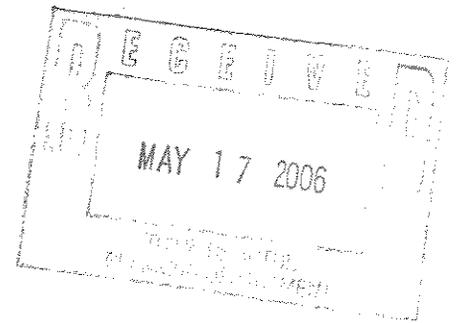


May 17, 2006

TO: Mr. Roland Bartl
Acton Planning Board

FROM: Ronald & Scena Proodian
361 Arlington Street

RE: Preliminary Plan – Spring Farm Circle Residential Compound



We are unable to attend the public meeting to be held on Tuesday, May 23rd for the Stamski & McNary petition for approval of the above plan at 105-107 Summer Street. We have asked our friends, Sue & Allen Reeps to attend in our absence. We have discussed this with them, and they have our permission to speak for us at this meeting.

To be honest, we didn't realize there was enough acreage to support two build-able lots between our house and the homes on Summer Street but the plans show that it is possible. Also we are not trying to hinder or stop this petition and would welcome new neighbors to the Summer & Arlington Street area.

We do have the following concerns & questions:

- Wetlands
 - After a series of warm days...the wetland area has a distinctive septic smell. While it is offensive we have learned to live with it. However, increasing its potency or frequency would not be acceptable and we feel, could lead to health concerns. Yesterday the weather wasn't very warm and when we walked along the edge of the pond (after the recent rain... Will the addition of two more septic systems increase the duration or aroma from that area?
 - We have been told that the wetlands and streams are an "echo" system...when the water level in the wetland is high the homes at 363 and 365 Arlington Street have water problems and when the stream is running the homes on Birch Ridge Road (below 359 Arlington) can have water problems. We have lived here 20 years and have observed/talked with various neighbors who are either damming up the stream to the wetlands or releasing any obstructions so the stream runs freely. As you can see, there are already people who tamper with the water level of the wetlands. Could the increase in the amount of water draining into the wetlands impact this "echo" system and increase issues for these people? Have these homeowners been sent information on this proposal, which could affect their homes? The proposed plan shows a new road with catch drains, retention basin, sub-surface drainage basin and an emergency spillway, which leads into the wetlands. The new construction and lawns will change the overall landscape of that area. How will the changed landscape and the emergency spillway impact the water level of the wetlands? What about the quality of the water? Will this change exacerbate the existing "odor" problem with the wetlands discussed in the first bullet.

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- The water level of the wetlands varies considerably throughout the year. Based on the past few weeks of rain, the edges of the wetlands are significantly different than those identified on the proposal and definitely not 100 feet from the building as drawn in Lot 2. How is the edge of the wetlands determined?
- The wetlands are on the edge of many properties and support a variety of vegetation and animals. These include turtles, which migrate from the wetlands behind our house, deer, a variety of birds (including the blue heron), and ducks (primarily mallards). We realize that new construction may keep some animals away but if the quality of the water changes could that potentially harm the animals?
- The wooded area around our home was one of the deciding factors when we moved here. It not only provides privacy but it also buffers the noise from the traffic on Summer Street. Again, we realize that trees and vegetation will need to be removed for construction but ask that controls be placed on the builder with regard to the number of viable trees/bushes removed in the area between 361 Arlington Street and the proposed residential compound.

Respectfully



Ronald & Scena Proodian

cc:

Mr. William McGinnis/Chairman/Acton Board of Health
Mr. Thomas Tidman/Administrator/Acton Conservation Commission
Mr. & Mrs. Dennis Torma/359 Arlington Street
Mr. & Mrs. Allen Reeps/94 Arlington Street