

Bill Roop
376 Pope Road
Concord MA 01742

Acton Planning Board
472 Main Street
Acton MA 01720

May 29, 2012

Re: Public Hearing June 5, 2012, Pine Ridge Farm Lane, Residential Compound, 366 Pope Road

Dear Members of the Board,

Please include this correspondence as part of the Public Hearing Record on the above referenced petition by Mike Paratore.

As the next door neighbor and closest residence to the Pine Ridge Farm Lane property, we support the proposed plan.

The Plan appears to include at least three important improvements to the existing conditions at this property:

1. DRAINAGE:

Storm drainage and gravel currently wash across Pope Road during heavy rain storms.

As a result, ice forms over Pope Road in winter conditions.

We understand this will be effectively addressed by re-grading and paving the existing dirt drive and by adding a properly installed catch basin at the intersection of the new driveway and the Pope Road Right of Way.

(Note: a similar catch basin at the Triangle Farm Lane was installed 2 inches above grade such that storm runoff cannot flow into it.)

Mike Paratore appears to have the experience and capability to set the rim of his catch basin at the appropriate elevation.

2. WATER DIVERSION:

The previous owner of the property created an extensive on-site drainage system designed in part to divert water onto the adjacent Triangle Farm Lane property with pipe outlets buried beneath a stump dumping area (on the proposed Lot A-1).

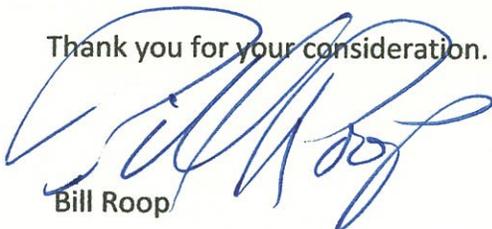
We understand this will be corrected with installation of drainage pipes and a detention basin adjacent to the Triangle Farm Lane property line.

3. LIGHTING:

The previous owner installed high wattage commercial (used car lot style) lights along the existing driveway at the property line.

We understand these will be removed and that appropriate lighting consistent with the residential character of neighborhood will be utilized.

Thank you for your consideration.



Bill Roop