

## DEVELOPMENT IMPACT STATEMENT

Please type or print information in blanks below.

1. Name of Proposed Subdivision NA - Vacant Parcel of Land
2. Location Harvard Road (Parcel 38 only) - separate owner from 137 Harvard Road
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: 0.936 acres.

Approximate Acreage	Present	After Completion
Meadow or Brushland (non agriculture)	0	0
Forested	0.766	0.224
Agricultural (includes orchards, cropland, pasture)	0	0
Wetland	0	0
Water Surface Area	0	0
Flood Plain	0	0
Unvegetated (rock, earth, or fill)	0.121	0.121
Roads, buildings and other impervious surfaces	0.049	0.049
Other (indicate type) Tree Removal - to Brush Vegetation	0	0.542

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% 11 +/-

10-15% 21 +/-

greater than 15% 68 +/-

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 - Vacant Parcel  
 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; Vacant Parcel 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?

Currently a Vacant Parcel

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 then to catch basin.  
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 - Vacant Parcel exempt from the Stormwater Mangement Policy.  
Tree removal area has begun to revegetate over two-growing seasons with brush.

31. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)  
NA - Currently a Vacant Parcel.

32. Schools (if residential)

- a. Projected number of new school age children.  
NA - Currently a Vacant Parcel.

**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**

### **Lot 2; Vacant Parcel 38 along Harvard Road – Exclusive of abutting dwelling.**

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

33. **Prevent surface water contamination.** – The area of the lot subjected to tree cutting and the partial area which had stumps has begun to reestablish vegetation over two-growing seasons. Also, there are no visible areas of altered contours or signs of erosion from surface runoff.
34. **Prevent groundwater contamination.** – See 33. Above.
35. **Maximize groundwater recharge.** – The change in ground cover from woods to a brush cover will provide the potential for continued recharge of runoff within this parcel.
36. **Prevent erosion and sedimentation.** – Mature ground cover and the mature public street trees along the frontage are preventing any erosion or sedimentation for this temporary activity which is now complete.
37. **Maintain slope stability.** – The current slopes across have remained unaltered. Revegetation and presence of rock outcrops at back of site are maintaining slope stability.
38. **Design the project to conserve energy.** – NA; vacant parcel of land.
39. **Preserve wildlife habitat.** – Vegetative cover from tree cutting, has begun to reestablish over two-growing seasons.
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.** The surface change within a partial area of the parcel (0.5 acres +/-) reflects a change from woods groundcover with rock outcroppings to and emerging brush vegetative groundcover with outcroppings. Both have similar runoff characteristics as opposed to the conversion of woods to lawn or impervious as an example.
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.