

STAMSKI AND MCNARY, INC.

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JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

February 9, 2016

Acton Board of Selectmen
Attn: Scott Mutch
472 Main Street
Acton, MA 01720

RE: 267 Great Road
Site Plan Special Permit # 11/06/15-458

Dear Mr. Mutch,

On behalf of our client, Acton Management, Inc., we have revised the Site Plan for the referenced project in accordance with the Site Plan Special Permit dated October 30, 2015, as follows:

Planning Department Comments dated December 14, 2015

1. No response needed.
2. The cape cod berm has been updated to be 12". Our office met with the Fire Department on January 8, 2016, and the department had no issues with the revised plans.
3. No response needed.
4. The private driveway has been adjusted to allow for the 10' perimeter landscaping area to be adjacent to the parking area.
5. No response needed.
6. No response needed.
7. Unit 1 has been redesigned to stay out of the 75' buffer zone.

Engineering Department Comments dated December 9, 2015

1. The applicant proposes to keep the office building as 267 Great Road. The proposed residential units will be numbered 1, 3, 5, and 7. The proposed name for the private way is "Stella Court" and a proposed street sign has been shown on the plan set. The plan set shows an access and utility easement along Gabriel Lane up to the entrance of the proposed driveway.
2. No response needed.
3. The Contech detail has been updated to show DMH-5 requiring a CDS unit and the label in plan view has been updated as well.
4. Our office met with the Fire Department on January 8, 2016, and the department had no issues with the revised plans.
5. No response needed.

Health Department Comments dated December 3, 2015

No response needed.

Water Supply District Comments dated December 11, 2015

1. No response needed.
2. A label has been added stating the size of the proposed water main.
3. The proposed water main has been relocated behind the proposed dwellings in order to keep 10' off the foundations.
4. No response needed.
5. No response needed.
6. The applicant will provide the "Water Impact Report".
7. No response needed.
8. Irrigation will be addressed in the "Water Impact Report".
9. The plants that have been selected for installation within 50' of the isolated wetland are hearty, native/naturalized, species that are very resilient to harsh conditions and are often used in parking lots.

Gate valves have been shown at the branch to the hydrant and after the hydrant near Gabriel Lane.

Fire Department dated November 12, 2015

The radii of the driveway have been shown on the plan set. The proposed driveway and curbs are equal to a total width of twenty feet. Turning software has been utilized to evaluate the driveway and a detail has been provided. Our office met with the Fire Department on January 8, 2016, and the department had no issues with the revised plans.

Design Review Board dated November 20, 2015

1. The site is constrained on one side by the town's Zone 2 and on the other side by the wetland setback. The actual density of the 4 dwellings over the entire rear of the site is not much different than what would be seen in an R2 zoning district. The constraints noted force the grouping of the structures. The applicant is proposing four single family dwellings, but one unit has been reduced in size to stay out of the 75' buffer zone.
2. The buildings are still proposed as single family dwellings. Connection of the dwellings would not be comparable in terms of value. The grouping of the units together would create an unbroken wall of structure, which is not desirable to the applicant nor potential buyers.
3. The applicant has considered a number of design alternatives for the rear portion of this site from some time. One consideration was dozens of apartments in an apartment building under a comprehensive permit. The proposal of 4 dwellings is modest and has received an abundance of interest. Therefore, it is evident that the layout is appealing to many. The driveway has been relocated to maintain a 10' perimeter landscaping area around the parking for the office building.

4. The driveways to provide a twenty-foot-long parking space. Dimensions have been added to the driveways of units 3 and 4.
5. Unit 1 has been redesigned to stay out of the 75' buffer zone. The driveway was approved by the Conservation Commission.
6. The plants that have been selected for installation within 50' of the isolated wetland are hearty, native/naturalized, species that are very resilient to harsh conditions and are often used in parking lots and require minimal maintenance. The Conservation Commission has approved the plan.

Building comments

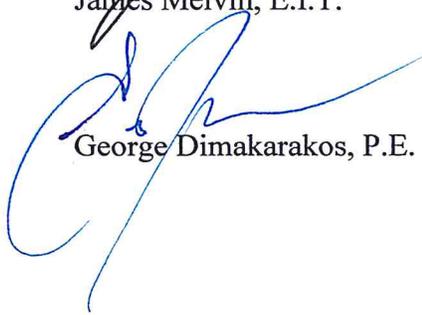
1. Complete architectural drawings have been provided.

Please do not hesitate to contact our office if you have any further questions.

Respectfully,
Stamski and McNary, Inc.



James Melvin, E.I.T.



George Dimakarakos, P.E.