ACTON	MA 01720
SUMMER ST	F2 B 73 1	TUCKER DAVID J	JULIE E	33 SUMMER ST	ACTON	MA 01720
SUMMER ST	F2 B 73	COMMERFORD JANINE		41 SUMMER ST	ACTON	MA 01720
SUMMER ST	F1 215	BETTEZ RYAN	BETTEZ ERIN	46 SUMMER ST	ACTON	MA 01720
WILLOW ST	F2 B 93	PORETTO YVONNE E	PORETTO JEFFERY	54 WILLOW ST	ACTON	MA 01720
WILLOW ST	F2 B 104	LORING JOHN H II	C/O CYNTHIA LORING	318 WINDING HILL RD	ACTON	MA 01720
WILLOW ST	F2 B 103	GLANNON JOSEPH W	GLANNON ANN M	63 WILLOW ST	ACTON	MA 01720
WILLOW ST	G1 27	BANKS GARY	NANCY H	76 WILLOW ST	ACTON	MA 01720
WILLOW ST	G1 12	FENTON JAMES TRUSTEE	FENTON REALTY TRUST	PO BOX 985	ACTON	MA 01720
WILLOW ST	G1 26	COLETTI SARAH J		80 WILLOW ST.	ACTON	MA 01720
WILLOW ST	G1 46	COLETTI SARAH J		80 WILLOW ST	ACTON	MA 01720
WILLOW ST	G1 25	SISSON CHARLES B JR	MARSHA	83 WILLOW ST	ACTON	MA 01720
WILLOW ST	G1 45	MORRIS JANE	NEPTUNE WILFORD H	84 WILLOW ST	ACTON	MA 01720
WILLOW ST	G1 24	SISSON CHARLES B JR	MARSHA	83 WILLOW ST	ACTON	MA 01720
WILLOW ST	G1 44 1	BAJWA SUKHJINDER		11 LISA DRIVE	NASHUA	NH 03062

Notifiers 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
 ZONING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:**

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

April L. Thomas
 April L. Thomas
 Assessing Secretary
 6/22/2005