

# EXHIBIT 3

## COMPREHENSIVE PERMIT DEVELOPMENT IMPACT REPORT

(Please type or print information in blanks below)

1. Name of Proposed Subdivision McCarthy Village II
2. Location ?? Sachem Way, Acton, MA 01720
3. Name of Applicant(s) Acton Housing Authority
4. Brief Description of the Proposed Project New construction of 12 dwelling units in 6 buildings, with a new access road and at grade non-covered parking spaces
5. Name of individual preparing this DIR Bennie Ber / Baker/Wohl Architects  
 Address 132 Lincoln Street, Boston, MA 02111  
 Business Phone (617) 350-7420 Fax (617) 350-5383 E-mail bber@baker-wohl.com  
 Professional Credentials Licensed Architect (Massachusetts Lic. # 30023), LEED AP, Member AIA.

### A. Site Description

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

<i>Uses</i>	<i>Percentage</i>
Industrial	
Commercial	
Residential	61%
Forest	39%
Agricultural	
Other (specify)	

8. Total acreage on the site: 6.45 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)	0.0	0.0
Forested	~2.5	2.08
Agricultural (includes orchards, cropland, pasture)	0.0	0.0
Wetland	0.0	0.0
Water Surface Area	0.0	0.0
Flood Plain	0.0	0.0
Unvegetated (rock, earth, or fill)	0.0	0.0
Roads, buildings and other impervious surfaces	0.0	0.42
Other (indicate type)		

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.*

<b>District</b>	<b>Percentage</b>
RA	100%

10. Predominant soil type(s) on the site: \_\_\_\_\_

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

<b>Soil Type</b>	<b>% of the Site</b>
Well drained	0%
Moderately well drained	0%
Poorly drained	100%

11. Are there bedrock outcroppings on the site?  yes  no

12. Approximate percentage of proposed site with slopes between:

<b>Slope</b>	<b>% of the Site</b>
0 – 10%	95%
10 – 15%	5%
Greater than 15%	None

13. In which of the Groundwater Protection Districts is the site located? How close is the site to a public well? Zone(s) <sup>4</sup> \_\_\_\_\_ Proximity to a public well: >500 feet to Conant Wellfield

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: Multiple trees 30"+

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: The site is adjacent to Town of Acton Conservation Land

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: \_\_\_\_\_

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

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 \_\_\_\_\_

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		65 (currently 35)
Average peak hour volumes	weekday morning	24 (currently 12)
Average peak hour volumes	weekday evening	24 (currently 12)
Average peak hour volumes	Saturday	65 (currently 35)

Current numbers include 12 families and 7 seniors in existing buildings

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

Name Great Road / Slichem Way Town Classification Public / Private

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

Intersection of Great Road & Harris Street / Intersection of Great Road & Nonset Path

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

Sections of Great Road (both east and west of site) contain sidewalks.

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

Please see proposed site plan for sidewalk locations.

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 Restrictive grades and preservation of wooded areas.

**C. Utilities and Municipal Services**

32. What is the total number of bedrooms proposed? 27

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:  
Brook flowing from Will's Hole - west of site - joins Nagog Brook

b. Describe the proposed drainage system and how it will alter existing drainage patterns:  
Drainage of existing conditions will be mimicked by drainage system, proposed underground infiltration system, and conveyance network.

c. Will a NPDS Permit be required?  yes  no

35. Estimate the fire department response time to the site (consult with Fire Dept.) 10 min. / 2.44 miles  
(Drive time estimated via Mapquest)
36. Schools (if residential)
- a. Projected number of new school age children: 6
- b. Distance to nearest school: 3.86 miles

**E. Measures to Mitigate Impacts**

Attach brief descriptions of the measures that will be taken to:

37. Prevent surface water contamination. No surface water within parcel.
38. Prevent groundwater contamination. Pretreatment prior to infiltration.
39. Maximize groundwater recharge. Stormwater infiltration system.
40. Prevent erosion and sedimentation. Erosion control measures in place during construction.
41. Maintain slope stability. 3:1 max. slope.
42. Design the project to conserve energy. Good solar orientation, modular construction, energy efficient appliance package.
43. Preserve wildlife habitat. Northerly end of site remains undeveloped.
44. Preserve wetlands. No wetlands.
45. Ensure compatibility with the surrounding land uses. Phase 2 of existing development.
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. See Drainage Report.
47. Preserve historically significant structure sand features on the site. None
48. To mitigate the impact of the traffic generated by the development. See Traffic Study.

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.

COMPREHENSIVE PERMIT  
DESIGNER'S CERTIFICATE

I hereby certify that the accompanying plan entitled "Acton Housing Authority, McCarthy Village II, Sachem  
Way, Acton, MA, Site Survey" dated 2/10/2010

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 portion

~~area conveyed by~~ of the property owned by the Acton Housing Authority ~~to~~

by a deed, dated

June 15 1984 and recorded in Middlesex County Registry of Deeds, South District,

Book 15634, Page 445

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

1. Other deeds and plans, as follows See list of references on the above mentioned plan
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  
2/2/2010 and 2/10/2010  
(date) (date)



Signed [Signature] 5/21/2010  
Registered Land Surveyor Date

Address Precision Land Surveying, Inc. 32 Turnpike Road, Southborough MA 01772

Registration No. 46505

\* As described 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