

Stamski and McNary, Inc.
Engineering - Planning - Surveying
1000 Main Street Acton, MA 01720
www.stamskiandmcnary.com

Application for Approval of a Preliminary Plan

Under the Subdivision Control Law and the Acton Planning
Board Subdivision Rules and Regulations

For

Windsor Pines Subdivision

Location: Town Atlas Map F-2B, Parcel 53, 87-5, & 87-1
62-66 Windsor Avenue
Acton, MA 01720

Applicant: 62-66 Windsor Avenue, LLC.
P.O. Box 2350
Acton, MA 01720

Date: May 17, 2013

SM-4978

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**1. FORM PP – APPLICATION FOR APPROVAL OF
PRELIMINARY PLAN**

2. DEVELOPMENT IMPACT REPORT

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision Windsor Pines
2. Location 62-66 Windsor Avenue
3. Name of Applicant(s) 62-66 Windsor Avenue, LLC.
4. Brief Description of the Proposed Project The creation of a residential subdivision
5. Name of Individual Preparing this DIR Stanski and McNary, Inc. - George Dimakarakos P.E.
 Address 1000 Main Street Acton MA 01720 Business Phone 978-263-8585
6. Professional Credentials Commonwealth of MA Registered Professional Engineer

A. Site Description

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

<i>Uses</i>	<i>Percentage</i>
Industrial	0
Commercial	0
Residential	100
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: 2.3 +/- acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)	0.80	1.47
Forested	1.35	0.20
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0	0
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0	0
Roads, buildings and other impervious surfaces	0.15	0.63
Other (indicate type)	0	0

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<i>District</i>	<i>Percentage</i>
VR (Village Residential)	100
Groundwater Protection District Zone 3	100
West Acton Historic District	78

10. Predominant soil type(s) on the site: 253B Hinckley loamy sand

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

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

11. Are there bedrock outcroppings on the site? yes no
12. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of the Site</i>
0 - 10%	88
10 - 15%	4
greater than 15%	8

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 3 Proximity to a public well: 3,900 feet
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: _____

16. Are there any established foot paths running through the site or railroad right of ways? yes no

If yes, specify: MBTA railway along the rear property line

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: _____

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 forest land 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? Has a 21E Study been conducted for the site? yes no

If yes, specify results: 21E Study was conducted: Recognized environmental conditions were not identified at the property.

Potential Recognized Environmental Conditions: formerly used heating oil tank, potential upgradient underground gasoline storage tank.

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 The Acton Historic District Commission is currently being consulted regarding this property

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 subdivision?

Average weekday traffic		33
Average peak hour volumes	morning	1.76
Average peak hour volumes	evening	2.08

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

Name Windsor Avenue Town Classification Local

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

Name of ways Pearl Street/Windsor Avenue

29. Location of existing sidewalks within 1000 feet of the proposed site? Existing sidewalk
along frontage of Windsor Avenue

30. Location of proposed sidewalks and their connection to existing sidewalks:
A sidewalk proposed running along the north side of the proposed roadway.

31. Are there parcels of undeveloped land adjacent to the proposed site? yes no

Will access to these undeveloped parcels been provided within the proposed site?

yes no

If yes, please describe _____

If no, please explain why _____

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed?
16

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? Residential

34. How will sewage be handled? On-Site Sewage Disposal System for each lot

35. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site:

Well drained soils on site, with Bordering Vegetated Wetland located off-site to the south and

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Deep Sump Hooded Catch Basins, clay-lined basin, infiltration basin

c. Will a NPDES Permit be required?

yes

no

36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)
4-8 min.

37. Schools (if residential)

a. Projected number of new school age children: 8 +/-

b. Distance to nearest school: 0.75 miles

D. Measures to Mitigate Impacts

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

38. Prevent surface water contamination.

39. Prevent groundwater contamination.

40. Maximize groundwater recharge.

41. Prevent erosion and sedimentation.

42. Maintain slope stability.

43. Design the project to conserve energy.

44. Preserve wildlife habitat.

45. Preserve wetlands.

46. Ensure compatibility with the surrounding land uses.

47. 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.

48. Preserve historically significant structures and features on the site.

49. To mitigate the impact of the traffic generated by the development.

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.

37. Prevent surface water contamination: The proposed drainage system will be designed in accordance with the Town of Acton Subdivision Rules and Regulations. Runoff from the private way will be captured and treated in deep sump hooded catch basins and then directed to a clay lined basin and infiltration basin. A limit of work/ siltation barrier would be provided to prevent sediment runoff from the site.
38. Prevent groundwater contamination: The septic system on each lot will be designed to meet or exceed Title V and the Town of Acton Board of Health standards.
39. Maximize groundwater recharge: Runoff from the proposed pavement will be recharged in the proposed drainage system. Roof runoff will be recharge via individual drywells. The individual soil absorption systems will also provide additional recharge on site.
40. Prevent erosion and sedimentation: During construction, any silt, construction debris, etc. shall be removed from the public way or abutting property immediately upon discovery and all sediments spilled, dropped, or washed into public rights-of-ways shall also be removed immediately. Fill material used shall be free of hazardous material and construction debris.
41. Maintain slope stability: Cut and fill slopes, if any, will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with hay-mulch during the non-growing season (November 1 to April 1).
42. Design the project to conserve energy: The proposed dwellings will meet the stringent requirements of the state and local building codes.
43. Preserve wildlife habitat: The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible.
44. Preserve wetlands: There are no wetlands located on the property or within 100' of the property. Siltation controls will be installed to control sedimentation runoff from the site.
45. Ensure compatibility with the surrounding land uses: The surrounding land uses are comprised of single family homes and senior living development.
46. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment: Control of peak rates of runoff will be realized using basic drainage techniques including a catch basin and manhole system which will direct runoff to an infiltration basin. Also individual roof drywells will be provided for the proposed units.
47. Preserve historically significant structures and features on the site: Portions of the project would require approval of the Acton Historic District Commission.

48. To mitigate the impact of the traffic generated by the development: The project will generate traffic from four additional dwellings units within the proposed development. The vehicle trips generated from this proposed development are minimal and will not require mitigation. The trip generation is also below the typical thresholds requiring traffic studies in the Town of Acton.

3. CERTIFIED LIST OF ABUTTERS



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 929-6621
 Fax (978) 929-6340

Brian McMullen
 Assessor

Locus: 62,64,66 WINDSOR AVE
 Parcel: F2B-53/F2B-87-5/F2B-87-1

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
F2B-27	43 WINDSOR AV	KUTIL SCOTT D		43 WINDSOR AV	ACTON, MA	01720	
F2B-29	42 WINDSOR AV	ROBERTS LAWRENCE R	CHRISTA B	44 WINDSOR AVE	ACTON, MA	01720	
F2B-30-1	17 KINSLEY RD	O'TOOLE RICHARD K		17 KINSLEY ROAD	ACTON, MA	01720	
F2B-34	241 CENTRAL ST	MATHEWS ELEANOR S		241 CENTRAL ST	ACTON, MA	01720	
F2B-35	49 WINDSOR AV	BERKE JERRY H	DEQUATTRO ROSALIE	49 WINDSOR AVE	ACTON, MA	01720	
F2B-36	46 WINDSOR AV	ROBERTS CHRISTA B		44 WINDSOR AV	ACTON, MA	01720	
F2B-38	237 CENTRAL ST	BLACK DAVID L	BLACK KATHRYN S	237 CENTRAL STREET	ACTON, MA	01720	
F2B-39	53 WINDSOR AV	BOTKIN BRADLEY C	ROBINS RENEE J	53 WINDSOR AV	ACTON, MA	01720	
F2B-40	48 WINDSOR AV	O'DONOGHUE JOSEPH	O'DONOGHUE ROBIN DANA	48 WINDSOR AV	ACTON, MA	01720	
F2B-43	233 CENTRAL ST	RAYE RONALD J + MEGAN T H	RAYE KENNETH J + LISA M	233 CENTRAL ST	ACTON, MA	01720	
F2B-44	57 WINDSOR AV	LOCHRIE BLAKE	KASABIAN ANNETTE M	57 WINDSOR AVE	ACTON, MA	01720	
F2B-45	56 WINDSOR AV	CONWILL MICHAEL	MACDONALD CHRISTINE E	56 WINDSOR AV	ACTON, MA	01720	
F2B-51	221 CENTRAL ST	FOLEY KATHLEEN A		126 NEWTOWN ROAD	ACTON, MA	01720	
F2B-52	59 WINDSOR AV	ROSS PETER N	HELEN RACHEL	123 NOURSE RD	BOLTON, MA	01740	
F2B-55	21 KINSLEY RD	HARRIGAN FRANCIS P II		21 KINSLEY RD	ACTON, MA	01720	
F2B-60	217 CENTRAL ST	WAITE WILLIAM	C/O FLANZER MARK E + KIMBERLY M	217 CENTRAL ST	ACTON, MA	01720	
F2B-61	63 WINDSOR AV	PAVAN JOHN M	PAVAN CAROL L	63 WINDSOR AVE	ACTON, MA	01720	
F2B-67	211 CENTRAL ST	WAITE WILLIAM F		18 SARATOGA BLVD	DEVONS, MA	01720	
F2B-69	69 WINDSOR AV	DAVIES BRIAN F	DAVIES PATRICIA E	69 WINDSOR AV	ACTON, MA	01720	
F2B-70	23 KINSLEY RD	CONQUEST ANDREW B	CONQUEST PAULA	23 KINSLEY RD	ACTON, MA	01720	
F2B-71	25 KINSLEY RD	BRAMAN ANN M		25 KINSLEY RD	ACTON, MA	01720	
F2B-78	207 CENTRAL ST	COOPER CHRISTOPHER	HAUSER HEATHER C	207 CENTRAL ST	ACTON, MA	01720	
F2B-79	75 WINDSOR AV	SINGH RAKESH K	SINGH REKHA	75 WINDSOR AV	ACTON, MA	01720	
F2B-79-1	77 WINDSOR AV	WAN BAOLIN	WEIJING SONG	77 WINDSOR AV	ACTON, MA	01720	
F2B-84	201 CENTRAL ST	HAMILTON PAUL	HAMILTON KIMBERLY	201 CENTRAL STREET	ACTON, MA	01720	
F2B-84-1	81 WINDSOR AV	MUDD WARREN L	C/O JAMES BARBATO	81 WINDSOR AVENUE	ACTON, MA	01720	
F2B-87	74 WINDSOR AV	ACTON HOUSING AUTHORITY		74 WINDSOR AVE	ACTON, MA	01720	
F2B-87-1	66 WINDSOR AV	SUSSMAN ANN		62 WINDSOR AVENUE	ACTON, MA	01720	
F2B-87-5	64 WINDSOR AV	SUSSMAN ANN		62 WINDSOR AV	ACTON, MA	01720	
F2B-88	27 KINSLEY RD	LEES ANTHONY G		27 KINSLEY RD	ACTON, MA	01720	
F2B-88-1	1 CONQUEST WY	JAROS KEITH F	JAROS MICHELLE F	1 CONQUEST WY	ACTON, MA	01720	

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the

Brian McMullen
Assessor

Locus: 62,64,86 WINDSOR AVE
Parcel: F2B-63/F2B-87-5/F2B-87-1

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
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property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729	Maynard, MA 01754	Concord, MA 01742	Littleton, MA 01460
Carlisle, MA 01741	Stow, MA 01775	Westford, MA 01886	Sudbury, MA 01776

5/20/2013

David R. Derozier
Acton Assessors Office



4. AERIAL PHOTOGRAPH FROM ACTON GIS



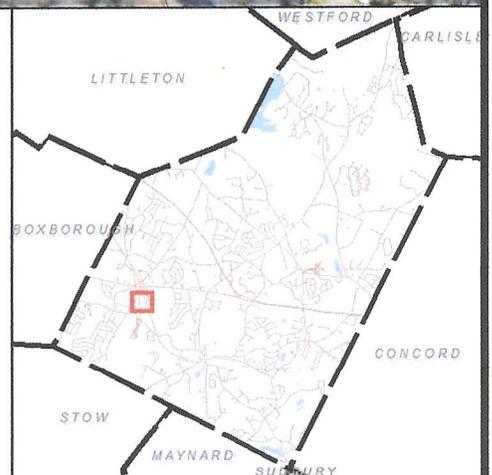
Property Information

Property ID F2B-53
 Location 62 WINDSOR AV



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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5. PRELIMINARY PLAN