



Engineering Solutions
for Land & Structures

September 8, 2008

Acton Conservation Commission
472 Main Street
Acton, MA 01720

Subject: Wetland Protection Bylaw Waiver Request
Notice of Intent
81 River Street, Acton, MA

Dear Board Members:

On behalf of the proponent, Lothrop Mill LLC, and in accordance with the Acton Wetland Protection Bylaw Rules and Regulations, Goldsmith, Prest and Ringwall, Inc. (GPR) submits herewith a request for waivers from the aforementioned requirements. Enclosed are appropriate copies of a Notice of Intent filing for Lot 2F of on the subject property.

The total subject site (Lot 2F) contains 29,241± SF (0.67± Ac) on the southwest of River Street, between the street and Fort Pond Brook. The entire property is located within the 200-foot riverfront area and the proposed work is limited to the extents of the historically disturbed/degraded area. The existing structures on site extend to the river bank and have support piers within the river. Proposed construction will be within the limits of the existing mill building, with minimal encroachment towards the resource area. Therefore on behalf of the proponent, Lothrop Mill LLC, and in accordance with the Acton Wetland Protection Bylaw Rules and Regulations, GPR submits herewith a request for the following waivers.

Section 3.2(2):

Requirement:	50-Foot Setback of Undisturbed Natural Vegetation
Request:	No setback of undisturbed natural vegetation at portion of the site.
Support:	As described herein, all proposed activity will occur within the already degraded area.

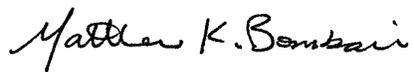
Section 3.2(3):

Goldsmith, Prest & Ringwall, Inc.

Requirement: 75-Foot No-Build Setback to the Edge of Driveways,
Roadways, and Structures
Request: No setback from structure to edge of resource area.
Support: As described above, the proposed structure is located within
the limits of the existing structure at the bank of the river and
extends to a pier within the river's limits.

It is our opinion that the redevelopment of the site and therefore project as a whole represents a benefit to the public and is consistent with the intent and purpose of the Bylaw. Strict adherence to the Town of Acton Wetland Protection Bylaw Rules and Regulation would represent manifest injustice.

Respectfully,



Matthew K. Bombaci

Copy: Lothrop Mill LLC
GPR File # 071033A