

THE DAVIS PLACE CONDOMINIUM ASSOCIATION, INC.
159 PROSPECT STREET
ACTON, MA 01720

July 15, 2015

VIA E-MAIL pb@acton-ma.gov; rbartl@acton-ma.gov
& kguichard@acton-ma.gov

Town of Acton
Planning Board
472 Main Street
Acton, MA 01720

Re: Application for Approval of Definitive Subdivision Plan
456 Massachusetts Ave. and 143 Prospect St., Acton, MA ("Definitive Plan")
Applicants: Keenan & Son, LLP and Sean T. Towey and Marcia A. Towey

Dear Members of the Planning Board,

The Davis Place Condominium Association, Inc. ("Davis Place"), an abutter to the proposed Definitive Plan, respectfully requests that approval of the Definitive Plan be conditioned upon implementation of the attached landscaping plan. The landscaping proposed by the Applicants is the same as was proposed on the prior Definitive Subdivision Plan for 456 Massachusetts Avenue, withdrawn on April 14, 2015. Also attached is e-mail from Bruce D. Ringwall explaining the landscaping requested by Davis Place, the same previously requested. Davis Place believes this request is reasonable as it requests the minimum number (9, 3 of which are for the benefit of the easterly abutter) and height required to screen the proposed Definitive Plan.

In addition, Davis Place requests that the approval of the Definitive Plan incorporate the following conditions:

1. Definitive Plan be modified to incorporate the revisions to the landscaping plan requested by Davis Place;
2. Landscaping as shown on the attached plan shall be preserved and installed in accordance with the attached plan prior to the issuance of a building permit for any of the lots shown on the Definitive Plan;
3. Owners of all the lots shown on the Definitive Plan shall be obligated to maintain the aforesaid landscaping and, to that end, the covenant required by §10.1.1.7 of the Planning Board's Rules and Regulations contain language requiring same; and
4. The aforesaid covenant allow Davis Place to enforce the landscaping obligation.

The requested landscaping and foregoing conditions are necessary and appropriate to make the proposed residential compound requested by the Applicants pursuant to §10 of the Planning Board's Rules and Regulations and the waivers requested thereby as provided in §10.1 of your Rules and Regulations, consistent with the intent of the purpose of the Subdivision Control Law and in the public interest as provided in §10.1.1 of your Rules and Regulations. As the Applicants have asked for substantial waivers to the Planning Board's Rules and Regulations, the Planning Board has the authority and discretion to require mitigation of the impacts of the Definitive Plan.

We look forward to the opportunity to work cooperatively with the Applicants and the Planning Board.

Very truly yours,

THE DAVIS PLACE CONDOMINIUM ASSOCIATION, INC.

By: 
James Fraser, President

Jim Fraser

From: Bruce D. Ringwall <bringwall@gpr-inc.com>
Sent: Thursday, March 12, 2015 11:22 AM
To: Jim Fraser
Subject: 456 Mass Ave. Planting Plan and comments
Attachments: GPR marked Planting plan.pdf

Mr. Fraser:

I've marked up the Definitive Subdivision Planting Plan for 456 Mass Ave. I have reviewed the planting location and size relative to providing the necessary screening. The applicant has maintained the existing vegetation along the common boundary and supplemented with fewer and smaller plants. Starting along the southern edge of the site (adjacent to Davis Place) the proposed trees should be Blue Spruce rather than the Green Giant Arborvitae. The Spruce will create a better (wider) screen than the arborvitae. I've also added a two more at this location to assist in the screening of the development from Units 7 & 8. The existing vegetation are primarily mature deciduous trees which provide very little screening at the lower elevations when in bloom. During the balance of the year their screening is limited to trigs and branches. Therefore, I've added two more Fraser Firs and another Blue Spruce. I also suggest the proposed planting of the Blue Spruce and Fraser Fir shown on the applicant's plan be shifted to away from the existing trees. In the northern corner the two small existing pines provide very little screening so another Fraser Fir should be added. I added three Green Giant Arborvitae adjacent to Lot 2 for screening as well.

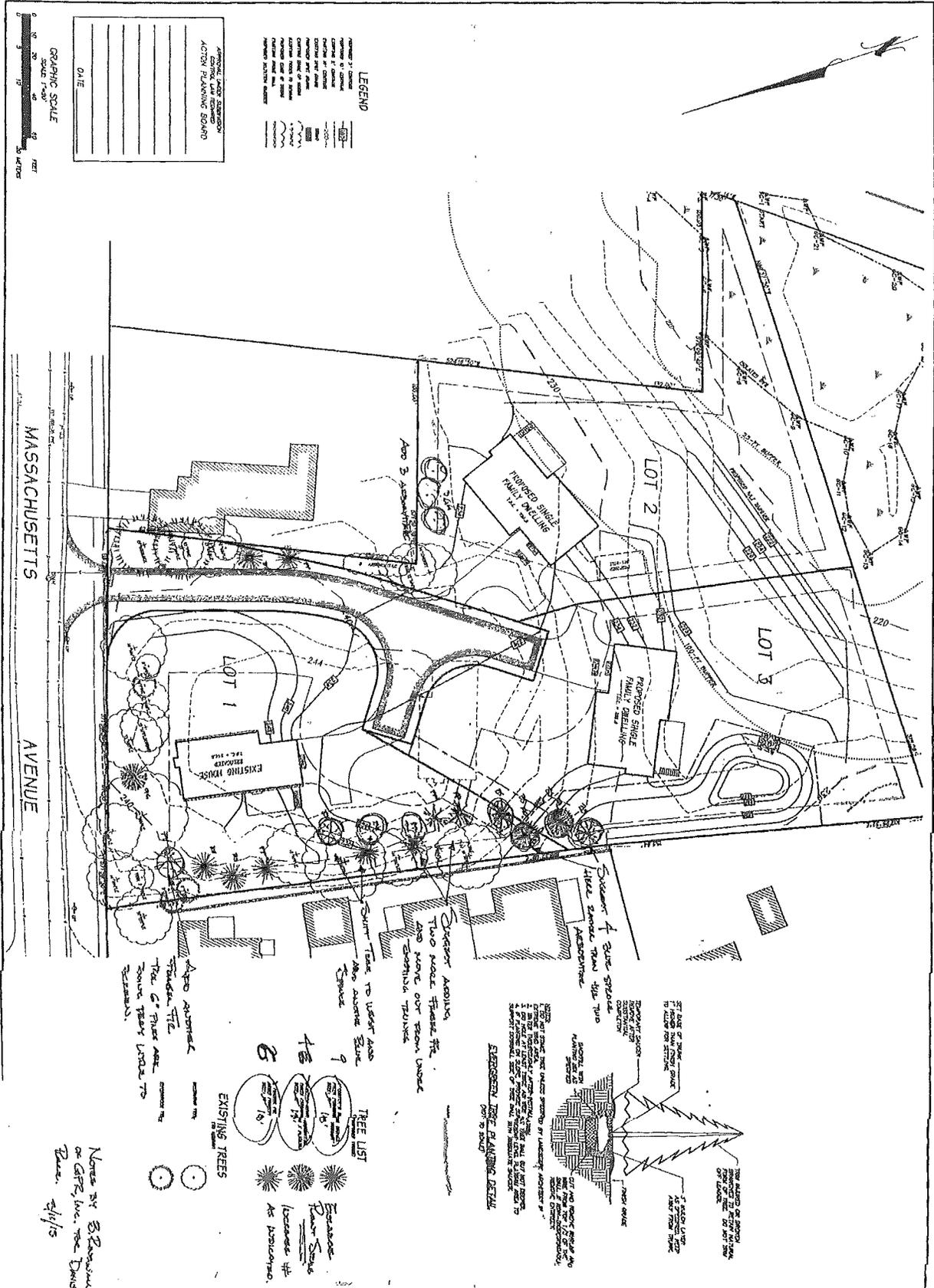
We recommend the size of the plant material be increase as marked on the attached plan to 18' and 14' trees. The applicant's engineers should review and modify their plans accordingly and provide the abutters a chance to review the revised plans before proceeding.

Bruce

Bruce D. Ringwall, President
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Goldsmith, Prest & Ringwall, Inc.



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 LITTLETON, MASSACHUSETTS

SITE:
**DEFINITIVE SUBDIVISION
 PLANTING PLAN**
 468 MASSACHUSETTS AVE
 ACTON, MASSACHUSETTS

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