

11/16/09 (11)

Christine Joyce

From: Northacres@aol.com
Sent: Friday, November 13, 2009 11:26 AM
To: Christine Joyce
Subject: for Selectmens packet

Please find attached a letter regarding the Bulette Rd/Lillian Rd. development that will be discussed at the meeting on Monday, November, 16.
I would appreciate it if this could be placed in the Selectmen's packet.

Thank you.
Susan Lee
12 Lillian Road
Acton

November 13, 2009

Dear members of the Acton Board of Selectmen,

My name is Susan Lee and I live at 12 Lillian Road. I have concerns about a development project that is in the plans for 19 Bulette Road, extending to Lillian Road and abutting my property.

Background:

- This house lot straddles two parallel streets, Bulette Road and Lillian Road. All house lots on Bulette Road are in the town of Acton. Lillian Road starts in the town of Littleton and crosses into the town of Acton.
- The Acton zoning in this area is two acres, with 19 Bulette Road on 1.87 acres. The strip of land extending down to the ramp road leading off Route 2 is calculated at roughly .25 acres. The developer wants to divide the lot so as to have the main house on 1.0 acres of land. That leaves .62 acres for the construction of a large septic system and the four proposed houses.

Reasons for concerns:

- This area is known as Fort Pond Hill. It is a glacial drumlin with extremely poor drainage. All houses on Lillian Road have wet basement problems, with some houses having two sump pumps, including the house at the topmost part of the hill. Houses on the west side of Bulette Road, especially the two right behind my lot, have had drainage issues from the onset of their development.
- I live at #12 Lillian Road, the last house on the left, and a direct abutter to the proposed development. We bought this house in 1968, and have done extensive work to try to alleviate the wet basement problem. We consulted with a drainage specialist who helped us dig trenches to let the water flow out of the "bowl" of the foundation dig. We added an oversize garage/addition, and were able to trench the water through pipes under and around the foundation, leading to a retaining pit. The garage floor is about six inches lower than the basement of the main house, which allows us to watch carefully for water build up in the garage. This indicates the need to pump out the retaining pit.
- When this pit was installed in 1971, we obtained permission from the then owner of the 19 Bulette Road property, Lenox Karner, to place a drain pipe leading away from the pit, extending it under the stone wall to a lower area for drainage. In 2006, the present owner/developer insisted that my husband dig up this drain pipe. (Which was done. It was clogged and nonfunctioning, but shows that the present owner was/is not concerned about our drainage problems.) We now attach a garden hose to the submersible pump and pump out the water into the street in order to take the water away from our foundation.
- After the meeting with the Acton BOS in 2006, the owner developer cut down all

buffer trees and bushes between 12 Lillian Road and his property. About a year later, he had very large trucks hauling in gravel from 7:30 AM to 3:30 PM. The gravel was pushed around by a back hoe/bulldozer so that the land is now higher than the level of our land and slopes towards our property. We have wet spots now in areas that we never had before. These wet areas are less than 20 feet of the foundation of our house and the end of the leaching our leaching field.

- The stone wall separating the two properties has been altered. Large stones have toppled onto our side, and the large rock that has a boundary marker in it has been toppled towards our side. We do not believe that the developer moved this, but we do not know how it got moved.
- I cannot tell if the proposed common driveway for the new houses will run right against the stone wall or if there will be any buffer area between the two properties. If right against the property line, the runoff of the surface water could possibly flow towards my foundation.
- I am very concerned about the elevation of the shared proposed septic system. The neighbor up hill from my property put in a new system when the house was sold, and this elevation is unbelievably high. If the proposed system is elevated, my land will be sandwiched in a valley between two higher elevations.
- My septic system is pumped out regularly and is working properly. I would like to keep it that way. I am uneasy that with a change in the terrain, the topography, the underground drainage, and large paved surfaces, water will back up into my leaching field and cause a failure to my system.
- I am a retired Acton teacher and my late husband retired after working for the Town of Acton for 28 years. I am not against affordable housing. That is what the houses on Lillian Road actually are -- mostly very small, 3-bedroom, one bath ranch houses. I am trying to be pro-active and protect my small house and lot, knowing the history of the drainage problems on Fort Pond Hill, especially on Lillian and Bulette Roads.

Please consider the above mentioned concerns in your discussion on this development at the rear of 19 Bulette Road, especially since it was mentioned at the ACHC meeting in October that future plans are to tear down the existing house and put in an additional four units.

Thank you for your time.

Sincerely,

Susan Lee
12 Lillian Road
Acton, MA