

Dear Planning Board and Planning Department,

Thank you for giving the abutters to the proposed Roosevelt Drive subdivision a chance to express our concerns on Tuesday evening. A number of people expressed concern that no one from the town or the Planning Board had viewed the site and were relying solely on the documentation provided by the engineering firm hired by the owners. As the body that represents all residents of Acton and not solely the party with a financial interest in this proposed development, I feel that it is important that you see the site. Since I did not get the impression from the meeting that anyone from either the Board or the town was planning to view the area of the proposed development, I am attaching some pictures.

The first few pictures will orient you. I am the abutter at 7 Coolidge Drive. The first picture was taken from the northwest corner of our back porch (the portion of our house that protrudes from the back in the planning drawings) looking to the northwest. In it, to the right you see the back of the Link home at 9 Coolidge Drive (the back porch can be seen behind the playhouse) and on the far left side, the edge of the Gagliano home. Between the two is the proposed site for Lot 2A. The second picture is taken from the same point, but looking to the northeast, and shows the Daniell home at 2 Jackson Drive. This shows the location of the proposed leach fields for both septic systems. The third picture is looking to the east and shows the Daniell home and the back of the O'Grady home at 17a Washington Drive (through the trees to the left of the purple azalea bush). The driveway visible in the pictures is the Gagliano driveway.





The following pictures show two areas whose topography clearly contradicts the civil engineering report. First, the proposed site of the home on Lot 3A clearly shows rock formations, which were disputed during the meeting. The first picture shows the left side of the current driveway to 17 Washington Drive, and the Grossman home, visible on the left of the picture. The large bolder which was referenced in the meeting is in the foreground. The next picture was taken from the base of the driveway of 17 Washington Drive. This is the proposed location of the new home. The back of the Kopelman home at 5 Coolidge Drive is visible in the picture. The Medlin home at 3 Coolidge Drive is not visible due to the grade of the driveway and the rocks. It is just behind the large rock visible on the left (this is a different bolder from the one at the entrance to the drive). The third picture is taken from the end of Coolidge, looking northeast up Washington Drive. Just beyond the Grossman's stone wall at the far side of the lawn is the driveway of 17 Washington Drive. Clearly visible beyond is a rock formation. This is the disputed rock ledge.





The second area of topographical dispute involves the site lines on Monroe Drive. The final set of pictures pertaining to this site show the entrance to the proposed Roosevelt Drive from Monroe Drive. A few neighbors raised concerns regarding the site lines and safety from this standpoint. The first photograph I took from the driver's seat of my car, which was parked next to the curb on Monroe at the proposed Roosevelt Drive, looking down toward Jackson Drive. The second picture was taken from the place a driver would be positioned in a car exiting Roosevelt Drive onto Monroe. As is clearly evident, the sight lines are almost completely blocked. The sight lines noted in the engineering plan would not be reached until the car had almost completely exited Roosevelt Drive and had potentially hit a jogger or a child on a bike.





The final set of pictures I have included are of Constitution Drive. I assume that no one from the Board or Planning Department has seen this site either, and I attach these as evidence that clear cutting a building site is not an uncommon practice, contrary to the assurances of the engineer presenting the Roosevelt Drive plan. I hold no hope that there will be trees spared if this plan is approved and acted on. No builder will preserve trees if it is easier, and therefore cheaper, to move equipment around in a completely cleared space. It is difficult to imagine relying on the goodwill of a contractor to preserve trees.



Again, I thank you for allowing the residents of Coolidge Drive, Washington Drive and Monroe Drive to express our concerns. I appreciate that the Planning Board is a voluntary position and that you are volunteering as a service to the community. I sincerely hope that the hearing was legitimate and not simply a formality for a decision that was already a forgone conclusion.

I hope that the pictures of the two areas of factual dispute, namely the rock ledge and other rock formations and the sight lines, encourage you to visit the site. As representatives of the residents, I think it behooves you to see the area, just as the engineer representing the parties standing to gain financially from this proposal has had the opportunity to do.

Respectfully,
Sarah Burianek