

From: Flemming Christensen [flemmc@gmail.com]
Sent: Sunday, August 04, 2013 3:58 PM
To: Planning Board
Subject: mchristensen@enchoice.com

Ms Kim Gorman,

With respect to the proposed subdivision plan at 27 Jackson Drive for "The Residences at Constitution Drive", which we understand the Planning Board is about to consider, we wish to express our concern as abutters over the increased density of development, which will alter the characteristic of our neighborhood. A higher density development will set a precedent that might lead other land owners to attempt similar compressed development. It is the Planning Board's responsibility to protect the unique nature of our town and prevent sprawl style development. Residents have bought into the neighborhood because of its appeal. Residents of Patriot's Hill generally don't look out the window and right into their neighbor's yard or window. The proposed development would alter that standard around Jackson Drive, and that could propagate new higher density developments elsewhere in the neighborhood. We have our doubts that the proposed development can meet all requirements in terms of road frontage, lot setback, percolation tests, and reasonable minimum lot sizes.

Further, the town is already limiting the number of members in our neighborhood pool association due to parking conditions at the pool located on Musket Drive. This has led to a division in the neighborhood between those admitted, and those who must spend years on a waiting list. We became members ourselves this year after 10 years on the waiting list, causing our older kids to miss the opportunity to use the pool. Allowing more development will further exacerbate this problem and cause more division in the neighborhood.

Regards,

Michelle & Flemming T Christensen
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