

FORM DIR

DEVELOPMENT IMPACT REPORT

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with a special permit application. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Project 2798.820 kw PV Solar Project
2. Location 127 Stow Street
3. Name of Applicant(s)
Borrego Solar Systems, Inc. (attn. David Albrecht, PE)
4. Brief Description of the Proposed Project The project is a 2798.820 kW ground-mounted solar system with 6' chain link fence (barbed wire top) and approx. 10.3 acres inside the fence.
5. Name of Individual Preparing this DIR Borrego Solar Systems, Inc. (attn. David Albrecht, PE)
Address 55 Technology Drive, Suite 102 Business Phone 978-513-2621
Lowell, MA 01851
6. Professional Credentials Professional Engineer (MA) #37310

A. Site Description

7. Present permitted and actual land uses by percentage of the site. **The site consists of the following parcel/size:**

Uses	Percentage
Industrial	20
Commercial	20
Residential	0
Forest	60
Agricultural	0
Other (specify)	0

Map H1 Lot 6 4.5 acres

8. Total acreage on the site: 4.5 acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)	0	?
Forested	15.7	?
Agricultural (includes orchards, cropland, pasture)	-	-
Wetland	?	?
Water Surface Area	-	-
Flood Plain	?	?
Unvegetated (rock, earth, or fill)	?	?
Roads, buildings and other impervious surfaces	?	?
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: be sure to include overlay zoning districts.*

<i>District</i>	<i>Percentage</i>
Residential	100%

10. Predominant soil type(s) on the site: **Merrimac Fine Sandy Loam, Paxton Fine Sandy Loam, (0 to 8 % slopes and 8 to 15% slopes), Udorthents and Freetown Muck**

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

<i>Soil Type</i>	<i>% of the Site</i>
Well drained	37
Moderately well drained	0
Poorly drained	8

The site consists of:
Map H1 Lot 6 4.5 acres

Udorthents (32%) are not rated with regards to soil drainage class.

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%	75
10 - 15%	20
greater than 15%	<5

The site consists of:
Map H1 Lot 6 4.5 acres
(see attached figure)

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) _____ Proximity to a public well: **5,100** feet

Maynard DPW (well #217400-076)

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: **There are a few trees located near the old saw mill that may be greater then 30" DBH.**

16. Are there any established foot paths 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 X no

Is the site adjacent to conservation land or a recreation area? X yes ___no

If yes, specify: **Stow Conservation area (Captain Sargent Family Conservation Area) to the south and Heath Hen Meadow Conservation area (Acton) to the north.**

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ___yes X no

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site? X yes ___no

If yes, specify: **Bordering vegetated wetlands are located on/adjacent to the site on the north (Acton) and south easterly.**

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ___yes X 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 X no

If yes, specify results: **A Phase I & Phase II Environmental Studies were completed in January 2016 and no reportable issues were found.**

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ___yes X 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 X 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 X 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 project?

Average weekday traffic		0
Average peak hour volumes	morning	0
Average peak hour volumes	evening	0

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

Name South Acton Road Town Classification Arterial

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

Name of ways The nearest street intersection is Stow Street/Robbins Road = 2,100 ft.

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

There are no sidewalks within 1,000 feet of the site.

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

No sidewalks are proposed. We will request waiver from this requirement since this project generates no pedestrian or vehicular traffic.

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? N/A

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? Ground mounted solar and no buildings will be constructed. The site is un-manned.

34. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site: Wetlands to the east and north receive runoff from the site. This pattern will not be modified.

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: _____

