

Westchester Co. Inc.  
360 Massachusetts Avenue  
Acton, Ma 01720

Acton Planning Board  
472 Main Street  
Acton, Ma 01720

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Re: Central Street PCRC

NOV 30 2012

Town of Acton  
Planning Department

Dear Members of the Board,

November 30, 2012

At the previous meeting a member of the community had raised the issue of; "How this project complies with the spirit of the PCRC regulations." This is a fair and just question, and it is easily answered when you consider the alternative to our proposed plan.

We agree with the testimony of the neighbors and other concerned citizens that, "the property is currently used and maintained by many to access other trails, which either abut or connect to an important trail system."

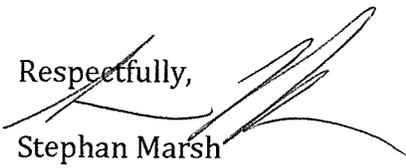
Now let's consider the two alternatives, our proposal, and that of the concerned citizen.

Our proposal allows for legal and safe access to all, onto the property - in perpetuity. The alternative of not approving the proposed PCRC, potentially strips this access and use away indefinitely.

If the project is denied under the PCRC, it is likely that a single family will be constructed onto the property. Under this scenario it is also likely that the new owner will not allow anyone on the property for obvious reasons, not the least of which is the liability.

There are a number of good reasons for approving this PCRC project as proposed, but this one argument of *legal access to all* - in perpetuity, stands alone and is the most compelling of all, and clearly indicates that the proposed plan is in tune with the "spirit" of the PCRC rules.

Respectfully,

  
Stephan Marsh