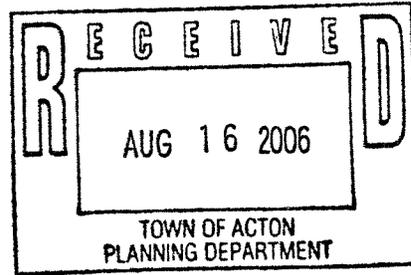


225 Newtown Road
Acton, MA 01720
August 15, 2006

Acton Planning Board
472 Main Street
Acton, MA 01720



Re: Omnipoint Cell Tower Special Permit Application-164 Newtown Road

To the members of the Board:

As a resident of Newtown Road my concern with the siting of a cell tower on the property owned by the Church of the Good Shepherd is the provision for and future maintenance of adequate screening for those of us who live in the area and travel this road daily.

The proposed tower will clearly be seen as one travels toward the center on Newtown Road. Only two or three mature white pines provide even the slightest potential screen or distraction. While a stealth tower might blend into a commercial area with minimal screening, it does not blend into a "*Spiritual Oasis in the Woods*" such as this.

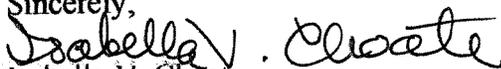
Newtown Road and Arlington Street are both Scenic Ways. Newtown Road from Hammond Street to the Littleton town line is one of the oldest ways in town. For the most part the scenic character of this section of the road has been maintained. One notable exception is the expansion of the parking lot of the Church of the Good Shepherd in November 2002. At that time a significant portion of the tree buffer was removed leaving a scant deciduous fringe.

As the Board is aware churches are exempt from all site plan requirements such as parking lot expansion, lighting, landscaping, etc. so there is no town review of these.

In the COGS newsletter dated July 2006, plans for possible future uses for the recently purchased church property are outlined. Included in this list are additional parking, a new church school facility and parish rectory. COGS has been conducting soil testing with the BOH on the portion of the property closest to Lincoln Drive. A system in this area would also remove more of the mature tree cover shown as screening for the proposed tower.

Because the town will not have input into the design of any of these future uses, I ask the Board to consider the impact of these possible uses on the amount of screening which will remain for this tower. At the very least I would ask that conditions be placed requiring review prior to any future removal of significant amounts of tree cover.

Sincerely,


Isabella V. Choate

Encs:



ADMINISTRATION

Vestry Vignettes

June, 2006

The central focus of the vestry has been identifying and building a foundation based on our strengths and talents as a community. Efforts are being made to attract new membership to each committee and to tap into the rainbow of talent that newcomers are bringing to our community.

The ultimate goal is to build a sustainable, responsible, and energized foundation for Good Shepherd which would include: active participation, celebration, and a financial base which reflects commitment to our ministries and staff.

§§§§§§§§§§

In the very near future, the vestry will have a clear understanding of our needs as a parish, community, and family whose focus is living in Christ and doing the work Christ has called us to do. It is the hope and prayer of the vestry that those who are called to service will respond in the spirit of Christ in service to others.

*Respectfully submitted,
Katherine Breen, Clerk*

148 Newtown Planning Committee

As you know, last winter the vestry purchased the property at 148 Newtown Road adjacent to the Good Shepherd property. While the property is considered

a prudent and opportune long-term financial investment, the vestry, wardens and rector

believe that we are called to consider it in terms of all kinds of investment for the future and well being of Good Shepherd for the long term. Therefore the 148 Newtown Planning Committee was formed and met for the first time in May to consider all possible other uses for this property to best further the mission of our parish.

For the near-term, the vestry plans to rent the property for residential use, and also plans to seek an abatement of property taxes from the town. The church must undertake a good-faith effort to look into non-investment uses in order to ask for and receive this abatement.

Our committee asks you to think carefully about your visions for use of this property and to contact any member of the committee to discuss them. This process will probably be ongoing over the coming few years. Our committee will make the parish aware of its progress, and bring its final report before the entire congregation for discussion. Any church member is invited to attend our meetings; if you have anything you would like to discuss or present, please talk to Bern Kosicki first to set aside a block of time on the agenda. Our next meeting is scheduled for July 5 at 7:30 p.m.

Some ideas that were mentioned during the first meeting about a vision for this property are for it to become an environmental center, a youth gathering place for the Acton community, a contemplative place for a Labyrinth and garden, a parish rectory for the pastor or a possible assistant pastor, and additional parking for the church. One overriding concern is the growth and needs of our Church School. Our current space is already crowded and not arranged properly for modern Church School activities. Much of our

new parish membership is composed of young families with children, and we expect the growth in the Church School to continue.

Several years ago, the church decided to sell its property on Lincoln Drive and to invest the proceeds as an endowment and use the interest for maintenance of church property and also for outreach. We now have come full circle, and find ourselves again in possession of another investment property. Was this simply a coincidence or are we being called to consider

how this new property might enhance Good Shepherd's mission? While it may turn out to simply be a good investment, the fact that it is contiguous to Good Shepherd's current land opens up many new possibilities, and we need to consider these possibilities carefully.

Finally, the vestry is planning a walk-through and tour of the property for all interested parishioners on Sunday, July 9. We look forward to your thoughts.

The 148 Newtown Planning Committee: Lauren Donahue, Guido Gagliano, Peter Keane, Bern Kosicki, Chair, Carole Kuenzler, Gale Morris



STEWARDSHIP



Dear Good Shepherd Community,

This note is to let you know that the Vestry has appointed the two of us to lead a group of fellow parishioners that will be making recommendations about the Good Shepherd Stewardship program going forward. As most of you know, we recently emerged from a highly successful appeal to our members to increase their pledges — or pledge for the first time — to deal with operating budget shortfalls. The response was overwhelmingly positive and spiritually very gratifying, and it has emboldened us to try to come up with a long-term stewardship strategy.

The purpose of such a strategy would be to remind me us all why we have come to Good Shepherd: to worship and give back to God just a little bit of the many resources He has bestowed upon us. An important fringe benefit would be the goal of not having to come back to the parish to hold emergency financial campaigns in the future.

We firmly believe that the more our congregation participates in the workings of the Church, the more they want to give of their own resources (i.e. the 3 T's — Time, Talent, and Treasure). To that end, we would love to have interested parishioners — young or not so young, new or not so new — join us on a committee that will meet monthly through the Fall to discuss ways in which we might develop a multifaceted long-term strategy. Basically this entails generating a sense of “living stewardship,” but more specifically could entail planning events, seminars, discussion groups, visitations, and other creative sustaining endeavors. We will strive to make it rewarding, and hopefully fun as well.

So, if you are interested, please contact either of us directly (Stewardship mailbox at the church), or Dave Breen at breenzenmasse@comcast.net or Don Lippincott at dflipp3@yahoo.com.

Yours in communal faith, Dave and Don

Jody Borghetti from Stamski & McNary presented plans for the proposed razing of the existing house and construction of a new proposed house, associated grading and utilities. There is an existing OOC for this site for the construction of a garage and new septic system. The property now has a new owner who wishes to remove the existing house and rebuild a new house.

Upon query by the Commission, James Fenton stated that the existing grades with the original house and the new proposed house on the adjacent lot didn't work so he is proposing different house and razing the existing house.

Upon query by Mr. Magee, Ms. Borghetti reported that the proposed driveway is 42' from wetlands at the closest point. The proposed lawn and the limit of work will be 26' from wetlands.

Upon query by Mr. Maitland, Mr. Borghetti reported that the water well will be located at northeast corner of lot to meet setback requirements.

Mr. Magee stated that the applicant needs to resolve the outstanding OOC previously issued for this property.

Upon query by David Hardt from 328 Pope Road, Mr. Magee noted that there is no limit on the amount of fill brought on site if it is not 'wetland fill'.

Upon further query by Mr. Hardt, Mr. Tidman noted that the Commission can condition the plantings proposed at the bottom of the slope.

Mr. Magee requested a continuance of the hearing in order for the applicant to file a request for a certificate of compliance on the previous OOC for the property. The applicant should also submit a proposed planting plan so the Commission won't have to impose other special conditions.

Hearing no further comments or questions, Mr. Magee continued the hearing until December 4 at 8:30 PM at the Acton Town Hall.

8:48 Request for Determination – 164 Arlington Street - Church of the Good Shepherd

Bob Christmas presented plans for the expansion of an existing parking lot within 200' of Grassy Pond Brook.

Mr. Tidman reported that he was notified by an abutter that work was occurring at this site. He found that the ongoing work fell within 200' of Grassy Pond Brook. The work is approximately 185' from the Brook. The activity involved was clearing for additional parking spaces on the church property. The area was mostly young black birch and red oak within the jurisdictional area. He noted that the brook is well defined.

Ms. Smith reported that she has visited the site with Mr. Tidman and noted that the work is on the opposite side of the intersection of Arlington Street and Newtown Road from the brook. Ms. Smith stated that she felt that the work will not affect the brook or wetland resource area.

The Commission agreed that the activity should not affect the resource area.

Mr. Tidman noted that ultimately the additional parking being provided will prevent future erosion in the resource area from cars parking on the side of the road.

8:55 Hearing no further comments or questions, Mr. Magee closed the meeting.

Determination of Applicability – 164 Arlington Street - Church of the Good Shepherd

Mr. Maitland moved that the Commission find that the described work is within their jurisdiction but will not impact the wetland resource area (-3). Mr. Rogers 2nd. Unanimous.