

4/12/12 (10)

**Christine Joyce**

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**From:** Roland Bartl  
**Sent:** Thursday, April 12, 2012 1:35 PM  
**To:** Christine Joyce  
**Cc:** Steve Ledoux  
**Subject:** RE: Stuff for Monday the 23rd  
**Attachments:** aerial - Acton.pdf; BFRT Connect ALTS BFRT\_08 23 11 final.pdf; BFRT Connect ALTS ALT2 \_REV - 10-07-11.pdf; BFRT Connect ALTS ALT1 - 10-07-11.pdf; BFRT Rt Crossing Comparison Matrix 082411.pdf

Christine:

**Please include this e-mail in the meeting package.**

For agenda item 10 materials, see all the attached, and the Town of Concord Natural Resources Commission's 1/4/12 minutes at [http://www.concordma.gov/pages/concordma\\_nrcmin/10184DEDD](http://www.concordma.gov/pages/concordma_nrcmin/10184DEDD). (starting on page 2 - Other Business).

The subject of the discussion will be how Acton would like to proceed with respect to the BFRT crossing over Route 2, now that the Concord Natural Resources Commission appears to have closed the door on all but one alternative, which is the long bridge, diagonal run across Route 2 that follows the railroad right-of-way alignment. This is one of the options shown in the attached plan views.

MassDOT has the design contract on hold until Acton and Concord signal agreement on how to proceed.

I will have additional things (photoshop pictures) later or a at the meeting, depending how quickly I can get them from my sources at the State and the engineering firm.

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

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**From:** Christine Joyce  
**Sent:** Wednesday, April 11, 2012 11:47 AM  
**To:** Roland Bartl; Scott Mutch  
**Cc:** Steve Ledoux  
**Subject:** Stuff for Monday the 23rd  
**Importance:** High

I trust you are working on the stuff you wanted on the agenda as well as giving any new link for 40 Sudbury Road and Knox Trail materials for those two projects for the packet.

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Town of Acton GIS

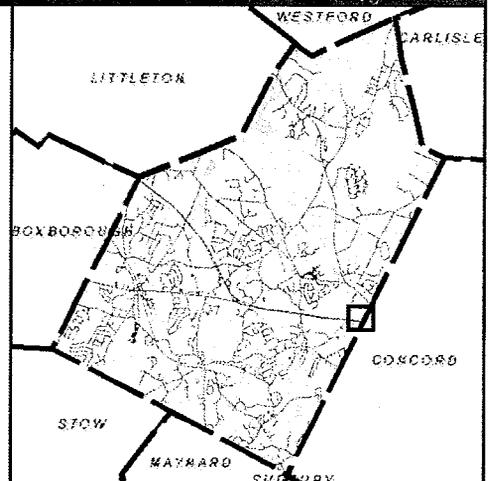


Property Information	
Property ID	
Location	



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



**NATURAL RESOURCES**

DEP RIVERS & STREAMS

DEP WETLANDS

 WET AREAS

 PONDS

**BASE MAP**

 POOLS

STRUCTURES

 BUILDING

 DECK

 FOUNDATION

 FUEL TANK

 MOBILE

 PORCH

 RUINS

 SMOKESTACK

 WATERTANK

 SPORTS FACILITY / AREAS

**TOWN DATA**

POINTS OF INTEREST

 CONSERVATION

 HISTORICAL

 MUNICIPAL

 OTHER GOVERNMENT

 PUBLIC SAFETY

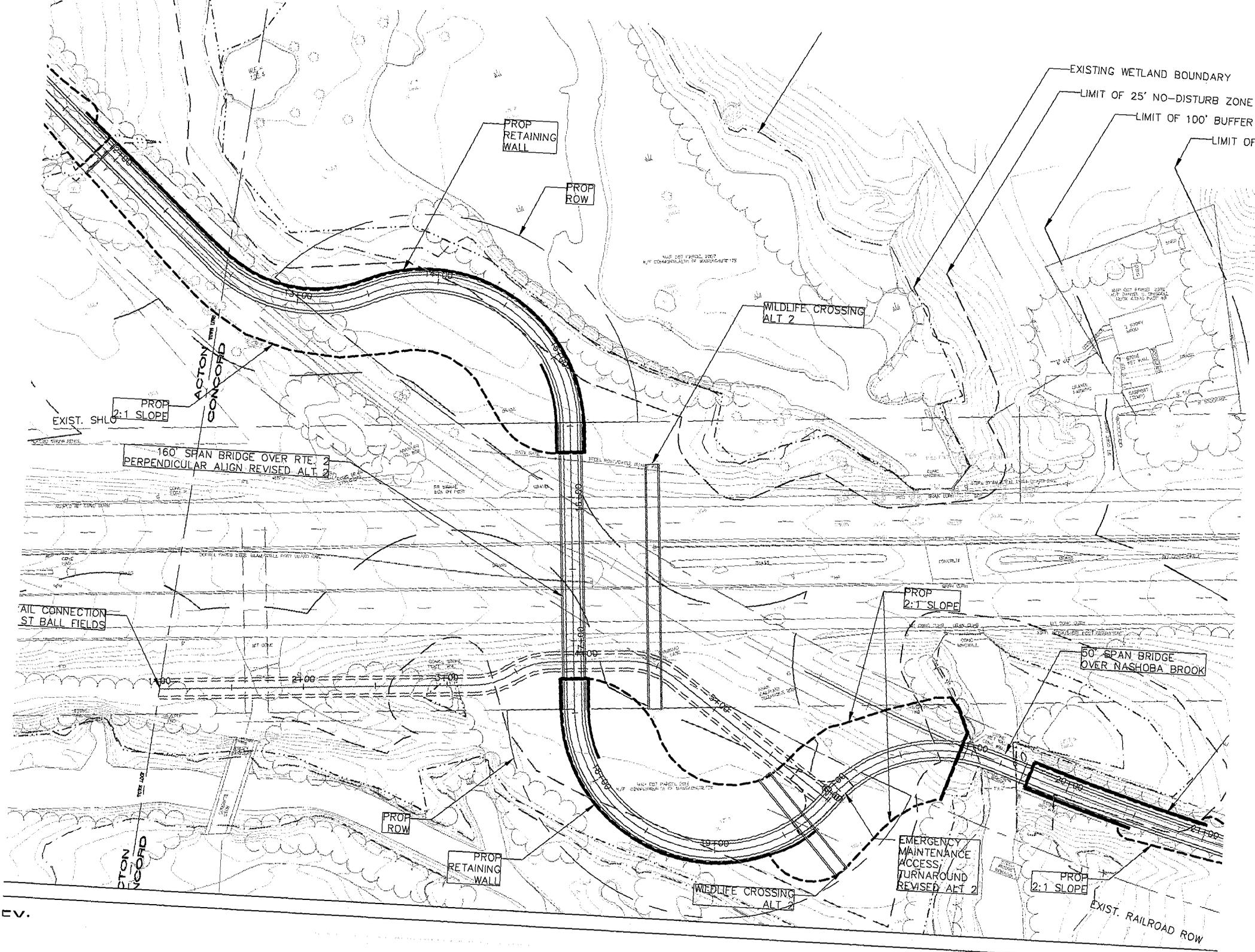
 RECREATION

 SCHOOL

— EASEMENTS

 PARCELS

 TOWN BOUNDARY



EXISTING WETLAND BOUNDARY  
LIMIT OF 25' NO-DISTURB ZONE  
LIMIT OF 100' BUFFER  
LIMIT OF

PROP  
RETAINING  
WALL

PROP  
ROW

WILDLIFE CROSSING  
ALT 2

ACTON  
CONCORD

PROP  
2:1 SLOPE

EXIST. SHLO

160' SPAN BRIDGE OVER RTE. 2  
PERPENDICULAR ALIGN REVISED ALT 2

RAIL CONNECTION  
ST BALL FIELDS

PROP  
2:1 SLOPE

50' SPAN BRIDGE  
OVER NASHOBA BROOK

PROP  
ROW

PROP  
RETAINING  
WALL

EMERGENCY  
MAINTENANCE  
ACCESS/  
TURNAROUND  
REVISED ALT 2

PROP  
2:1 SLOPE

EXIST. RAILROAD ROW

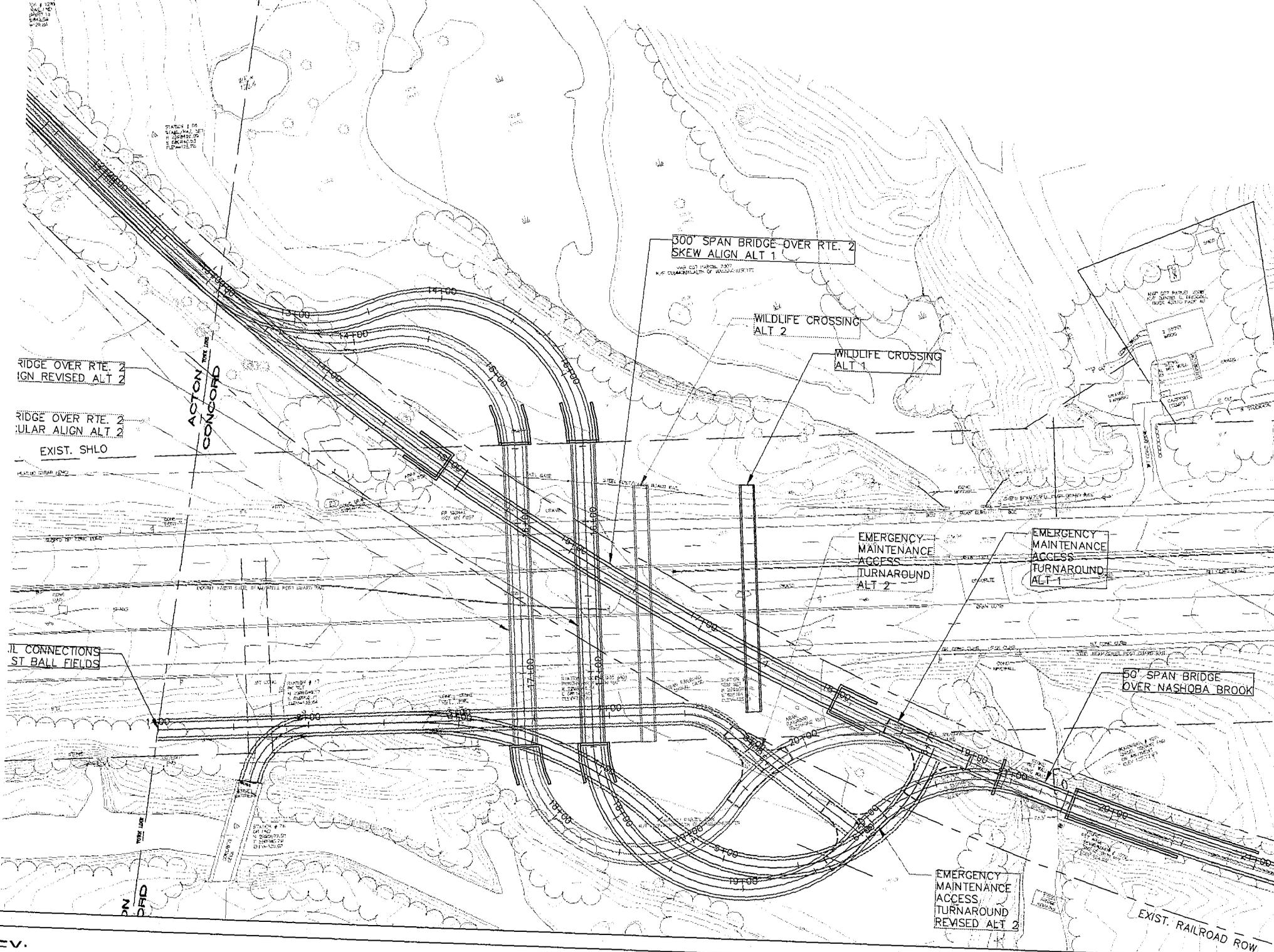
WILDLIFE CROSSING  
ALT 2



# COMPARISON MATRICES

Alignment	Aesthetics	Safety	Right of Way	Design Criteria	Reuse of Nashoba Brook Bridge	100 ft. Buffer Zone (Rail Trail w/Shldr. Only)
Skew Alignment (Alt. 1)	Longer Bridge	Tangent	No Additional Required	Meets Standards	15 ft. Above Brook	19,000 SF
Perpendicular Alignment (Alt. 2)	Shorter Bridge	"S" Curves	23,100 SF South of Route 2, 14,700 SF North of Route 2	Design Exception - Radius "S" Curves (15 MPH rather than 20 MPH)	5 ft. Above Brook	21,000 SF
Perpendicular Alignment (Revised Alt. 2)	Shorter Bridge	"S" Curves	29,300 SF South of Route 2, 24,500 SF North of Route 2	Meets Standards - Radius "S" Curves (20 MPH)	9 ft. Above Brook	22,600 SF

Alignment	Bridge Type	Construction Cost	Bridge Aesthetics
Skew Alignment (Alt. 1)	Steel Girder	\$7.1 Million	2 Span
	Prefabricated Truss	\$4.8 Million	2 Span
Perpendicular Alignment (Alt. 2)	Steel Girder	\$4.8 Million	1 or 2 Span
	Prefabricated Truss	\$3.3 Million	1 Span
Perpendicular Alignment (Revised Alt. 2)	Steel Girder	\$5.3 Million	1 or 2 Span
	Prefabricated Truss	\$3.7 Million	1 Span



NO. 1 12/11  
 DATE: 11/10  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

STATION # 00  
 H. 12000.00  
 H. 12000.00  
 H. 12000.00

RIDGE OVER RTE. 2  
 IGN REVISED ALT 2

RIDGE OVER RTE. 2  
 CULAR ALIGN ALT 2  
 EXIST. SHLO

ACTON  
 CONCORD

300' SPAN BRIDGE OVER RTE. 2  
 SKEW ALIGN ALT 1

WILDLIFE CROSSING  
 ALT 2

WILDLIFE CROSSING  
 ALT 1

EMERGENCY  
 MAINTENANCE  
 ACCESS  
 TURNAROUND  
 ALT 2

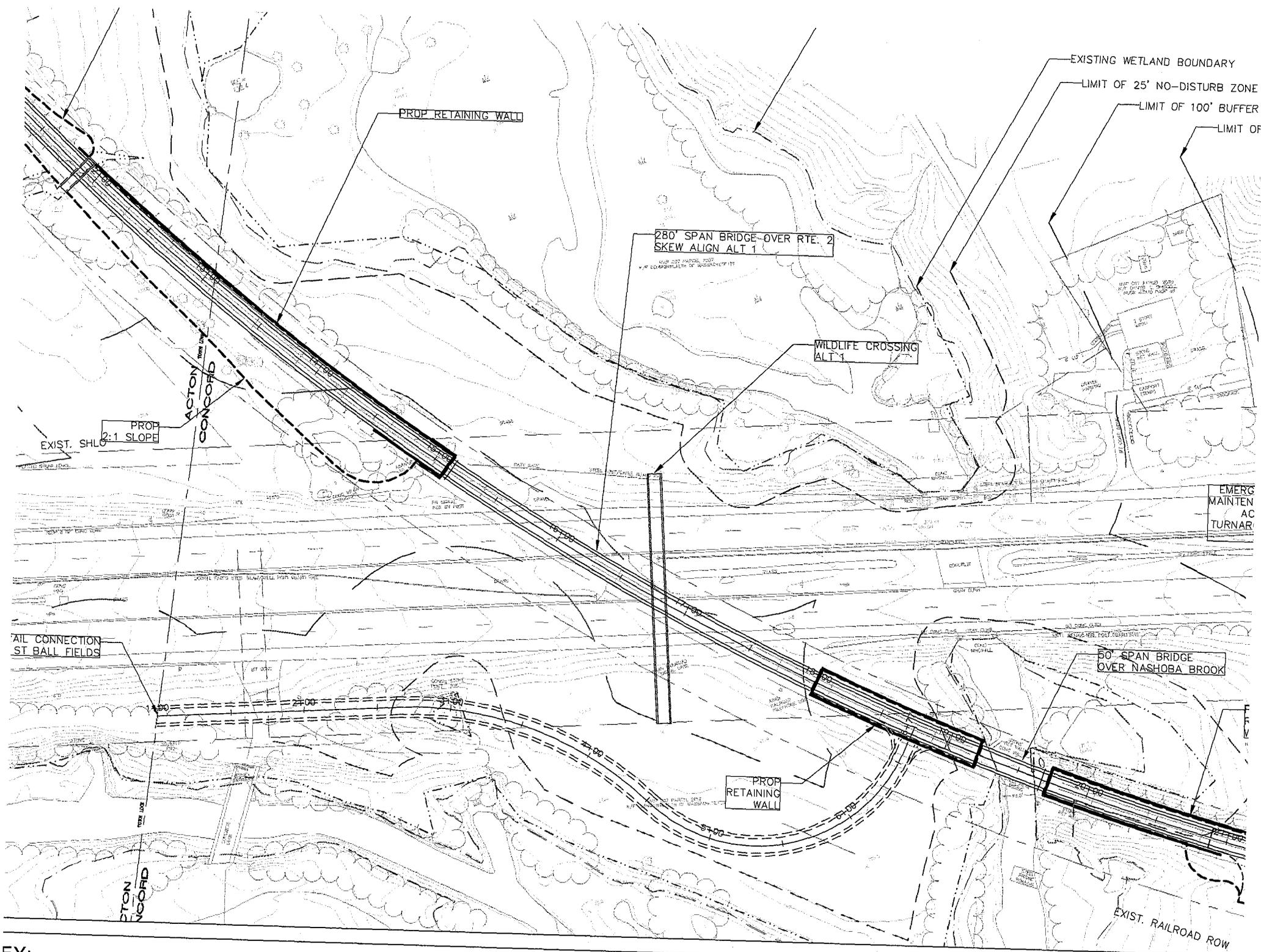
EMERGENCY  
 MAINTENANCE  
 ACCESS  
 TURNAROUND  
 ALT 1

UTIL CONNECTIONS  
 ST BALL FIELDS

50' SPAN BRIDGE  
 OVER NASHOBA BROOK

EMERGENCY  
 MAINTENANCE  
 ACCESS  
 TURNAROUND  
 REVISED ALT 2

EXIST. RAILROAD ROW



EV.

Bruc

## Christine Joyce

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**From:** Karen O'Neill [koneill@massaudubon.org]  
**Sent:** Thursday, April 12, 2012 3:57 PM  
**To:** Manager Department  
**Cc:** Mike Gowing  
**Subject:** status of the Caouette - Simeone CR

**Importance:** High

Hello Steve,

I am inquiring about the status and reasons for the delay of the conservation restriction for the Caouette –Simeone property. The Open space committee, CR committee members, and neighbors are concerned about the delay.

When you and I last spoke – in Feb. – you mentioned that Roland had expressed some concerns, but, as we agreed, these concerns were discussed in committee and we voted to move forward with different language.

I understand from Sudbury Valley Trustees that they have still not received the final version from Acton town attorney. Please let me know what we can do to move this forward.

Thank you,  
Karen O'Neill,  
Work phone: 781-259-2166  
Cell phone: 508-517-7227

## Christine Joyce

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**From:** Roland Bartl  
**Sent:** Thursday, April 12, 2012 6:11 PM  
**To:** Christine Joyce  
**Cc:** Steve Ledoux; 'Stephanie B. Dubanowitz'  
**Subject:** RE: Stuff for Monday the 23rd  
**Attachments:** Re: Conservation Restriction for Acton-Simeone Parcel (A0138987-2); Conservation Restriction for Acton-Simeone Parcel (A0138987-2).02-27-12 edits for ARRT.DOC; FW: FW: Update on CR for Acton/Simeon; 604531 SET 19.pdf; farm lease exhibit B.ppt

Christine:

**Please include this message in the agenda package.**

For agenda item 11 (ARRT - Caouette CR):

1. The CR as drafted creates problems for the Assabet River Rail Trail. The CR would negate the 25% plan submission that was made last year. Given the difficulties in getting MassDOT to agree to the concept shown on the 25% submission, and the annual wrangling for chronically and massively short construction funding, it is unwise to now change course from what is shown in the 25% plan submission. Any sign of flip-flopping will be read as a signal for not being ready, and therefore taken as an excuse to delayed funding.
2. The CR as drafted retains control for the holder of the restriction over the design and construction of the ARRT. I ran this by the MassDOT project manager and right-of-way expert and they both verbally warned me that such control would be unacceptable and would jeopardize Federal funding for the ARRT. I expect a written memo from MassDOT on this subject; but it may not be available until the day of the Selectmen's meeting on 4/23. I have also asked the project engineer to provide me a plan sheet for this area that shows the ARRT improvements with some corrections at the 75% - 100% level to include as an exhibit to a revised CR.
3. During my review of the CR, I also found some one or two conflicts with the existing and executed Farm Lease.
4. I made edits to the CR that I see would be necessary to remedy these problem. They are shown in one of the attached documents.

The relevant materials that I have on this matter to date are attached.

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

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**To:** Roland Bartl; Scott Mutch  
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## Christine Joyce

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**From:** Susan Crane  
**Sent:** Wednesday, February 29, 2012 10:54 AM  
**To:** Roland Bartl  
**Cc:** Steve Ledoux; Karen O'Neill; Susan Mitchell-Hardt  
**Subject:** Re: Conservation Restriction for Acton-Simeone Parcel (A0138987-2)

Roland,

At this juncture, I feel the changes you propose are primarily a question for the town, as they involve the town's lease with the farmer and complex issues on the rail trail siting, and SVT has not been actively involved in either of those issues. It is also the town's call as to whether it wants to consider substantive changes now, after the conclusion of lengthy committee deliberations and a public input process. SVT already provided input as a member of the Caouette CR Committee, and we were satisfied with the version of the CR that the Committee collectively recommended to the Selectmen.

SVT wants to cooperate with the town, as long as the conservation values of the CR are not impacted. The questions raised by your changes could require vetting through SVT's land protection committee, which does not meet again until the end of March. I would be much more comfortable weighing in on any proposed new terms on behalf of SVT after those involved in drafting or approving terms for the town have had a chance to evaluate your suggestions. Note that ACT will be a co-holder of the CR, so any substantive changes would also be subject to ACT's approval.

Susan

On Tue, Feb 28, 2012 at 1:32 PM, Roland Bartl <[rbartl@acton-ma.gov](mailto:rbartl@acton-ma.gov)> wrote:  
Susan:

I figured I will probably need to circle back with others, too. Before I do that, I was hoping to get a sense from you if such changes would be acceptable to you at least in principle.

Please advise -

Thank you!

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

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**From:** Susan Crane [<mailto:scrane@svtweb.org>]  
**Sent:** Tuesday, February 28, 2012 11:32 AM  
**To:** Roland Bartl  
**Cc:** Mike Gowing; Steve Ledoux; Stephanie B. Dubanowitz; Ryan Pace; Karen O'Neill; Susan Mitchell-Hardt  
**Subject:** Re: Conservation Restriction for Acton-Simeone Parcel (A0138987-2)

Roland,

Thanks for sending this to me. I took a look at your suggested revisions, and they significantly change some of the terms that the Caouette CR Committee spent considerable time evaluating and drafting. The Selectmen voted to accept the CR, as drafted by the Committee, subject to Town Counsel review. At this point in the process, I would suggest that any proposed substantive changes by the Town first go through the Selectmen or through Karen Oneill, the committee chair, not through SVT.

Best,  
Susan

On Mon, Feb 27, 2012 at 5:52 PM, Roland Bartl <[rbartl@acton-ma.gov](mailto:rbartl@acton-ma.gov)<mailto:[rbartl@acton-ma.gov](mailto:rbartl@acton-ma.gov)>> wrote:  
Hi, Susan:

Attached, please find the CR for the Town's land at 2 Stow Street (Simeone/Caouette land in South Acton) with edits that suggest are needed for the Assabet River Rail Trail. While going through the document, I added a few other items to make sure it all ties together - street address and a clear reference to the existing Farm Lease that the Town has executed with the Paul Simeone (the farmer).

Please review the changes I made. I hope you will find them acceptable. I will be happy to discuss further as needed.

Best -

Roland Bartl, AICP  
Planning Director  
472 Main Street  
Acton, MA 01720  
[\(978\) 929-6631](tel:978-929-6631) <tel:%28978%29%20929-6631>

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Susan J. Crane

Land Protection Specialist

Sudbury Valley Trustees

18 Wolbach Road

Sudbury, MA 01776

Direct line: [978-443-5588](tel:978-443-5588) x122

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[scrane@svtweb.org](mailto:scrane@svtweb.org) <mailto:[scrane@svtweb.org](mailto:scrane@svtweb.org)>

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