

From: [Tom Tidman](#)
To: [Roland Bartl](#)
Subject: RE: PCRC
Date: Tuesday, April 17, 2012 4:50:36 PM

We haven't received a wetlands filing for this project yet, so I can't give you any firm dates.

From: Roland Bartl
Sent: Tuesday, April 17, 2012 4:20 PM
To: Tom Tidman
Subject: RE: PCRC

When is this officially coming before the ConCom and when approximately is an order of conditions anticipated.

Roland Bartl, AICP
Planning Director
472 Main Street
Acton, MA 01720
(978) 929-6631

From: Tom Tidman
Sent: Tuesday, April 17, 2012 4:00 PM
To: Roland Bartl
Subject: FW: PCRC

Hi Roland,

You have my initial conservation comments for the PCRC planned for the lot abutting Mt. Hope Cemetery in West Acton, but, I thought it important to add the following preliminary review from Commissioner - Andy Magee. Ideally, Andy's comments would have been reviewed and edited by the ConCom chairman – Terry Maitland, however, they were received on Friday with no time for comment from Terry.

- Tom

From: Magee, Andy [mailto:amagee@Epsilonassociates.com]
Sent: Friday, April 13, 2012 3:59 PM
To: Tom Tidman
Subject: PCRC

Tom,

Suggested language:

Construction of the proposed roadway would require several waivers under the Town of Acton

Wetlands Protection Bylaw (Chapter F, Environmental Protection, Wetland Protection) and associated Rules and Regulations for work within a wetland, work within a buffer zone resource area and work within the no-disturbance and no-build setbacks of a wetland. As per section F4.6 of the Bylaw and Section 1.5 of the Bylaw Rules and Regulations "Strict compliance with [this Bylaw] [these Rules and Regulations] may be waived when, in the judgment of the Conservation Commission, such action is in the public interest and is consistent with the intent and purpose of the Bylaw." In its consideration of the PCRCP the Planning Board should be aware that without such prior waiver the PCRC Lot Layout proposes a roadway and associated lots that are unbuildable under the Town of Acton Wetlands Protection Bylaw.

As per my earlier memorandum, the three unit PCRC is the subdivision of an existing single lot with an existing house, and not a separate undeveloped lot or lots.