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ASE 6055

February 22, 2012

Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: 40 Sudbury Road a/k/a 65 Powder Mill Road
SPSP 7/6/2011-433

Dear Board Members:

Please find enclosed 3 full-size and 1 reduced scale copies of revised Site Plans for our client's proposed building off Sudbury Road. An electronic copy of the plans is also enclosed.

The purpose of this letter is to summarize the efforts that have been made to resolve the Board's concerns as we understand them.

Access – Fire Protection

A meeting was held with Chief Craig on February 14, 2012, at which the availability and suitability of the driveway serving the abutting apartment complex in Concord was discussed along with the availability of a fire hydrant in that complex.

The size of the proposed building, having a floor area under 7500 square feet, is not required to be served by a sprinkler system.

Chief Craig informed us that he would visit the site and report to the Board.

Structural Design

On behalf of our client we have submitted plans to a structural engineer for review to allow assurances to be presented to the Board that the proposed structures can be designed and that their stability will not be compromised by the topography and proposed use of the site.

Design Review Board

It is our understanding that our client has met with the Design Review Board and presented the attached sketch plans prepared by this office that show the building on the site being utilized for studios/workshops, with a dwelling unit on a second floor as allowed by 3.5.6.

The proposed building is over 600 feet from Powder Mill Road, over 400 feet from Sudbury Road, and over 100 feet from the nearest portion of the Northstar Building.

Our client reported that the Design Review Board appeared to have no concerns pertaining to the appearance of the project and will inform your Board of their findings.

Parking Analysis

An alternative parking analysis has been added to the Detail Site Plan for the various uses proposed and allowed under the Bylaw.

The analysis shows that the required number of parking spaces is provided.

Acton Water District – Groundwater Protection District

We wrote the Acton Water District on February 13, 2012 and requested that they inform the Board of any concerns related to a portion of the site being contained in a Zone II of a Public Water Supply.

Water Supply

Alternative water supplies, consisting of a possible connection to the water distribution system in Sudbury Road and a possible onsite well, are shown on the Detail Site Plan.

If an onsite well is used, we expect that it will be a well point extending into the water bearing strata at the level of the regional groundwater table, and will require a small track mounted drilling rig to install.

Response to Engineering Department IDC Dated 1-20-12

We will respond utilizing the number system of the IDC.

The statement “No response necessary” means that the IDC of 1-20-12 indicates that the comments of previous IDCs were found to have been satisfied by discussions with the Engineering Department on January 9, 2012 and the revisions to the Plans submitted prior to that meeting.

3. No response necessary.

8. Alternative water supplies are being proposed and as noted above a meeting was held with the Fire Chief and a letter was written to Acton Water District.

10. A note stating that elevations refer to NGVD 1929 and referencing the starting Benchmark is contained on the Detail Site Plan. It is agreeable that two Benchmarks shall be established on the site prior to construction. The two Benchmarks shown on the plan have been removed and it can be assumed that any Benchmark placed well in advance of the initial project layout will also be lost.

11. The door from the basement level is to remain for emergency purposes only.

14. A reference to the estimated high groundwater table [EHGWT] has been added to the Storage/Recharge Systems Detail on the Site Details sheet. The elevation of the bottom of each system has also been added to demonstrate that the systems are a minimum of 2 feet above EHGWT.
15. No response necessary.
16. No response necessary.
17. A detail has been added to the Site Details sheet to show how the driveway high point is to be graded.
18. No response necessary.
20. No response necessary.
21. No response necessary.
23. The IDC recommends that it would be appropriate for structural analyses be performed when a building permit is filed. Due to the Board's concerns the matter has been submitted to a structural engineer for appraisal.
24. No response necessary
25. No response necessary
26. The EHGWT has been added to the Storage/Recharge Systems Detail.
27. No response necessary
28. No response necessary
30. No response necessary
31. No response necessary
32. No response necessary
35. No response necessary.
38. See Item 23 above.
41. No response necessary

Acton Survey & Engineering, Inc.

P.O. Box 666, 97 Great Rd. #6, Acton, MA 01720

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Need for Project

At the last hearing the Board queried as to the need for the project.

At present the property does not generate income for our client, has an assessed value of \$ 44,600 as vacant land, and has little potential of being purchased.

The proposed developments will allow income to be derived, and increase the value of the site and its potential to be purchased.

Summary

The Site Plan and substantiating plans and documents submitted to the Board present a project that is in conformance with all applicable regulations and requirements and presents uses that our client believes to be economically viable.

Please inform us if additional information or additional copies of any documents are required.

We desire that we receive copies of any documents received by the Board related to this matter in a timely manner to allow us to prepare responses.

Thank you for the considerations given to this matter.

Very truly yours,



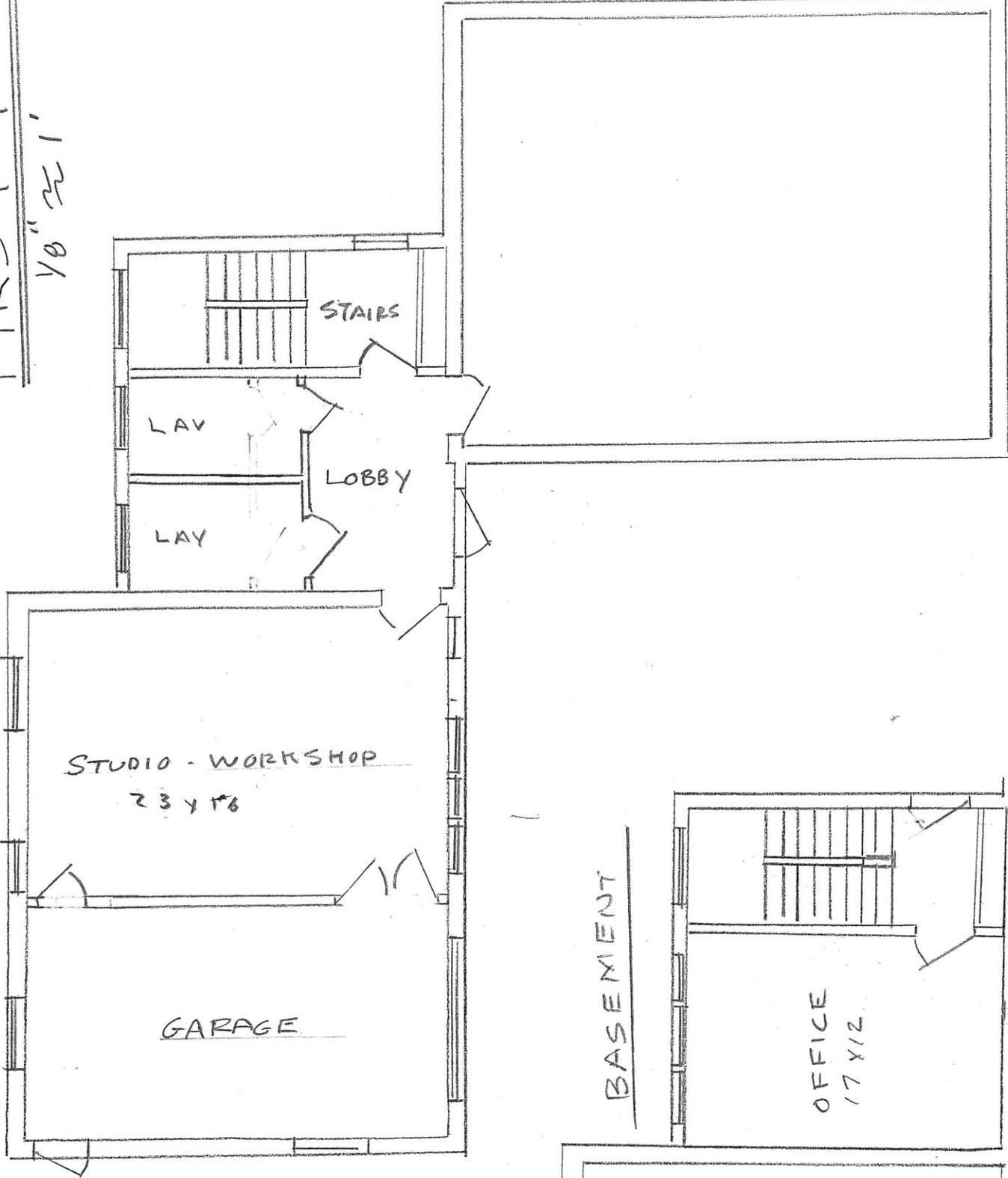
Mark T. Donohoe, PE
for: Acton Survey & Engineering, Inc.

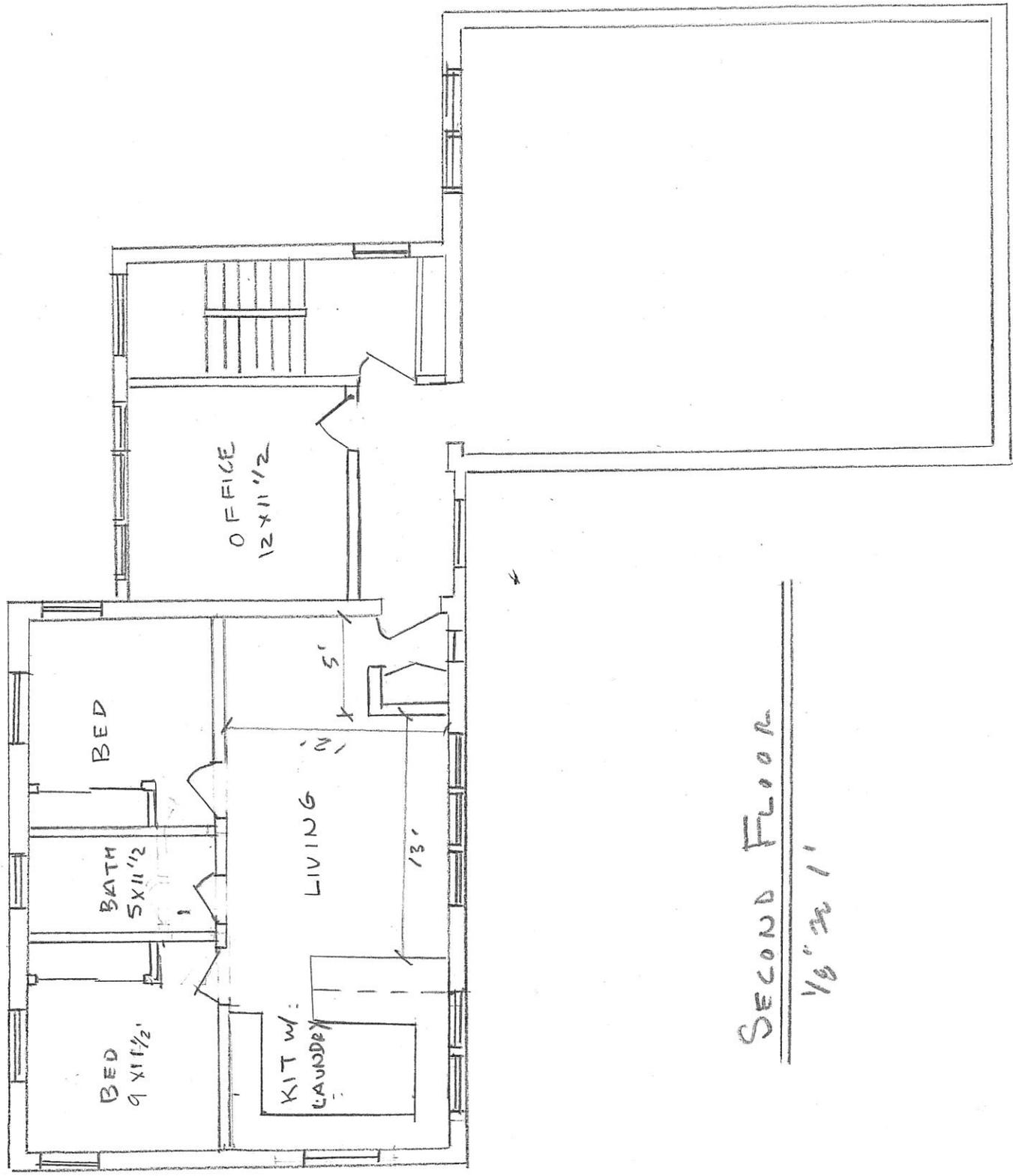
cc: Leo Bertolami
Richard A. Nylén, Esq.
Kanayo Lala, PE
Planning Department
Engineering Department
Building Department
Fire Chief
Acton Water District

Copies of plans were not sent to the above parties. Please contact us if plans are desired.

FIRST FLOOR

10" ± 1'



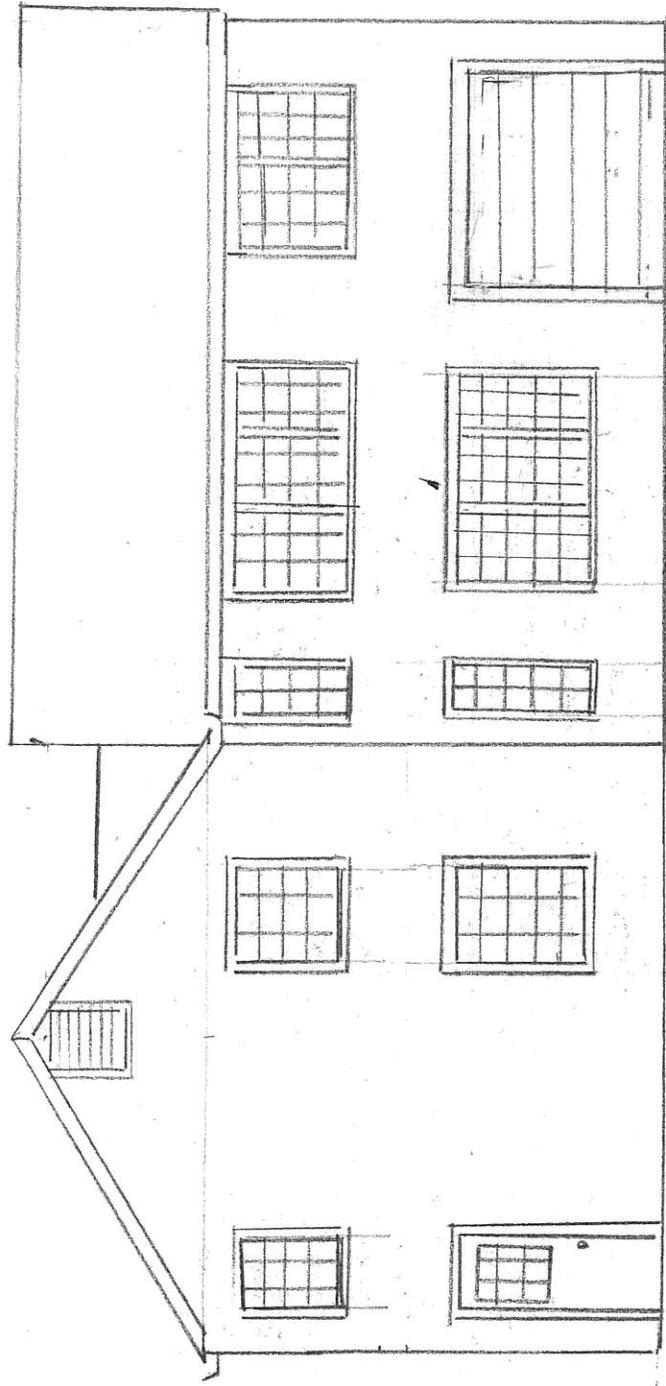


SECOND FLOOR
16' x 31'

BY M 70 DATE 2-14-12
CHKD. BY DATE

SUBJECT 40 SUDBURY RD
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SHEET NO. 5 OF 7
JOB NO. 6055



WEST - SUDBURY ROAD ELEVATION
1/8" = 1'

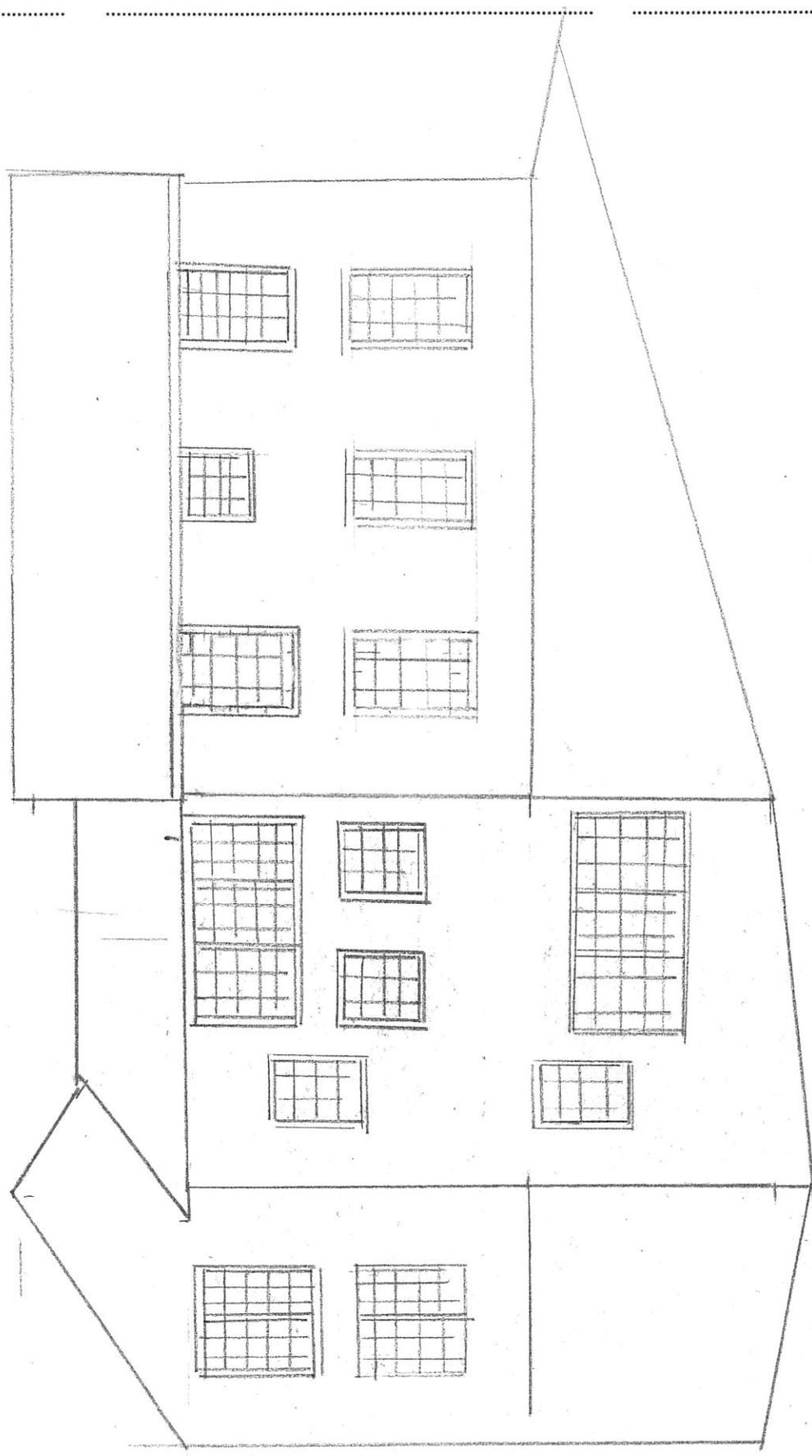
BY MTP DATE 2-17-12

SUBJECT 40 SUDBURY RD

SHEET NO. 4 OF 4

CHKD. BY DATE

JOB NO. 6055



NORTH ELEVATION
1/8" = 1'