



TOWN OF ACTON DESIGN REVIEW BOARD

Review Memorandum: 123 Quarry Road PCRC Amendment Proposal
October 5, 2023

DRB Members in attendance: Peter Darlow, (Chair), David Honn, Holly Ben-Joseph, Tom Doolittle, Richard Keleher

Proponents in attendance:

Nathaniel Cataldo, Stamski & McNary Inc.

Documents reviewed:

- Planned Conservation Residential Community Special Permit Plan for 123 Quarry Road in Acton, Massachusetts, June 26, 2023
 - Cover Sheet
 - Master Plan
 - Record Plan
 - Easement Plan
 - Existing Conditions Plan
 - Site Development Plan
 - Plan and Profile
 - Construction Details
 - Erosion and Sedimentation Control Plan
- Single Family Residence, 2 Genevieve Lane
 - A1.1 First Floor Plan
 - A1.2 Second Floor Plan
 - A2.0 Elevations 1
 - A2.1 Elevations 2
- Lot 3 Chestnut Street
 - A1.0 Basement Floor Plan
 - A2.0 Elevations 1
 - A2.1 Elevations 2

The site for this project was previously presented as a three-lot PCRC; the current project proposes to add four additional home sites on the third vacant, creating a total of six lots. The resulting project would provide 342,000 SF of common land, which is an increase over the existing configuration. The proposal does not affect the two existing lots, which have already been built out. The four new homes would use a combined septic system located at the northern edge of the property away from the house lots; a force main would be required to reach the septic field. The existing Quarry Road would be improved and re-aligned to service the new lots. The plan indicates house footprints based on a prior project design; full layout and grading plans to verify that the units could be accommodated were provided. Stormwater drainage from the house lots and the road are

proposed to be directed to underground chambers for retention; each house has a separate drywell for runoff, and the road drains to a large chamber system located on lots 3 and 4.

The DRB board members asked the following question regarding the proposal:

- Septic system: The Board wanted to understand why the septic system was located so far away from the lots, as this will require increased amounts of clearing for the piping to reach the system, as well as increase the cost. The proponent indicated that the selected site was tested and provided sufficient capacity for the proposed project, and that it was one of the few areas of the site that was flat enough for the septic field to be built with minimum disruption. The drawings provided to the Board did not indicate the topography of the entire site, so the Board could not verify this determination, nor did it indicate the grading needed to complete the septic system so the Board could not assess what the actual impact would be. The proponent also indicated that the piping for the system would be located within the existing cart path on the site, which would minimize disruption, but the Board noted that there was still a considerable distance between the cart path and the chosen septic location that would require clearing. The Board strongly encouraged the proponent to perform additional analysis and testing to identify an acceptable site closer to the houses that would require less piping, and therefore less clearing, to construct.
- Common land access: The Board asked how the common land would be accessed. The proponent indicated that the land could be accessed from Quarry Road and the existing cart path as well as from existing trails on adjacent town-owned properties.
- House design: The Board noted that the house plans shown were not responsive to the significant topography on the site in that they did not indicate basements. The proponent stated that the floor plans were from a prior project and were used to indicate relative sizes of the anticipated units, and that the site development plan indicated that walk-out basements would be needed on lots 4 and 5 to more appropriately accommodate the slopes.

Following are recommendations made by DRB members:

- The limits of clearing required for the road development, houses and site improvements, and septic system including piping should be more clearly identified on the plans to allow a better assessment of the actual impact of the project.
- The location of the septic system should be reconsidered to reduce the length of the piping required and to reduce the amount of clearing necessary.

Respectfully submitted,

Tom Doolittle, for the DRB