



Planning Board

FYI

TOWN OF ACTON
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September 21, 2006

Littleton Planning Board
c/o Ms. Maren Toohill, Town Planner
Littleton Town Offices
37 Shattuck Street
Littleton, MA 01460

Dear Littleton Planning Board Members:

On September 12, 2006, the Acton Planning Board held a public meeting and voted on an application from Gustavus and Catherine Esselen for a four lot preliminary subdivision at 53 Fort Pond Road in Acton and Littleton. Access to the subdivision would be a private way from Fort Pond Road in Littleton. All homes (one existing and three new) would be located in Acton. The Acton Planning Board voted to approve the preliminary subdivision with conditions (see attached decision and two copies of the preliminary plan). The applicant or its engineering firm, Stamski and McNary, Inc., will probably be contacting you and submitting a plan to your Board soon.

Several neighbors attended the meeting on September 12th to express concern that the new development could negatively impact the (rural) character the neighborhood. Acton's Subdivision Rules and Regulations permit small-scale residential subdivisions in a manner that minimizes Town maintenance responsibility and cost, while simultaneously preserving the rural character of the Town. The Acton Planning Board approved the Acton portion of the subdivision road as a 16-foot wide private way due to the proposal's small size and scale, its environmentally sensitive location, neighborhood concerns, and due to the fact that the road will remain private and be maintained by the homeowners. For the reasons stated above and for consistency in width throughout the new roadway, we are writing to ask that the Littleton Planning Board also consider favorably a 16-foot wide private way for the 65 feet that it is located in Littleton, rather than a 20-24 foot wide road to access the subdivision.

Thank you for your time and attention to this matter. If you wish to discuss the preliminary subdivision or have any questions, please contact me. I can be reached through the Acton Planning Department at 978-264-9636 or by e-mail at pb@acton-ma.gov.

Sincerely,

Greg Niemyski, Chairman
Acton Planning Board