

## DEVELOPMENT IMPACT STATEMENT

Please type or print information in blanks below.

1. Name of Proposed Subdivision NA - Existing Single Family Dwelling
2. Location 137 Harvard Road (Parcel 39 only)
3. Name of Applicant(s) Black Oak Builders LLC; John Giordano
4. Brief Description of the Proposed Project After-the-fact filing per the request of the Town of Stow Zoning Enforcement Officer.
5. Name of Individual Preparing this DIS Harrington Associates, LLC  
Richard J. Harrington, P.E.
- Address 20 Main Street; Wedgewood Office Suite 9 Business Phone (978) 989-1373  
Acton, MA 01720
6. Professional Credentials MA Professional Engineer; Civil Lic. No. 41298  
MA Certified Title 5 Soil Evaluator - SE1012  
MA Certified Title 5 System Inspector - SI827  
Massachusetts Construction Supervisor - CS-112043  
Home Improvement Contractor - 91163

### **A. Site Description**

7. Present permitted and actual land uses by percentage of the site.
- \_\_\_\_% Industrial \_\_\_\_% Commercial 100 % Residential \_\_\_\_% Forest \_\_\_\_% Agricultural  
\_\_\_\_% Other (specify)\_\_\_\_\_
8. Total acreage on the site: 1.866 acres.

| Approximate Acreage                                 | Present | After Completion |
|---|---------|------------------|
| Meadow or Brushland (non agriculture)               | 0       | 0                |
| Forested Change - Gas Service Install Area)         | 1.22    | 1.18             |
| Agricultural (includes orchards, cropland, pasture) | 0       | 0                |
| Wetland   | 0       | 0                |
| Water Surface Area                                  | 0       | 0                |
| Flood Plain   | 0       | 0                |
| Unvegetated (rock, earth, or fill)                  | 0.03    | 0.03             |
| Roads, buildings and other impervious surfaces      | 0.156   | 0.156            |
| Other (indicate type) Open Lawn + Gas Service Area  | 0.46    | 0.50             |

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.

| <u>District</u> | <u>%</u> |
|-----------------|----------|
| Residential     | 100      |
|                 |          |
|                 |          |
|                 |          |
|                 |          |

10. Predominant soil type(s) on the site: Charlton-Hollis-Rock-Outcrop complex, 15 to 25 percent slopes

Soil drainage (Use the U.S. Soil Conservation Service's definition)

Well drained: 100 % of site

Moderately well drained        % of site

Poorly drained        % of site

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

12. Approximate percentage of proposed site with slopes between:

0-10% 50 +/-

10-15% 30 +/-

greater than 15% 20 +/-

13. Does the project site contain any species of plant or animal life that is identified as rare or endangered? ☐ yes ☒ no

If yes, specify: \_\_\_\_\_

14. 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: Trees Larger than 30-inches D.B.H.

15. Are there any established foot paths running through the site or railroad right of ways?

☐ yes ☒ no

If yes, specify: \_\_\_\_\_

16. Is the site adjacent to conservation land or a recreation area? ☒ yes ☐ no

If yes, specify: The Wedgewood Pines Country Club is a direct abutter to rear lot line.  
located within the Town of Stow Recreation - Conservation District

17. 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: \_\_\_\_\_  
\_\_\_\_\_

18. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  
☐ yes ☒ no

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

19. 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: \_\_\_\_\_  
\_\_\_\_\_

20. 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: No - To the best of the preparer's knowledge;  
\_\_\_\_\_

21. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ☐ yes ☒ no

If yes, specify results: \_\_\_\_\_  
\_\_\_\_\_

22. Does the project contain any buildings or sites of historic or archaeological significance? ☐ Yes  
☒ no

If yes, please describe \_\_\_\_\_

**B. Circulation System**

23. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

- a. Average weekday: NA
- b. Average peak hour: NA morning  
NA evening

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

Name NA - not a proposed subdivision Classification NA

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

Name of ways There are no proposed access locations; Dwelling is near Wedgewood Road.

26. Location of existing sidewalks within 1000 feet of the proposed site? None

27. Location of proposed new sidewalks and their connection to existing sidewalks: NA

**C. Utilities and Municipal Services**

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

NA - Existing Dwelling

29. 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? NA

30. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site:  
Sheet flow towards existing frontage divide to a culvert and catch basin.  
Culvert drains to an upland lawn area; catchbasin drains to a culvert headwall along Harvard Road.
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: NA - Existing dwelling exempt from the Stormwater Mangement Policy.  
Upgrades to foundation drain & roof down spouts to daylight withi side-yard were completed.

31. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)

NA - no change since dwelling is already existing.

32. Schools (if residential)

- a. Projected number of new school age children.  
NA - Existing Single-family dwelling.

**E. Measures to Mitigate Impacts**

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

33. Prevent surface water contamination.
34. Prevent groundwater contamination.
35. Maximize groundwater recharge.
36. Prevent erosion and sedimentation.
37. Maintain slope stability.
38. Design the project to conserve energy.
39. Preserve wildlife habitat.
40. Preserve wetlands.
41. Ensure compatibility with the surrounding land uses.
42. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment.
43. Preserve historically significant structure and features on the site.
44. To mitigate the impact of the traffic generated by the development.

## **E. Measures to Mitigate Impacts**

### **Dwelling at 137 Harvard Road – Exclusive of abutting vacant lot area.**

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

33. **Prevent surface water contamination.** – All disturbed areas associated with the upgrades to the dwelling & its associated utilities have been reestablished within lawn area. Select spot-areas will be provided with additional topsoil and seeded. In area of gas-service installation, trap rock, stump tailings and stone velocity check dams have been provided to mitigate velocities from stormwater run-on from upgradient property towards culvert inlet along Harvard Road.
34. **Prevent groundwater contamination.** – See 33. Above.
35. **Maximize groundwater recharge.** – The addition of trap rock prior to culvert along Harvard Road and implementation of stone check dams over gas-service area will reduce velocity of runoff, providing for ponding of water which will improve upon groundwater recharge.
36. **Prevent erosion and sedimentation.** – Straw wattle has been provided prior to culvert inlet; disturbed areas have been loamed & seeded; trap rock and stump tailings have been installed over gas-service area.
37. **Maintain slope stability.** – Stone rip rap, stone velocity check dams; trap rock and stump tailings have been provided over gas-service area. Loam & seed over yard areas near dwelling.
38. **Design the project to conserve energy.** – NA; existing single-family home.
39. **Preserve wildlife habitat.** – Vegetative cover, within disturbed areas, has been reestablished.
40. **Preserve wetlands.** – Site is within an upland area absent of any wetlands.
41. **Ensure compatibility with the surrounding land uses.** – No change in use.
42. **Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment.** NA - Upgrades to the utilities serving the existing single-family dwelling are exempt from the stormwater management policy. Only minor change in surfaces is within gas-service area, with trap rock and stump tailings and stone velocity check dams provided to mitigate velocities from stormwater run-on and promote recharge prior to culvert.
43. **Preserve historically significant structures and features on the site.** NA – there are no historically significant structures or features on the site.
44. **To mitigate the impact of the traffic generated by the development.** No change.