

Cheryl Frazier

From: Laurel Bailey Ghose [laurelghose@gmail.com]
Sent: Wednesday, January 11, 2012 4:58 PM
To: Board of Appeals
Subject: Re: Next Generation appeal

Hello Zoning Board of Appeals,

I am an Acton resident & I agree with the Acton Board of Selectman's decision to deny the permit for another day care in Acton. Adding Next Generation Day Care to the intersections of rte 2 & 27 would not bring anything positive to our town.

I am unable to attend tonight's meeting, but hope that you will consider my opinion when making your decision.

Thank you,

Laurel Ghose

5 Faulkner Hill Rd

Acton, MA 01720

978-263-1073

On Wed, Jan 11, 2012 at 5:22 AM, Laurel Bailey Ghose <laurelghose@gmail.com> wrote:

Hello Zoning Board of Appeals,

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Laurel Ghose

5 Faulkner Hill Rd

Acton, MA 01720

978-263-1073

Cheryl Frazier

From: Chase, Jon [jon_chase@harvard.edu]
Sent: Wednesday, January 11, 2012 10:51 AM
To: Board of Appeals
Cc: Louisa Chase
Subject: Next Generation proposal

Zoning Board of Appeals,

I have lived at 385 Main St. since 2000. My home is directly across from Hayward Road on the opposite side of Main Street. My driveway sits on a curve of Main St., and exiting onto the street has always been difficult. There have been numerous accidents directly in front of my house; cars have come over my stone wall, and flattened my mailbox on 3 separate occasions. Over the years there was talk of putting in a traffic light near this intersection (mine is the second house past the Public Safety Building, heading north), but the only improvement was widening a passing lane, so cars leaving Hayward could turn more easily onto Main St. But that has done nothing for my own safety in leaving my driveway, and I don't use the word "safety" lightly; I've had many close-calls.

My point is that the traffic situation is bad now, and would be aggravated many times over by a daycare center at this location, with all the additional traffic generated by this proposed use. I want to state in the strongest terms possible my opposition to this project, and hope you will confirm the Zoning Board's decision to deny a building permit to Walker Realty.

Jon Chase
University Photographer
Harvard Public Affairs and Communications
jon_chase@harvard.edu
617 828-3758 cell

<http://www.jonchase.com>

Cheryl Frazier

From: DIdBrain@aol.com
Sent: Wednesday, January 11, 2012 12:56 PM
To: Board of Appeals
Subject: Next Generation

This "revised" proposal is more bizarre and dangerous than the one which is rightfully headed to court. The traffic nightmare and the possibility of this building lying empty if the place closes are only two of the reasons it is totally unreasonable.

David Brainard
4 Cowdrey Lane
Acton, MA 01720

Cheryl Frazier

From: Joan McCaffrey [jbmccaffrey@hotmail.com]
Sent: Wednesday, January 11, 2012 1:50 PM
To: Board of Appeals
Subject: No daycare next to Kennedy lot

To Whom it may concern:

Please realize that the traffic from a new daycare on route 27 would cause serious backups and congestion in Acton and compromise the integrity of our town.

We are not in favor of a daycare at this location.

Regards,

Robert and Joan McCaffrey

3 Captain Brown's Lane

Acton, MA

01720

Cheryl Frazier

From: Rodman, Carol J. [CRODMAN@PARTNERS.ORG]
Sent: Wednesday, January 11, 2012 2:12 PM
To: Board of Appeals
Subject: Proposed day care center on Route 27

Dear Zoning Board Members,

My objections to the proposed plan for a day care center on Route 27 are several. I hope you will read this and take it into serious account. I raised the same objections last year and believe that the reasons to oppose it are at least as significant now, perhaps more so.

I live a few blocks from the proposed site and am strongly opposed to it. You may have heard from other residents with similar reasoning. I hope you will listen to each of us. I also am the Disaster Coordinator for a large community health center, so some of my concerns are from the perspective of emergency planning. As this issue is important to all of us for safety, health and well-being, commerce and quality of life concerns, here are my reasons for opposing it.

- 1) Route 27 is already backed up and sometimes gridlocked in several sections, especially north and south of Rt. 111, the same area as the proposed developer plan. This back-up occurs at least for several hours during rush hours, mornings, late afternoons and early evenings. We need nothing to contribute to more of this. For citizens being able to navigate their community, for public safety and emergency vehicles, and for general commerce, this day care center would only increase traffic and make congestion worse.
- 2) For emergencies in this vicinity, whether for a young child at the proposed day care center, or for a traffic accident on Rt. 27, Route 2 or nearby side roads, or for any other emergency, emergency vehicles and response time will be slowed by the increased congestion. In a larger scale emergency nearby, the increased congestion could create a catastrophe. Evacuation of a commercial site, a home or the proposed day care center would be nearly impossible at these times of heavy traffic and gridlock. Delays of fire and ambulance vehicles mean that people who need them quickly will suffer worse injuries or perish. Route 27 in this area of the road has no area for vehicles to pull off so that emergency vehicles can have the right of way.
- 3) Just to get to the Roche Brothers shopping center parking lot from Rt. 27 in either direction, for basic marketing or picking up prescriptions from CVS, during morning and late afternoon hours, one has to have 15 to 20 minutes to get to the 111 intersection, even if one lives in the immediate vicinity of Rt. 27. The current congestion is impeding working peoples' ability to take care of basic needs. It is making a trip to the supermarket an unnecessary big deal.
- 4) Trying to get to Route 2 from Rt. 27 on a weekday morning to get to work is an exercise in absurdity. The traffic back-up makes it a huge delay on a daily basis, whether one attempts it at 7:30 AM, 8 AM or 8:30 AM. So drivers are cutting through small streets in increasing numbers to avoid this logjam. The day care center would only make this situation worse at this morning commute time, as most parents will be driving to the child care center before they start for work.

Please do not grant this day care center any leeway to continue to develop this site. It was poorly planned. The developer gave no thought to the people of Acton. It is the wrong location. It would diminish resident safety and quality of life, impede emergency response and rescue. There is no good reason for it to be located on or near Rt. 27 in Acton. Please oppose this proposal because it is not good for the health, safety and quality of life in our community.

Sincerely,
Carol Rodman
15 Robbins St., Acton
E: crodman@partners.org

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<http://www.partners.org/complianceline> . If the e-mail was sent to you in
error

but does not contain patient information, please contact the sender and
properly

dispose of the e-mail.

Cheryl Frazier

From: Amy Hedison [ahedison@yahoo.com]
Sent: Wednesday, January 11, 2012 2:37 PM
To: Board of Appeals
Subject: Please uphold the ZBA denial to Walker Realty

To the Acton Zoning Board of Appeals:

Please uphold your denial of a building permit to Walker Realty/Next Generation Children's Center. The plans are clearly in violation of our zoning laws. Walker Realty is counting on the town being unwilling to fight this battle, even though the town is in the right.

Thank you,

Amy Hedison
101 Strawberry Hill Road

Cheryl Frazier

From: lgpost@comcast.net
Sent: Wednesday, January 11, 2012 2:57 PM
To: Board of Appeals
Subject: Next Generations

To the Acton Zoning Board of Appeals:

Please uphold your denial of a building permit to Walker Realty/Next Generation Children's Center. The plans are clearly in violation of our zoning laws. Walker Realty is counting on the town being unwilling to fight this battle, even though the town is in the right. We are the direct abutters to this project and it will clearly affect our property value as this project is in gross abuse of the Dover Amendment and our town zoning laws. We completely support the town's fight against this new proposal. Thank you.

Kind Regards,
Laura and Matthew Post

Cheryl Frazier

From: Janice VanDerAa [janice.vanderaa@verizon.net]
Sent: Wednesday, January 11, 2012 3:07 PM
To: Board of Appeals
Subject: Proposed Day Care Center

I am very concerned about what that type of center will do to the small businesses in the area in addition to the impact that it will have on the traffic flow. I can only imagine tie ups during commuter times as the on and off ramps to rt. 2 see increasing traffic flow. Acton has worked very hard to keep big box style stores out of the town and my view is that this is the same kind of "store" with a different purpose. It seems the developer is heck bent on seeing the project through but I have to question the motivation and the sense of morality when you push something that the greater population does not support.

Someone noted that the business would create more jobs for the town. There are plenty of options for local day care including a larger scale operation just down the road on Littleton. How about supporting the efforts in town to promote small businesses that keep local owners in business and profitable while serving their neighbors.