



TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

Planning Department

MEMORANDUM

To: Planning Board **Date:** December 7, 2006
From: Kristin K. Alexander, AICP, Assistant Planner *KKA*
Subject: Spring Farm Circle Definitive Subdivision (Residential Compound)

Attached are the application and departmental/agency reviews for Spring Farm Circle Definitive Subdivision. The applicant is proposing a 4 lot Residential Compound under Section 10 of the Acton Subdivision Rules and Regulations. Below is general information about the proposed development and the Planning Department's comments. The applicant should address all departmental and agency comments.

Location:	105 & 107 Summer Street, West Acton
Applicant/Owner:	Jane A. Gruber (and Benjamin Gruber) 105 Summer Street, Acton, MA 01720
Owner:	Nancy Meehan 107 Summer Street, Acton, MA 01720
Engineer:	Stamski and McNary, Inc., Acton, MA 01720
Units:	4 proposed units (2 existing)
Street Name:	unnamed
Street Length:	+/-220 feet proposed
Map/Parcel:	F-1/110 & 110-1
Zoning:	R-2, Groundwater Protection District Zones 2 & 3
Public Hearing:	December 12, 2006 – 7:45 PM
Decision Due:	January 30, 2007

General Comments

1. The Proof Plan complies with the zoning requirements and design standards of a conventional subdivision layout under the Acton Zoning Bylaw (Bylaw) and Acton Subdivision Rules and Regulations (Rules).
2. Lot 2 has 43,346 square feet of area and 149.69 feet of frontage, therefore it is considered a frontage exception lot under the Bylaw.¹ However, it appears Lot 2 could be made into a

¹ The R-2 zoning district requires 20,000 square feet of lot area and 150 feet of lot frontage (Bylaw Table of Standard Dimensional Regulations). A residential lot may have its frontage reduced by 50 feet if it has at least double the lot area required in that zoning district (so in the R-2 zoning district, a lot can have 100 feet of frontage if it has at least 40,000 square feet of lot area). These lots are called "frontage exception lots" (Bylaw Section 5.3.3.1).

standard R-2 lot, the shapes of Lots 2 and 3 could be simplified, and there may be no need for "Drainage & Utility Easement B" if the eastern boundary of Lot 2 is moved five feet east to meet the northeast corner bound of the Spring Farm Circle right-of-way. The applicant should consider shifting the eastern boundary of Lot 2 as described.

3. Condition 3.2.15 of Spring Farm Circle Preliminary Subdivision Decision 06-04 (Preliminary Decision) states that the applicant shall construct a sidewalk either along (1) the south side of Summer Street extending west from approximately 148 Summer Street to the Acton/Boxborough town line, or (2) the west side of Willow Street from Kingman Road extending north for 455 feet. The applicant has offered to either contribute money to the Town's sidewalk fund or construct a sidewalk in an alternative location: along the east side of Arlington Street extending south from approximately 294 Arlington Street for the same distance.

Rather than donating money to the Town's sidewalk fund, staff would prefer the applicant to construct a 445 foot sidewalk at \$30.00 per foot of sidewalk. This cost equals the approximate cost of constructing a sidewalk along the Site's proposed unnamed 222-foot street (at the Board's construction cost equivalent value estimate for new sidewalks of \$15.00 per foot of sidewalk) and the Site's 333-foot frontage along Summer Street (at the Board's construction cost equivalent value estimate for off-site, existing road sidewalks of \$30.00 per foot of sidewalk). The new proposed location is certainly logical and acceptable. However, if the Planning Board is considering the Arlington Street sidewalk location, staff strongly recommends that the applicant's representative immediately contact the Arlington Street property owners who would have the sidewalk located directly in front of their property to notify them of the sidewalk possibility in that area in connection with the Spring Farm Circle application. The property owners probably aren't even aware of the Spring Farm Circle application and sidewalks have not been discussed for their area of Town recently. Also, since several property owners have planted landscaping in the public right-of-way in that area, we would want to give them a "heads up" about the potential sidewalk to allow them the opportunity to provide input to the Planning Board during the public hearing. If there is strong opposition to a sidewalk in this area by nearby residents, the Planning Board and applicant may want to consider one of the other two locations.

3. Does "Construction, Grading & Utility Easement C" also need to encompass the "tail" (southwest portion) of Lot 3 (see Plan Sheet 2)?

Legal Documents Modifications

4. The Designer's Certificate (Form DC) references an incorrect plan date. It should reference the 10/2/06 Plan. Please correct and resubmit Form DC.
5. Approximately half of Lot 2 is located within Groundwater Protection District Zone 2 which supplements protections (to the Town's present and future drinking supply) contained in federal, state, and other local statutes and regulations (Bylaw Section 4.3). The proposal appears to comply with Zone 2 minimum open space requirements of Bylaw Section 4.3.4.2. To help ensure future compliance with Bylaw Section 4.3.4.2, the deed for Lot 2 should contain a restriction that prohibits the application of lawn pesticides and fertilizers, except for lime and dry lawn fertilizers derived from manure or other organic waste. The draft language to be included in or with the deed for Lot 2 should be submitted to the Planning Department for review.

Regarding the Private Way and Maintenance Agreement (Agreement):

6. Change the name of the Agreement to "Private Way Covenant and Maintenance Agreement."

7. The Plan date in the first paragraph, the Decision number in (9), and the signature dates at the end of the Agreement will have to be revised/inserted if the project is approved.
8. In (9)c., delete the word "other" and add the phrase "or repair" after "maintenance."
9. Attach the operation and maintenance plan for the drainage system to the Agreement and make reference to the plan in the Agreement (Preliminary Decision Condition 3.2.7).
10. Rules Section 10.1.1.5 state that the "land within the Residential Compound shall only be used for the purposes set forth in the developer's proposed Definitive Plan." In (2) of the Agreement, restrict the use of Spring Farm Circle to three single-family homes (four single-family homes if Lot 4 is included) plus allowed accessory uses.

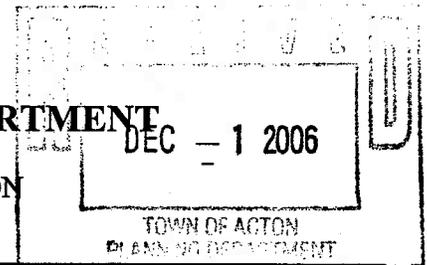
Plan Modifications

11. Change Note 3 on Plan Sheet 2 to include Lot 1 (Preliminary Decision Condition 3.2.5).
12. Plan Sheet 4, Note 23, states that the private way shall only serve the lots shown on the Plan. This note should also be placed on Plan Sheet 2 - the Record Plan (Preliminary Decision Condition 3.2.6).
13. In Note 27 on Plan Sheet 4, change #105 Summer Street to #99 Summer Street.
14. Plan Sheets 3 and 4 need north arrows.
15. Show Groundwater Protection District Zone 2 calculations table on the Plan Sheet 2 – the Record Plan.

Staff recommends continuing the hearing to a meeting date that provides the applicant's engineer enough time to (1) make the plan and legal document changes identified by staff, and (2) notify the Arlington Street residents of a sidewalk being considered for their area (if agreed to by the Board) so they can attend the hearing if desired.

ACTON NATURAL RESOURCES DEPARTMENT

INTERDEPARTMENTAL COMMUNICATION



To: Kristen Alexander, Planning Department

Date: December 1, 2006

From: Tom Tidman, Natural Resources Director 

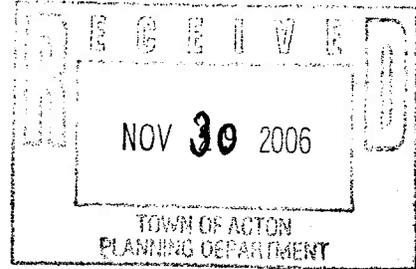
Subject: 105-107 Summer Street - Spring Farm Circle

On Wednesday, November 22, 2006 the Acton Conservation Commission conducted a site walk to review the wetland delineation associated with this site. Present at the site walk were representatives from the applicant's engineering company, Stamski & McNary and Dave Crossman from B & C Associates, the wetland scientist that delineated the wetland. In addition, abutters Ron and Scena Proodian accompanied the Commission. The Commission found the delineation to be accurate; no flags were moved as a result of the site inspection.

TT:ahr

Ahr.concom.idc's.planning.Spring Farm Circle delineation status

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9628
Fax (978) 264-9630



Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: November 6, 2006

From: Engineering Department

**Subject: Review of Spring Farm Circle – Residential Compound – Definitive Plan
105 & 107 Summer Street**

We have reviewed the definite plan for 105 & 107 Summer Street dated October 2, 2006, submitted as a Residential Compound and have the following comments.

1. Based on our review, the existing, pre-development peak rates of stormwater runoff will not exceed the post-development rates. The engineer's design approach, soil types and runoff modeling in the drainage calculations dated October 2, 2006 were found to be prepared in a professional manner.
2. We recommend that a note be added to the record plan stating the requirement in Condition 3.2.5 that no driveway shall be constructed for Lot1 from Summer Street.
3. We inspected the proposed sidewalk alternatives on Summer Street by Ethan Allen Drive and Willow Street.
 - **Summer Street option:**
We noticed that there is no sidewalk on Summer Street at the Town line in Boxborough. It would be beneficial for the homeowners in this neighborhood to have a sidewalk constructed from the end of the existing sidewalk at 148 Summer Street to Ethan Allen Drive (approx. 210 feet +/-).
 - **Willow Street option:**
The developer for the subdivision at 68 Willow Street has constructed the sidewalk on Willow Street as it is shown on their approved subdivision plans. We are continuing to work on the design for the remainder of the sidewalk on Willow Street from Central Street to Kingman Road. The Town's sidewalk master plan has Willow Street marked for the next section of sidewalk to be constructed for the coming year. We would recommend extending the sidewalk construction on Willow Street.
 - **Alternate Arlington Street location:**
The applicant has submitted a request to construct a sidewalk on Arlington Street by

house #294. The existing sidewalk on Arlington Street has been extended from the property line for house #284 to the driveway for 300 Arlington Street. The developer of the Thunder Way subdivision built this section of sidewalk in conjunction with their project. The Town has projected this section of Arlington Street for a sidewalk design and construction in about 2 years. It appears there could be some issues with the proximity of an existing stone wall and some landscaping at 306 & 310 Arlington Street. Attached are some photos of this section of Arlington Street.

4. In any event, all three sidewalk locations are viable options that would benefit the surrounding neighborhoods.
5. The applicant will need to submit a construction plan for the proposed sidewalk for review by the Town.
6. The proposed survey markers (i.e. stone bounds) should also be labeled on the Site Development & the Plan and Profile sheets. We want to be sure the contractor is aware of these bound locations so that a structure such as a driveway is not constructed in the same location as the survey marker.
7. The engineer has shown the lots to be assigned Summer Street addresses. The plan shows a gap in the new street numbering scheme between Lots 1 & 2. If possible, we would recommend that the lots be renumbered so that the available street addresses are left between the abutting lots and this subdivision.
8. We recommend that the engineer extend the emergency overflow outlet for the subsurface drainage area closer to Lot 3 so that it clearly discharges toward the existing wetlands.
9. The engineer needs to show an emergency slide-gate in the proposed drainage system to allow the infiltration facilities to be closed in the event of a hazardous spill such as fuel or oil on the road surface.
10. Because the proposed road will remain private, we suggest that the driveways for Lots 2 & 3 be reconfigured to serve as the turnaround for an emergency SU-30 vehicle.
11. The Fire Chief will need to review the plans to ensure that a fire truck can safely maneuver within the site. Based on my turning templates for a SU-30 vehicle, it appears that a fire truck can maneuver within the intersection and the T-shaped turnaround.
12. We recommend that the engineer label the pavement radiuses at the intersection with Summer Street and in the turnaround to ensure the roundings are constructed as shown on the plans to accommodate a fire truck.
13. The engineer should show a "private way" plaque attached to the street number sign post.
14. The engineer should label the sight distance for the proposed private way to ensure drivers will have adequate visibility at the proposed intersection.
15. When the maintenance agreement for the private way is submitted to the Town for review we want to make sure that it includes the standard language for private ways so the future residents clearly understand the Town will not be responsible for snow plowing or any other

related maintenance and that the private way will not become a public way.

16. General Note #24 on the Plan & Profile sheet requires the final pavement patch in Summer Street for the utility connections to be done with infrared equipment. The Town's Specifications for Regulating Construction Within Public Ways only require infrared patching when the road pavement is 3 years old or newer (Section 2.1.4). According to my records, Summer Street was last paved in 1998. The minimum standard patching requirements for roads with pavement older than 3 years old would be held to Section 2.4.3 of these regulations (attached herewith).
17. The engineer should revise the Pavement Patch Detail to show the existing pavement being cut 1 foot wider on either side of the trench for the final pavement patch as stated in Section 2.4.1 of the Specifications for Regulating Construction Within Public Ways.
18. General Note #12 on the Plan and Profile sheet should be revised to reference the National Geodetic Vertical Datum of 1929.
19. The engineer should be required to submit an as-built plan to certify the subdivision has been built in compliance with the approved plan.

Cc: Garry Rhodes, Building Commissioner

**Proposed Alternate Sidewalk Location
on Arlington Street
(starting at the existing sidewalk @ house #300)**



Existing sidewalk ending at the driveway for 300 Arlington St



View of frontage along 306 Arlington St



**Existing stone wall in front of 306
Arlington St**



**View from the driveway
for 310 Arlington St**



**View of stone wall, shrub & utilities
adjacent to the driveway for 310
Arlington St**

**Proposed Alternate Sidewalk Location
on Arlington Street
(starting at the existing sidewalk @ house #300)**



View of frontage along 310 Arlington St



View of driveway for 314 Arlington St



**View of frontage along 310 Arlington St
(opposite direction)**



View of driveway for 316 Arlington St

**Proposed Alternate Sidewalk Location
on Summer Street
(starting at the existing sidewalk @ house #148)**



Existing sidewalk ending at the driveway for 148 Summer St



View of the Summer St frontage along 2 Ethan Allen Drive

**Proposed Alternate Sidewalk Location
on Summer Street
(starting at the existing sidewalk @ house #148)**



View of the Summer St frontage along 1 Ethan Allen Drive



View of driveway for 154 Summer St

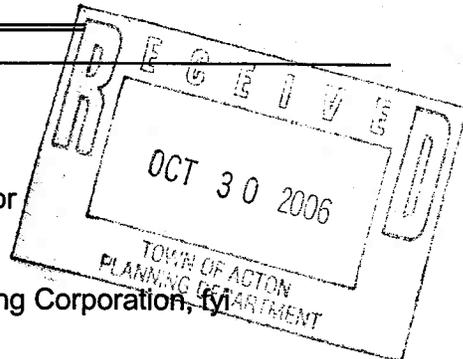


View of Boxborough at town line



View of frontage along 154 Summer St

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: October 6,, 2006

To: Assessors
Conservation Commission
Fire Department
Municipal Properties
Water District

Building Commissioner
Engineering Administrator
Health Department
Police Department, fyi
Acton Community Housing Corporation, fyi
Mark Hald, fyi

From: Kim DelNigro, Secretary 

Subject: Review of Spring Farm Circle – Residential Compound – Definitive Plan
105 & 107 Summer Street

Attached is an application for approval for a Definitive Plan of a Residential Compound which is being proposed at 105 & 107 Summer Street. General information about the address is as follows:

Location: 105 & 107 Summer Street
Applicant & Owners: Jane A. Gruber
Address: 105 Summer Street
Nancy Meehan
107 Summer Street
Acton, MA 01720
Engineer: Stamski & McNary, Inc.
Lots: 4 2.85 acres
Street Name: Spring Farm Circle
Street Length: 242 +/-
Map: F-2
Parcel: 110 & 110-1
Zoning: R-2
Decision Due: January 1, 2007

Please review the enclosed application and send your comments to the Planning Dept. no later than November 10, 2006. The public meeting is scheduled for November 21, 2006 at 7:45 PM.

I also have copies of the drainage calculations, soil observation logs and ~~larger plans~~ *enclosed*.
Please don't hesitate to contact me, if needed. 

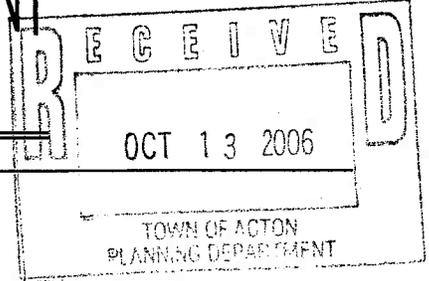
Review Comments: A NOTICE OF INTENT WILL BE REQUIRED FOR THE
PROPOSED 'CLAY-LINED RETENTION BASIN ON LOT 2. ALL OTHER
WORK, INCLUDING HOUSE LOCATIONS AND SEPTIC SYSTEMS IS
OUTSIDE OF THE *100' BUFFER ZONE.

Signature: 

Date: 10 . 30 . 07

* CONSERVATION HAS NOT WALKED THE SITE TO CONFIRM THE ACCURACY OF THE WETLANDS LINE.

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: October 6,, 2006

To: Assessors
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105 & 107 Summer Street

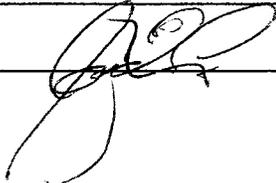
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I also have copies of the drainage calculations, soil observation logs and larger plans. Please don't hesitate to contact me, if needed.

Review Comments: It is not clear from the attached plan how
the proposed plan on securing lot 3 and 4 with
public water?

Signature:  Date: Oct 11, 2006

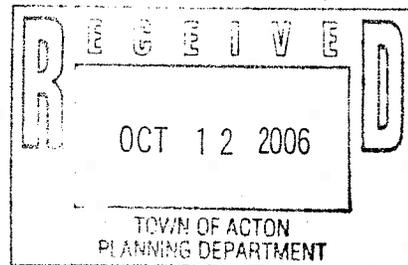
ACTON MUNICIPAL PROPERTIES DEPARTMENT

INTERDEPARTMENTAL COMMUNICATION

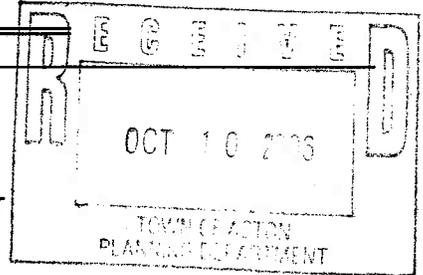
To: Kim DelNigro, Planning Department **Date:** 10/12/06
From: Dean A. Charter, Municipal Properties Director 
Subject: Review of Spring Farm Circle Residential Compound - Definitive

I have reviewed the plans submitted and visited the site of the proposed residential compound. The revised plans show a "T" type turn around, which is more appropriate for a small scale development. However, the most recent plans do not address some of the comments I made in my preliminary review. Those outstanding issues have been shown below in **Bold** :

1. The proposed access strip is quite narrow, and when paved there will not be any room for street trees in proximity to the roadway. **The developer should provide street trees on the private properties and the cul-de-sac island as part of the site landscaping. If these trees are not feasible due to subsurface structures, they could be planted along Summer Street in front of #105 and #107.**
2. **All brush and overhanging limbs growing into Summer Street from #105 and #107 Summer Street should be trimmed back to the property line to provide improved visibility for vehicles turning onto Summer Street from Spring Farm Circle.**
3. Due to the roadway width issue noted in #1 above, I do not think it is feasible (or necessary) to have a sidewalk on Spring Farm Circle. An appropriate contribution to the sidewalk fund seems more in order.



ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: October 6,, 2006

To: Assessors
Conservation Commission
Fire Department
Municipal Properties
Water District
Building Commissioner
Engineering Administrator
Health Department
Police Department, fyi
Acton Community Housing Corporation, fyi
Mark Hald, fyi

From: Kim DelNigro, Secretary *KD*

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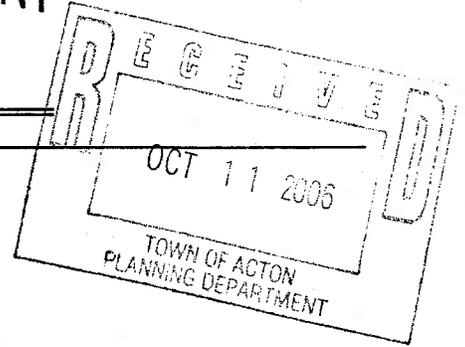
~~I also have copies of the drainage calculations, soil observation logs and larger plans.~~
Please don't hesitate to contact me, if needed. *included KD*

Review Comments: *Soil tests have been completed. Development meets all the requirements of the Board of Health*

Signature: *[Handwritten Signature]*

Date: *10/10/06*

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: October 6, 2006
To: Steve Barrett, Finance Director

From: Kim DeINigro, Planning Department Secretary *KD*

Subject: Spring Farm Circle – Residential Compound – Preliminary Plan
105 & 107 Summer Street
Map F1 ← Map: F-2, Parcel: 110 & 110-1

The Planning Board has received an application for the above referenced and is scheduled to hold a public meeting on November 21, 2006. Please advise the Board of any delinquent taxes owed on the property at this time. If any property taxes are overdue, the Planning Board will include a condition requiring tax payment in their decision.

No property taxes due at this time.

The following property taxes are overdue at this time:

Sharon Faldanz

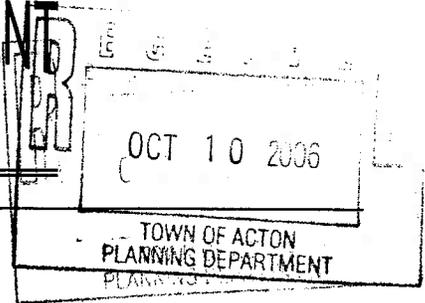
Signature

10/11/06

Date

Thank you for your attention to this request.

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636



Date: October 6,, 2006

To: Assessors
Conservation Commission
Fire Department
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From: Kim DeINigro, Secretary *(Signature)*

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Please don't hesitate to contact me, if needed. *(Signature)*

Review Comments: *It is not clear if 4.3 of the Zoning Bylaw have been met.*

Signature: *(Signature)* Date: *10/10*