

Sirs:

In response to the draft zoning Articles proposed in the Jan 2.  
I have some comments.

1. In general, there are several proposed changes, which should be reviewed and amended through Town agencies. Boards not included at the present time. Such as the board of health, and conservation commission. In reading the proposed amendments and changes there may be unintended consequences, which need to be suggested and evaluated.

2.

The idea of prohibited uses in industrial areas, Section 3.7 be expanded and not allow commercial storage of multiple fuels in industrial areas abutting or adjacent to (within 400 feet). Of residential, school, environmentally sensitive, or social recreational setting. Be prohibited,

Issues of fire, catastrophic explosion, and extreme Potential for sever contamination of natural resources especially, when such storage is within say 400 feet of any residential, school, recreational, or social structure on environmental impact area.

3. That before any specific permit is granted, for a specific fuel, the Potential for impact on conservation and natural resources (such as ground water, vernal pools, wetlands, public use areas (including playgrounds, schools, woodlands, and other community resources be fully evaluated by the conservation commission, zoning board, and appropriate town and state agencies with consultation and permitting from appropriate state and federal agencies.

If any fuel is stored, dispensed, transported or located in batches over 30 gallons a time limited permitting process with rigourous standards (at least as stringent as local oil and gas stations. should be applied with multiple yearly inspections. With inspection fees. Any fuel or dispensing leaks must be reported to the appropriate town and state groups. (EPA < Conservation, ??)

For example, on Federal property, any fuel, hydrolic, oil, gas, etc leak not reported is subject to severe fines and penalties.

leak over. For example gasoline leak resulted in a major fire and hazmat response for a very small amount

4. That in areas of town allowing firewood production it be allowed only when all wood is from Acton woodlots, sold within Acton inspected and certified free from any contamination from wood boring and destructive insects such as long horn beetle. The inspection to be accomplished through the conservation commission, or state EPA and conservation? On a random basis. If found there should be some

requirement that the firewood production company is solely responsible for all costs related to remediation.

The probable introduction of wood from outside the immediate local has increased the likely hood of species contamination which has devastated Worc and Northern Middlesex County . Zoning requirements are one step in the needed protection .

The conservation of existing wetlands, wooded areas and conservation space, including hardwoods, and prevention of contamination of hardwood and softwood species is an integral part of what makes Acton a desirable place to live

5. In the zoning bylaw Section 3.7 (3.8.2.6)?

Again There should be no changes: to the Prohibited use statements “ ALL uses that pose a present or real hazard to human health, safety, welfare or the environment...

6.

6. An added provision should be added which referrers problems observed or perceived to be referred not only to the zoning board but other state and federal oversight groups. A process of civil and legal response and remediation plan might be developed.

As local resources can be limited, and it has been found that local emissions can have an effect over many miles. It seems prudent to involve oversight and evaluation from a wide number of agencies. It is often more than a local effect.

. Smoke, noise and particulate mater can affect persons not immediately adjacent to the emission source. Especially when looking at issues of school illness, elderly housing, outdoors recreational areas. The zoning requirements should demonstrate an expanded reflection of health and safety for all residents.

The zoning proposals need to be expanded to include these real issues, especially for those living in proximity to industrial spaces.

In reference to 3.8.2.6 That the current definition be maintained, as it currently reads and even expanded to be consistent with The new section 3.11

“ Landscaping, screening and architectural screening shall be provided to militate against any visual, sound, or environment, smell etc. and related Impacts, which may result, from the manufacturing activity or expansions of activities.

This would suggest continuity among requirements of “ newer and older manufacturing activates, especially those in or near residential areas.

THERE APPEARS TO BE A NEED TO DEVELOP STANDARDS WHICH ARE CONSISTENT ABOUT NEW technology and old while protecting residential, natural resources, and preservation of a quality of life for its citizens.

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