

From: [Pete Jones](#)
To: [Lisa Tomy](#)
Cc: [Planning Department](#); [Roland Bartl](#); vcuttone@protechtowing.com
Subject: Re: RE: next BoS meeting - for site plan amendment
Date: Friday, July 31, 2015 12:02:04 PM
Attachments: [Buffer Zone Abutting Nadine Road Neighborhood.pdf](#)

Dear Lisa,

Per Roland's request, please find attached the diagrams for the Board of Selectmen meeting regarding the buffer landscaping abutting Nadine Road neighborhood.

Regards,

Pete

-----Original Message-----

From: Pete Jones
Date: Jul 31, 2015 11:39:46 AM
Subject: Diagrams for BOS Meeting - Nadine Road Buffer Zone
To: rbartl@acton-ma.gov
Cc: vcuttone@protechtowing.com, kguichard@acton-ma.gov

Dear Roland:

I have spoken with neighbors and with Vinnie. The attached diagrams summarize the discussions, and are for distribution to Board of Selectmen today for Monday's meeting. (Vinnie - please reply to confirm concurrence with this final version.)

Placing the fence as far north as possible is important, since there needs to be room for trees to grow, which benefits viewers at all vantage points. The note on the fence location on the second slide emphasizes this point.

Looking forward to the Board of Selectmen meeting on Monday.

Regards,

Pete

Peter R. Jones
PeterRJones@verizon.net
cell: (978) 621-4047

On 07/30/15, Roland Bartl<rbartl@acton-ma.gov> wrote:

Hi, Peter; Hi, Vinnie:

Can we please have everything by noon tomorrow, Friday 7/31 to enter into the Selectmen's meeting package (electronic would be best). If it comes later, I cannot guarantee that it will be possible to include it and it may have to wait to the following meeting. Send it directly to Lisa Tomy (ltomy@acton-ma.gov) with copy to Planning Dept.

Thanks -

Roland Bartl, AICP

Planning Director

Town of Acton

472 Main Street

Acton, MA 01720

978-929-6631

From: V Cuttone [<mailto:vcuttone@protechtowing.com>]
Sent: Wednesday, July 29, 2015 7:52 PM
To: Pete Jones
Cc: Roland Bartl
Subject: Re: FW: next BoS meeting - for site plan amendment

not everything i beleive to be right need to discuss please call when have time . vin cuttone phone 781-894-5058 cell 781-330-3005 thank you

On Wed, Jul 29, 2015 at 11:42 AM, Pete Jones peterrijones@verizon.net> wrote:

Dear Roland:

Thank you for meeting with Vinnie, Kristen and me on Monday, July 13th, and for arranging things with the Board of Selectmen, as indicated below.

I have returned from New Mexico and finally have access to email again.

This morning I left a voice message for Vinnie (cc) reminding him to please send to me a copy of the diagrams showing what the buffer area would look like, as we discussed, as well as legal language. regarding granting neighbor access to this buffer area. Awaiting his response today, so I can show it to my neighbors and get full buy in, revise as necessary, and have it all ready to give to you so you can provide it to the Selectmen on Friday.

As we discussed, we want this solution to work for all involved (the aesthetics for the public and the commercial

property owners/leasers who would view the buffer area from Mass Ave toward Nadine Road (although we noted that that much will likely will be obscured by future buildings), and well as those viewing the buffer area from Nadine Road toward the development/Mass Ave.

In our meeting on Monday July 13th, we noted that, to achieve this, nearly all of the buffer area must be nearly flat and at the level of the abutting neighborhood properties, in order for the trees and fence to create a visual and noise barrier with meaningful height. Specifically, we talked about at least a 25 foot butter area (more than the 20 foot minimum), with the great majority of that 25 foot butter width being essentially flat (only sloping slightly from the Nadine Road property lines northward toward Mass Ave), and that the progression of what would be placed in this essentially flat portion of the butter area from that property line, as one goes south to north, would be small plantings, then evergreen trees (Norway Spruce, Arborvitae, and Hemlock, in a staggered line rather than a straight line, 6 - 8 feet apart on center), then an 8 ft wood panel fence in a natural wood color. In the very small remaining part of the buffer area, that would step or slope down steeply, would be plantings on the north side of the fence, then a wall. The diagram we agreed that Vinnie will have produced for review today will show conceptually this layout, as viewed from above, and as a cross section. In addition we talked about Vinnie having a draft of the legal language that would grant neighbors access to this buffer area.

Looking forward to the next steps today.

Regards,

Pete

Peter R. Jones
PeterR.Jones@verizon.net
cell: [\(978\) 621-4047](tel:9786214047)

On 07/16/15, Roland Bartl bartl@acton-ma.gov> wrote:

correcting address

Roland Bartl, AICP
Planning Director
Town of Acton
472 Main Street
Acton, MA 01720
[978-929-6631](tel:9789296631)

From: Roland Bartl
Sent: Thursday, July 16, 2015 8:21 AM
To: vcuttone@protechtowing.com; .net
Cc: Kristen Guichard
Subject: FW: next BoS meeting - for site plan amendment

Gents:

You have a date to work towards - 8/3. I remember the vacation schedules, but please send me the materials as soon as possible before then.

Roland Bartl, AICP
Planning Director
Town of Acton
472 Main Street
Acton, MA 01720
[978-929-6631](tel:978-929-6631)

From: Lisa Tomyl
Sent: Thursday, July 16, 2015 8:12 AM
To: Roland Bartl; Manager Department
Cc: Kristen Guichard
Subject: RE: next BoS meeting - for site plan amendment

We have a meeting on August 3rd – just let me know the decision of agreement and I can place it under consent.

From: Roland Bartl
Sent: Wednesday, July 15, 2015 7:16 PM
To: Manager Department
Cc: Kristen Guichard
Subject: next BoS meeting - for site plan amendment

Is there a possibility of a BoS meeting in early August – perhaps as a precursor to the 8/4 Special TM? Vinnie Cuttone/CVS and Peter Jones with his Nadine Road neighbors are aiming for such a date to seek BoS consent for their agreed upon landscaping buffer & fencing arrangements that they propose in place of that required in the site plan decision. Please let me know what date I can convey to them. If Vinnie and all the neighbors are in agreement the matter can probably be handled under consent, if they are not the matter will not be ripe for BoS action.

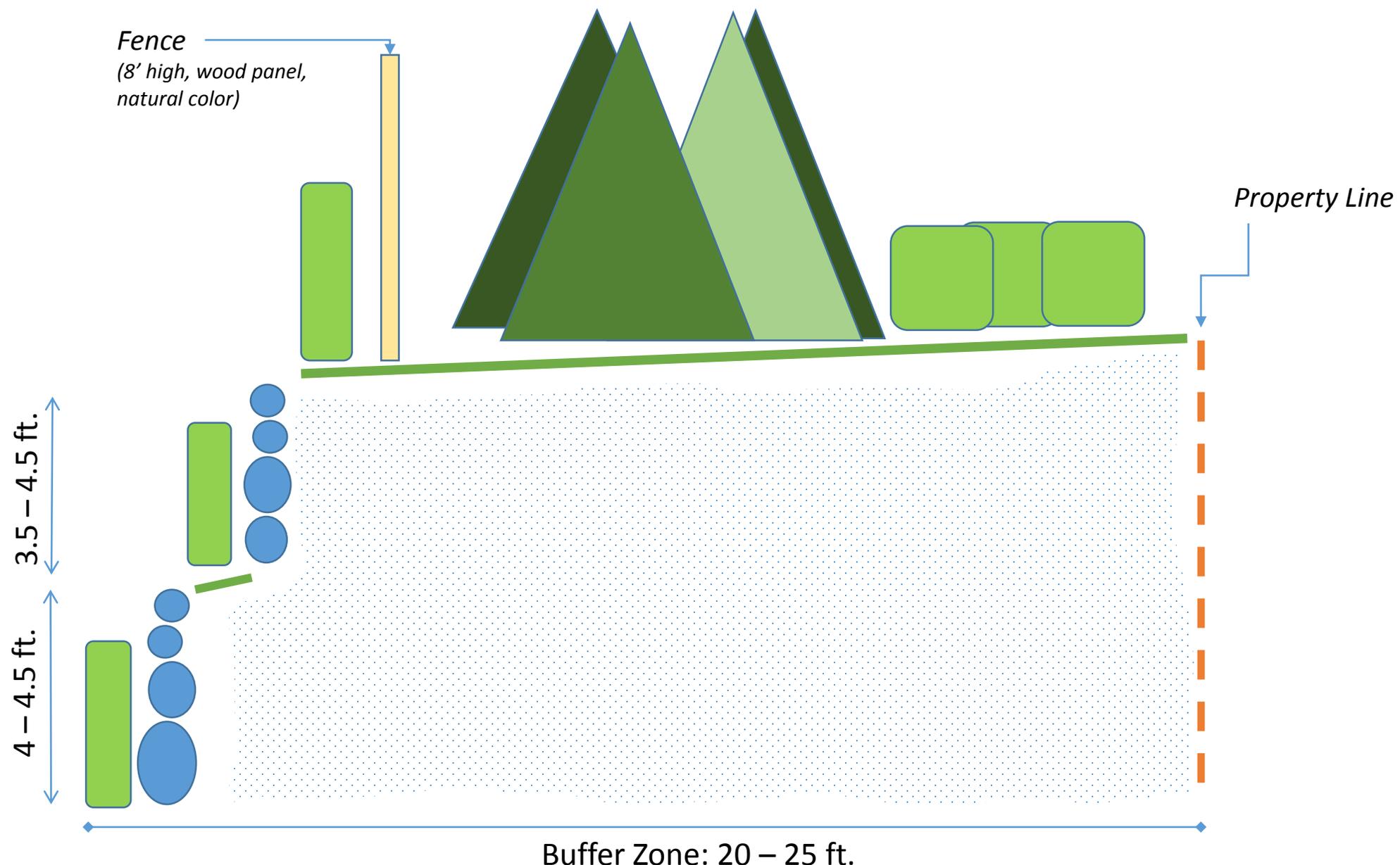
Thanks -

Roland Bartl, AICP
Planning Director
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472 Main Street
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Buffer Zone Landscape Design

CVS Commercial Area
Abutting Nadine Road Neighborhood

August 3, 2015



Fence
 (8' high, wood panel,
 natural color)

Property Line

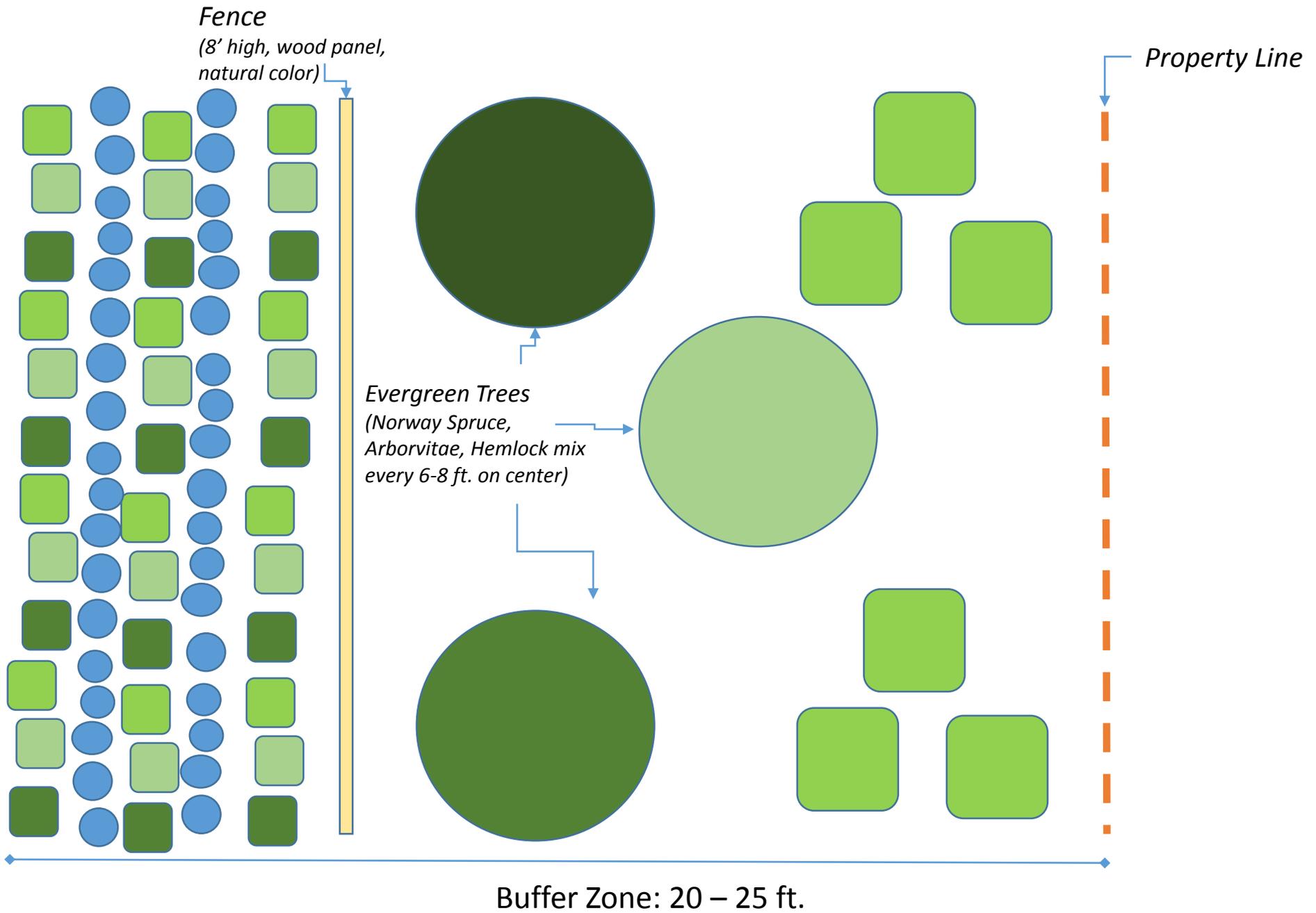
3.5 - 4.5 ft.
 4 - 4.5 ft.

Buffer Zone: 20 - 25 ft.

← Mass Ave (north)

Fence location: On top level on far north side, at least 10 feet from property line to south, with plantings between edge of top wall and fence.

Nadine Road (south) →



← *Mass Ave (north)*

Buffer Zone: 20 – 25 ft.

Nadine Road (south) →