

TOWN OF ACTON
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Acton, Massachusetts 01720
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Planning Department

MEMORANDUM

To: Planning Board **Date:** January 5, 2007
From: Kristin K. Alexander, AICP, Assistant Planner *KKA*
Subject: Spring Farm Circle Definitive Subdivision (Residential Compound)

The Town Planning and Engineering Departments have reviewed the attached revised Spring Farm Circle Definitive Subdivision Plan (1/4/07), Stamski & McNary, Inc.'s response letter to staff comments (1/4/07), the revised Designer's Certificate (Form DC), and Mr. Hughes' (an abutter's) memo to the Planning Board (12/18/06). Outstanding issues from staffs' original comments are listed below. Staff feels that these outstanding issues could be addressed through a decision.

Legal Documents Modifications

1. The revised Designer's Certificate (Form DC) has a signature date of 10/2/06 but the plan referenced was last revised on 1/4/07. Form DC should be re-submitted with updated information after the final plan is completed.
2. 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.
3. Regarding the Private Way and Maintenance Agreement (Agreement):
 - a. Change the name of the Agreement to "Private Way Covenant and Maintenance Agreement."
 - b. 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.
 - c. In (9)c., delete the word "other" and add the phrase "or repair" after "maintenance."
 - d. 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).
 - e. 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.

Additional Comments

4. Place back on the Plan all the monuments that were shown along the private way on the 10/2/06 Plan.
5. The Plan sheets should be certified by a Registered Land Surveyor.
6. The applicant should submit a sketch plan showing proposed screening between 99 Summer Street and Mr. Hughes' property (95 Summer Street). The sketch plan should show the number and types of trees (and/or other vegetation) proposed and the general location of the screening. The actual location of the screening should be determined with Mr. Hughes.
7. Condition 3.2.15 of the 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 had previously 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. The applicant has now agreed to provide a sidewalk on Willow Street. It is staff's understanding that the applicant is proposing to construct the 455 foot-long sidewalk along the west side of Willow Street between Summer Street and Kingman Road. Staff has no objections to this location.

STAMSKI AND MCNARY, INC.

80 Harris Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

WILLIAM F. MCNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.



January 04, 2007

Town of Acton
Planning Department
472 Main Street
Acton, MA

Re: Spring Farm Circle Definitive Subdivision (Residential Compound)
Plan revisions dated January 04, 2007

Members of the Board:

On behalf of our client, Jane Gruber, our office has revised the referenced plan in response to staff comments as follows:

Review letter dated December 07, 2006 from Kristen K. Alexander, AICP, Assistant Planner

1. O.K.
2. The lot line between Lot 2 and 3 has been moved to provide Lot 2 with more than 150' of frontage. Lot areas have been adjusted.
3. Sidewalk to be provided on Willow Street.
3. Easement "C" is on Lot 4 only, it has been renamed to Easement "B"
4. Form D.C. has been updated.
- 5.-10. Attorney to address under separate cover.
11. Note 3 on Plan Sheet 2 has been changed to include Lot 1.
12. Note 23 on Plan Sheet 4 has also been added to Plan Sheet 2.
13. Note 27 on Plan Sheet 4 had been changed from #105 to #99 Summer Street.
14. North arrows have been added to Plan Sheet 3 and 4.
15. Note 12 and Groundwater Protection District Zone 2 calculations table have been added to Plan Sheet 2.

Revisions based on review letter dated November 06, 2006 from Engineering Department

1. O.K.
2. Note #11 was added to the Record Plan.
3. A Sidewalk on Willow Street beginning from Dunn portion to be designed
4. Willow Street sidewalk design to be provided.

5. Sidewalk construction plan to be provided prior to endorsement.
6. Proposed survey markers were added to both the Plan and Profile and the Site Development Sheets.
7. We would prefer to keep the proposed numbering system to prevent errant mail to be delivered to new house, if numbered 105 which is currently in use.
8. The emergency overflow structure has been moved closer to Lot 3.
9. A manhole with a flap gate has been added to the drainage system.
10. The driveways for Lots 2 & 3 have been reconfigured to serve as the turnaround. This has resulted in a reduction of pavement within the right of way and on the lots, therefore there is no need to update the drainage calculations.
11. Plan has been sent to Fire Chief for review.
12. The pavement radiuses have been labeled.
13. Private Way plaque added.
14. The sight distances have been labeled on Plan and Profile Sheet.
15. Attorney to address under separate cover.
16. General Note #24 on the Plan & Profile sheet has been changed to reference The Town's Specifications for Regulating Construction Within Public Ways.
17. The Pavement Patch Detail has been modified to show a 1' overlap at the end of the trench.
18. Note has been revised.
19. See Note 3 on Sheet 4.

Revisions based on Abutter Letter (Geoffrey Hughes) Dated December 18, 2006

1. A drywell was sized for existing barn within water balance calculations. However it was not proposed or used in drainage calculations.
2. Drywell detail has been amended to indicate G.W. Depth and compliance with 2.0' offset to G.W.

Thank you for your attention to this matter, please contact our office if there are any questions.

Respectfully,
For: Stamski And McNary, Inc.



Richard Harrington, P.E.



Joseph March, P.E., P.L.S.

JAN - 5 2007

DESIGNER'S CERTIFICATE

I hereby certify that the accompanying plan entitled DEFINITIVE PLAN FOR SPRING FARM CIRCLE IN ACTON, MA - RECORD PLAN dated OCTOBER 02, 2006

REVISED: JANUARY 04, 2007

is correct, stating that the perimeter traverse of the subdivision before adjustment was closed to an accuracy of a ratio "error of closure" not to exceed 1:15,000*; that it is a subdivision of 2.85±

acres conveyed by a.) MARY M. DERBY b.) NANCY L. MEEHAN AND WILLIAM S. MEEHAN to

a.) BENJAMIN A. GRUBER AND JANE A. GRUBER b.) NANCY L. MEEHAN by a deed, dated

a.) SEPTEMBER 27, 1982 b.) APRIL 28, 2003 and recorded in Middlesex County Registry of Deeds, South District, Book a.) 14738 b.) 39071, Page a.) 217 b.) 338.

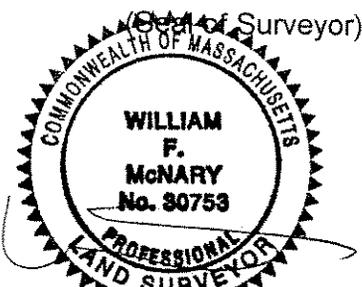
Other sources of information used in the preparation of the plan are:

1. Other deeds and plans, as follows PLAN No. 285 OF 1975, PLAN No. 1706 OF 1985, PLAN No. 601 OF 1959, AND PLAN No. 158 OF 1968.

2. Oral information furnished by _____

3. Other _____

Furthermore, I certify that this survey was made on the ground in accordance with the "Procedural and Technical Standards for the Practice of Land Surveying", Section 250 CMR** 5.0 between 11/29/05 and 8/28/06.
(date) (date)



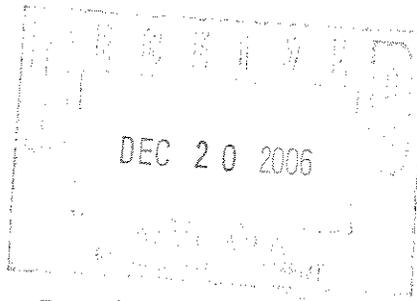
Signed [Signature] 10/02/06
Registered Land Surveyor Date

Address Stamski and McNary, Inc.
80 Harris Street - Acton, MA 01720

Registration No. 30753

*As amended in the "1989 Manual of Instructions for the Survey of Lands and Preparation of Plans" published by the Land Court of the Commonwealth of Massachusetts, as most recently amended.

** Code of Massachusetts Regulations



95 Summer Street
Acton, MA 01720

18 December 2006

To: Town of Acton Planning Board

Re: Planning Application for Spring Farm Circle Residential Compound
Definitive Plan
(Town Atlas Map F-2, Parcels 110 and 110-1)

Please be advised that following the 12/12/06 public hearing, the Applicant Jane Gruber provided me a copy of a report entitled "Drainage Calculations for Spring Farm Circle, Summer Street, Acton" dated 10/02/06 prepared by Stamski and McNary Inc. Based on a review of this document, I offer the following comments:

Hydrogeology & Drainage Management

The Section "Water Balance Calculations" contains some rudimentary calculations for proposed dry wells. The report does not appear to address the affect on the groundwater table or the means of ensuring these wells function "correctly" in the long-term.

The calculations also appear to propose a dry well for the "Existing Barn Roof" however there is no indication of this proposed well on the plans. The referenced building would appear to be the barn located just 30' to the East of my dwelling.

Please be advised that my position remains as originally expressed in my 23 May 2006 letter, regarding the potential negative impacts to subgrade and surface drainage both within the subdivision and more importantly beyond the property line. Please indicate what action will be taken to address this apparently incomplete plan.

Yours Sincerely

Geoffrey Hughes