

Kim DelNigro

From: Poulton, Jeff [JPoulton@shire.com]
Sent: Tuesday, September 09, 2008 1:00 PM
To: Planning Board
Cc: Beth and Jeff Poulton
Subject: Quail Ridge -- Acorn Park Planning Issue

Dear Acton Planning Board Members,

I decided to write you an email to express my opinion on the important upcoming decision you will make regarding secondary access for the residences at Quail Ridge. My name is Jeff Poulton and I live in Acorn Park at 4 Palmer Lane. My family, including my wife and three kids (ages 7, 5, and 21 months), moved into our new home in January 2008, and we have been very happy with everything that Acton and Acorn Park offer to us. My family's personal situation is quite private to me which why I have chosen to express my thoughts in email rather than verbally at one of the open forum meetings. My youngest child (Drew) who is 21 months old has very recently been diagnosed with autism. I certainly don't want to be viewed as exploiting this situation in any way, but I think it is important for you to consider his special needs (and the special needs of others that may reside in Acorn Park as well) when balancing the risks associated with the secondary access decision. We are still learning about Drew's autism and how it will impact our family so a lot of this is still very new to us. What I can tell you is that Drew is an incredibly active child and that he does not communicate effectively. He can neither express himself nor does he seem to understand simple commands such as "no". Unfortunately, this combination of attributes can lead to Drew running off without concern for his own safety the instant we turn our heads. Please know that we are fully aware of this and do everything we can to keep Drew safe. With that being said, we have three children so invariably there are occurrences where he's not 100% under our watchful eyes. Thus, my concern with significantly more traffic running through Palmer Lane if unfettered secondary access is granted to the residences at Quail Ridge.

I am aware that the Board must weigh many factors in making this difficult decision, and I don't envy the situation you are in as you will undoubtedly disappoint someone, but I ask that you do the following before reaching your final decision:

- 1) Drive the streets of Acorn Park and please notice how narrow and curvy they are (particularly in the vicinity of Palmer Lane). With cars parking on the roads and snow in the winter you often times cannot fit two cars wide on the roadway.
- 2) Consider the additional risks that will be created for the children in Acorn Park on a daily basis given the extra traffic volume that secondary access would generate (in addition to considering the risks to the Residences at Quail Ridge).

I sincerely believe a compromise solution exists that addresses the needs of all parties involved (i.e., emergency gated access at either Hazelnut or Palmer or both if you feel so compelled) and hold out hope that the Board will see it this way as well.

Thank you for "listening" and I look forward to your decision.

Regards,

Jeff Poulton

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Kim DelNigro

From: John Nitzke [nitzke@sprynet.com]
Sent: Tuesday, September 09, 2008 1:27 PM
To: Planning Board
Subject: Quail Ridge Traffic Patterns

Dear Members of the Acton Planning Board,

I have many concerns about the proposal to open Palmer Lane or Hazelnut Drive. Most have been mentioned by others, but there are several which I wish to express to you myself.

Acorn Park Drive is a narrow street which was not designed to carry more traffic than it does. Contrary to a statement made at the last hearing, on-street parking *is* permitted (except in the winter) and it restricts traffic flow even further. It limits the sight distances and creates choke points but it is entirely legal - a point I confirmed with the police department.

One dangerous portion is just northeast of the Palmer Lane intersection with Acorn Park Drive, where a series of S-curves and parked cars cuts visibility. Children play next to the street, in yards and on common ground there for hours literally every day, year-round, in all weather. There are also three school bus stops in this stretch of road.

The BSC traffic study indicates acceptable sight distances for vehicles traveling at 20 and 25 mph but very frequently vehicles travel through Acorn Park much faster. Frequently 35, sometimes even 40 mph.

There are two intersections which would be used by the Quail Ridge residents with sight distances which are far worse than even the minimum suggested by BSC for 25 mph. Where Walnut Street meets Acorn Park Drive, the raised terrain restricts visibility for cars both on Walnut and northbound on Acorn Park to just 60 feet from the point of impact.

Also, Acorn Park meets itself in front of house # 491 in another partially-blind high-volume intersection. Cars traveling counterclockwise from Palmer Lane have no visibility from when they are 65' away until they are just 25' away from a collision. They have even less opportunity to spot cars turning north onto Acorn Park from Walnut. Oncoming northbound cars which get past Walnut can see cars coming around the other end of Acorn Park from Palmer Lane just 95 feet before a collision. If you watch this frightening location during the peak times, as I have, you won't have to wait an hour before you see a dangerous near-miss.

For riders on bicycles and pedestrians in crosswalks and residents backing out of driveways, the visibility situation is even worse at several points.

Acorn Park is an established community like very many in Acton with only one non-emergency access route. The emergency gate here has never been used in the sixteen years this community has existed. Access for emergency equipment has never ever been a problem. It is hard to imagine circumstances which would require it.

It is clear that with a main entrance on Skyline Drive and two well-maintained emergency gates that Quail Ridge residents would be as safe as possible and that Acorn Park residents would experience

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no degradation in their own safety.

Adding the shortcut traffic projected for Quail Ridge would create an unnecessary and unjustified traffic safety hazards for residents of Acorn Park and also for the newcomers in Quail Ridge.

I urge all board members to approve only electrically-gated emergency access at both Palmer Lane and Hazelnut Street.

Sincerely,

John Nitzke
550 Acorn Park Drive
Acton, MA

Kim DelNigro

From: anu krishnan [sudhianu@gmail.com]
Sent: Tuesday, September 09, 2008 3:56 PM
To: Planning Board
Subject: Access through Acorn Park

Dear Planning board members,

I am Anu Krishnan. I reside in 521, Acorn Park Drive with my family. We have two children. The acorn park homes do not have much of a yard space. Most of the time, the children play on the Acorn Park Drive. We are sadden to hear that there is a possibility to open up the Acorn park drive as an access to the new development that is coming up in Quail Ridge. This is going to pose grave danger to all those children. I urge you all to strongly dis-approve it and vote against it.

I sincerely appreciate for giving me this opportunity to express my opinion. I feel proud to be a part of this community. I hope you vote to restrict the access through Acorn Park only as an emergency access and set an example that tranquillity of the older communities like Acorn Park are not sacrificed for the sake of new developments. Restricting the access through the Acorn Park to "Emergency Access only" is a viable option for both the communities. We hope you take the right decision.

Thanks
Anu Krishnan
521, Acorn Park Drive
Acton- MA