

**COMPREHENSIVE PERMIT
DEVELOPMENT IMPACT REPORT**

(Please type or print information in blanks below)

- DEVELOPMENT:**
1. Name of Proposed Subdivision _____
 2. Location 99 PARKER STREET
 3. Name of Applicant(s) PARKER STREET, LLC
 4. Brief Description of the Proposed Project 5 UNIT DEVELOPMENT ON ONE PARCEL (RESIDENTIAL)
 5. Name of individual preparing this DIR MERIDIAN ASSOCIATES, INC.
 Address 69 MILK STREET, WESTBOROUGH, MA.
 Business Phone 508-871-7030 Fax 508-871-7039 E-mail M.BEAUDRY@MERIDIAMASSOC.COM
 Professional Credentials MARK BEAUDRY, PE.

A. Site Description

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

Uses	Percentage
Industrial	
Commercial	
Residential	100
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 1.42²-acres. (61,912 sq-ft)

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)		
Forested	0.60 AC.	0.09 AC.
Agricultural (Includes orchards, cropland, pasture)		
Wetland	0.49 AC.	0.49 AC.
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	0.06 AC.	0.29 AC.
Other (indicate type) <u>LAWN/GRASS PATCH</u>	0.27 AC.	0.55 AC.

OR LANDSCAPE AREA,
INCLUDING POCKET WETLANDS
OR RAINGARDENS.

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: include overlay zoning districts.*

District	Percentage
R-4 RESIDENTIAL	100
GROUNDWATER ZONE 3	100

10. Predominant soil type(s) on the site: FINE SANDY LOAM, MERIMAC-URBAN LAND COMPLEX, CALVERTON HOLLIS ROCK OUTCROP,
 Soil drainage (Use the US Soil Conservation Service's definition) WINDSOR LOAMY SAND.

Soil Type	% of the Site
Well drained	65%
Moderately well drained	-
Poorly drained	35%

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%	66%
10 - 15%	24%
Greater than 15%	10%

13. In which of the Groundwater Protection Districts is the site located? How close is the site to a public well? Zone(s) 3 Proximity to a public well: ≈ 1 feet MILE ±

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 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: PRATT'S BROOK
CONSERVATION AREA

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: SEE PLANS. 0.49 +/- AC. WETLAND
ON SITE.

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? yes no

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

^{NO}
If yes, specify: HOUSEHOLD MATERIALS ONLY.

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Acton 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 no
If yes, please describe: _____

B. Circulation System

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed development?

Average weekday traffic		47.85
Average peak hour volumes	weekday morning	3.75
Average peak hour volumes	weekday evening	5.05
Average peak hour volumes	Saturday	4.70

I.T.E.
TRIP GENERATION
USE 210
"SINGLE FAMILY
DETACHED HOUSING"

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

Name PARKER ST. Town Classification PUBLIC

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

RIVER ST AND PARKER ST.

29. Location of existing sidewalks within 1000 feet of the proposed site.

NO.

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

N/A

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 NOT LAND-LOCKING PARCELS;
ACCESS ALREADY EXISTS.

C. Utilities and Municipal Services

32. What is the total number of bedrooms proposed? 15

33. If the development has a nonresidential component, what will be its use and size (s.f.)?

N/A

34. Storm Drainage

a. Describe type, location, and surface water body receiving current surface water of the site:
WETLAND, AS DESCRIBED IN PLANS.

b. Describe the proposed drainage system and how it will alter existing drainage patterns:
LOW IMPACT STORM WATER TECHNIQUES EMPLOYED,
SEE PLANS FOR DESCRIPTIONS.
(APPROVED BY ACTON CONSERVATION COMMISSION)

c. Will a NPDS Permit be required? yes no

35. Estimate the fire department response time to the site (consult with Fire Dept.) 5 MINUTES

36. Schools (if residential)

a. Projected number of new school age children: 4-6

b. Distance to nearest school: 3-4 MILES

E. Measures to Mitigate Impacts

SEE NARRATIVE

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.