

## Kim DeINigro

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**From:** Jon Twichell [jon@twichell.net]  
**Sent:** Tuesday, February 26, 2008 1:39 PM  
**To:** Planning Board  
**Subject:** Barbara's Way

I live a few houses down from the proposed Barbara's way subdivision being considered at the Feb 26 meeting. I am new to the process of planning and the approval process, but I stopped by to look over the drawings yesterday. The administrative assistant urged me to write with any questions or concerns. I hope these are not received too late to be addressed.

First I am concerned that we will see the "Meineke" of home construction on the site. The site drawings show houses located 10 feet from the property line. If this house is the size of the one just constructed two houses up on Seneca, for example, it will dwarf nearby residences, clash with the existing neighborhood architecture and seriously impact adjacent lots.

I did not see any indication of the size of the houses being proposed other than a foundation size. A note on the plans even seems to indicate that these are representative, and the developer is not obligated to site the houses where indicated. While presumably the developer will have to get building permits, there is no public review of these. Thus I am concerned that the developer is proposing essentially to build anything he wants on the smallest possible lots without concern for the scale of houses in the neighborhood or the character of the area. I hope the planning board can and will take a pro-active stance in this regard.

There are concerns noted in the engineer and staff comments about the ecological impact of the proposed development, but this is almost a moot point given the construction already occurring on the lots. I would guess that 100 cubic yards of fill have been dumped on the lot from construction on Seminole Rd nearby. What is the town's approach to beginning construction before the planning approval process has even begun?

Given the intersection at Agawam and Seneca is one of the busier in the neighborhood, it might make sense to insure a stop sign is placed at the end of Barbara's Way to insure safe traffic flow, particularly since it will appear to drivers that Barbara's Way is an extension of Seneca.

Seneca has a stop sign coming onto Agawam.

I am happy to see the town planners addressing the drainage issues associated with the development. The area at the back of these lots impacts the drainage well beyond the immediately adjacent lots (for example, Sandas Trail, one lot up, often floods).

Regards,

Jon Twichell  
20 Agawam

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Jon Twichell

## Kim DeINigro

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**From:** notify@yahogroups.com on behalf of Corinne Hogseth & Mark Albano  
[corinnehog@verizon.net]  
**Sent:** Tuesday, February 26, 2008 3:15 PM  
**To:** Planning Board  
**Subject:** Concerns regarding Barbara's Way proposed development

Hi --

I have several concerns regarding the proposed development on Agawam Rd in Indian Village.

1. Indian Village is already a densely developed neighborhood. Putting in 3 new homes where 1 currently exists only exacerbates existing traffic and parking problems along Agawam and Seneca Roads.
3. There have been several new homes built in Indian Village in the last couple years. I can't think of one that is consistent with the character of Indian Village. They are too large and too contemporary. The assumption of the developers seems to be that they are in the early stages of razing our entire neighborhood so they can build 3000-4000 square foot homes in place of our modest Capes and ranches.
4. Comment from Kristin K. Alexander in her memo to the Planning Board:  
  
"Planning Department staff has identified a public shade tree (18" Oak tree) which may have to be removed if the proposed roadway is constructed where shown on the Plan. Could the roadway be shifted or narrowed slightly to avoid removing the tree? If not, contact the Tree Warden. If the tree is removed, Planning Department staff recommends planting a replacement tree with a type, size, and location to be determined by the Tree Warden."  
  
I was stunned to learn that Acton has a Tree Warden! Why is there such concern over a single oak tree where there has apparently been no concern shown over the clear-cutting that occurs whenever a new home is built in Indian Village? Whenever a ranch-style home is sold, the building is demolished and nearly every tree on the property is cut down so that a monstrosity can be built on the lot. The number of trees coming down, as well as the size of the homes going up in place of smaller homes, is having a negative effect on the character of the neighborhood.
5. The proposed name of the proposed street -- "Barbara's Way". It's obvious that this name is not consistent with the decades-old street-naming conventions in Indian Village.

Sincerely,  
Corinne Hogseth  
61 Seminole Road

## Kim DelNigro

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**From:** t.mcdonagh@verizon.net  
**Sent:** Tuesday, February 26, 2008 3:20 PM  
**To:** Planning Board  
**Cc:** t.mcdonagh@verizon.net  
**Subject:** Barbara's Way sub-division Comments

Dear Planning Board Members,

It has recently come to my attention that a new housing sub-division is planned for 2 properties abutting Agawam Road in Indian Village.

I have several concerns regarding this potential development.

1. Impact on local wetlands and potentially protected species that may reside on the lots.
2. Impact on local traffic/safety as this development could potentially add up to eight to twelve new vehicles passing through our neighborhood.
3. Impact on the character of Indian Village. As I understand it, these lots will be ~ 20,000 square feet. Most lots in Indian village appear to be about 35 to 40,000 square feet range. I could not find any information on the size of the proposed housing structures but I am assuming they will not be under 3000 square feet as builders and buyers are not terribly interested in anything smaller than that size. I'm worried that the density of the new housing will change the "feel" of the neighborhood which is something I currently value greatly. I also feel the proposed name for the driveway does not fit with the character of Indian Village.
4. Impact on neighbors abutting the properties in question. Loss of trees and the privacy they afford, loss of habitat for local wildlife and the loss of parkable land for flood control.
5. Lack of provision for sidewalks which should be a priority for such a busy road.
6. I'm also concerned about the fill that has been dumped on one of the properties in question. Have proper permits been pulled for this major work? Has the fill been toxicity tested? What is the purpose of the fill?

Thank you for your attention regarding my concerns,

Thomas McDonagh  
48 Mohawk Drive  
Acton

**Kim DelNigro**

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**From:** Orissa Lawrence [orissalawrence@yahoo.com]

**Sent:** Tuesday, February 26, 2008 2:58 PM

**To:** Planning Board

**Subject:** Concerns about Barbara's Way proposal

We are residents of the Indian Village neighborhood, Acton. I understand a small development off Agawam Rd. is planned for 4 houses. The former residents of 26 Agawam, the Frommers, in conjunction with 24 Agawam, Tom and Barbara Geogan, the current owners of the project, had filled their backyard with questionable fill many years back. This is well known amongst neighbors. It was "leftovers" from a highway dept project and it was understood by many in the neighborhood that it was possibly unsafe or not intended for residential fill.

Has the soil been test at this property? We are very concerned about the soil being drudged up when new septics and foundations are laid if this soil is not safe.

Also the area where the private way dumps out is directly across from the intersection of Seneca and Agawam, an already considered a dangerous corner in this neighborhood. Has a traffic study been done? Will there be one?

We will not be able to make it to the meeting tonight. We apologize. Sorry for the short notice with these emailed questions.

Thank you.

Regards,

Orissa & George Lawrence

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## Kim DeNigro

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**From:** June Leslie [juneleslie@verizon.net]  
**Sent:** Tuesday, February 26, 2008 4:39 PM  
**To:** Planning Board  
**Subject:** Concerns regarding proposed work for Barbara's Way

Hello,

I'm writing about the housing plans for Barbara's Way, and understand this is to be discussed tonight at your meeting.

I have a few concerns to share, and some questions. First, is there going to be a planned burn of the existing (Frommer's) home by the Fire Dept? Are there measures being taken regarding air quality from the burn, such as toxic fumes? The second concern is regarding the safety of the fill trucked in by the Frommer's in the past. There is word that this fill may contain hazardous waste. Can that be tested prior to approval of the plans?

Thank you,

June Leslie  
23 Mohegan Road  
978-263-1189