

Kim Gorman

From: Roland Bartl
Sent: Thursday, March 29, 2012 12:16 PM
To: 'Gary Banks'
Cc: Open Space Committee; Planning Board
Subject: RE: 040 - IV. - Central Street PCRC Application

Dear, Mr. Banks:

Thank you for your perspective. The Planning Board will hold the public hearing on the development proposal on April 17, 2012. The question of whether or not the Town should purchase, or should have purchased, the land will not be before the Planning Board, nor is the Planning Board generally involved in individual land purchases. The Town has an Open Space Committee that helps with prioritizing open space purchases. By copy, I am forwarding your remarks to the Open Space Committee..

Roland Bartl, AICP
Planning Director
472 Main Street
Acton, MA 01720
(978) 929-6631

-----Original Message-----

From: Gary Banks [<mailto:allbanks@verizon.net>]
Sent: Thursday, March 29, 2012 11:46 AM
To: Kim Gorman
Cc: Roland Bartl
Subject: 040 - IV. - Central Street PCRC Application

While I support and respect the right of Joy and Paul Madden to sell a portion of their property and was pleased when I read in the Beacon that they had been able to attain their goal, I was disappointed that the Town of Acton did not choose to purchase the property. This piece of land was and is uniquely suited to remain town land for three reasons:

- (1) It would have allowed the town to add at least two acres to Mt. Hope Cemetery. (The town has, in fact, already been using some of this property as evidenced by the storage building and cemetery materials currently located on the property).
- (2) From a historical perspective, it would have preserved what had been a commercial cranberry bog complete with the original earthen dam still in existence as part of West Acton's agricultural history.
- (3) It would have allowed hikers to enter the woods from Central Street walking along a trail across land which is already labeled as part of the Heath Hen Meadow Conservation Land on their trail map sponsored by the Land Stewardship Committee and the Acton Conservation Commission (www.actontrails.org/MapHeathHenMeadow.htm or page thirty nine in the publication: Town of Acton Guide to Conservation Lands) even though it is part of this property. From there, continuing to Heath Hen Brook, in the winter until a connecting bridge could be built for year round use, Stow Conservation trails can be accessed and can be hiked through to Boxborough Conservation trails making one contiguous loop from Central Street in Acton to Flag Hill Conservation land in Boxborough along currently established trails crossing only West Acton Road.

Any one of these reasons would have been sufficient rational for Acton to purchase this unique piece of property and, collectively, they allow me to appreciate that an important opportunity has been lost.

Further, as I reviewed the Development Impact Report portion of the application, I was confused by two responses which appear to contradict some of the above. Item seventeen states that the site is presently not used by the community or neighborhood as an open space or recreation area when in fact the Acton Conservation Commission has been encouraging people to use it for years and has provided a trail across the land for that purpose. Item twenty three states that it has no historical significance when I believe the existence of what had been a commercial cranberry bog is of historical significance with regard to the agricultural history of West Acton.

If I can further address any of the above please feel free to contact me.

Gary Banks
76 Willow Street
Acton, Ma.
978.264.4961

Sent from my iPad

Commissioners

Ronald Parenti
Leonard Phillips
Stephen Stuntz

District Manager

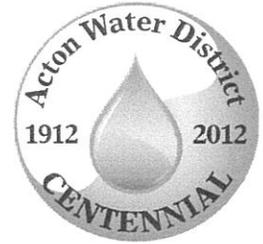
Christopher Allen

Finance Committee

Charles Bradley
David Butler
William Kingman

Water Supply District of Acton

693 Massachusetts Avenue
P.O. Box 953
Acton, Massachusetts 01720
(978) 263-9107
www.ActonWater.com



DATE: 3/21/2012

TO: Town of Acton Planning Department

FROM: Chris Allen, District Manager

RE: Comments on Central Street P.C.R.C Special Permit (Behind 12 Summer Street)

1. The proposed as-built annotates private wells for each of the three proposed residences. Based on this and no intention by the applicant to connect to the public water supply, we have NO COMMENT.

Respectfully submitted

Chris Allen
District Manager

Kim Gorman

From: Bettina Abe
Sent: Monday, March 19, 2012 1:59 PM
To: Kim Gorman
Subject: RE: Central Street P.C.R.C Special Permit (Behind 12 Summer Street) - Comments

Hello Kim,

If this small development does not have a sidewalk within it, then as usual, the Acton Sidewalk Committee requests that a donation to Acton's sidewalk fund be made.

Thank you.

-Bettina Abe

From: Kim Gorman
Sent: Thursday, March 15, 2012 12:58 PM
To: Assessor Department; Conservation Commission; Fire Department; Municipal Properties Department; Sidewalk Committee; Building Department; Engineering Department; Health Department; Chris Allen
Cc: Police Department; Cemetery Department
Subject: Central Street P.C.R.C Special Permit (Behind 12 Summer Street) - Comments
Importance: High

Hello,

We are in receipt of an application for Central Street P.C.R.C Special Permit (Behind 12 Summer Street).

Below is the link to view the documents within docushare -

<http://doc.acton-ma.gov/dsweb/View/Collection-4722>

Please forward your comments to the Planning Department no later than Monday, April 9, 2012.

Please don't hesitate to contact me if you have any questions or concerns.

Sincerely,
Kim Gorman
Acton Planning Dept.
978-929-6631



Planning Department

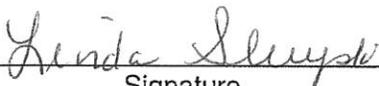
TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 929-6631
Fax (978) 929-6340
planning@acton-ma.gov
www.acton-ma.gov

Date: March 15, 2012
To: Finance
From: Kim Gorman, Planning Department Secretary 
Subject: Planned Conservation Residential Community (P.C.R.C) Special Permit for property located at Central Street (Behind 12 Summer Street) F-2B/106

The Planning Board has received an application for the above referenced application and is scheduled to hold a public hearing on April 17, 2012. Please advise the Board of any delinquent taxes owed on the property at this time. If any property taxes are overdue, the Planning Board will include a condition requiring tax payment in their decision.

No property taxes due at this time.

The following property taxes are overdue at this time:


Signature

3/19/12
Date

Thank you for your attention to this request.



- History
- Detail
- Orig Bill
- Effective Date
- Lien/Sale
- Scan Bill
- Quick Entry
- Utility Acct
- Customer
- Name
- Parcel
- Prop Code
- Bill Dates
- Bill Audits
- Bill Events
- Reprint
- Preferences
- + ▼

Year/Type/Bill No.

2012	RE	7929
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Customer account information

103128

MADDEN JR PAUL B
MADDEN JOY C
12 SUMMER STREET
ACTON, MA 01720

Special Conditions/Notes

Property information

Parcel ID: F2.B-106
Alt Parc: 00F2B0106 0000
Prop Loc: 12 SUMMER ST

Int Dt	Billed	Abt/Adj	Pmt/Crd	Interest	Unpaid bal
08/02/11	2,058.86	.00	2,058.86	.00	.00
11/02/11	2,058.85	.00	2,058.85	.00	.00
02/02/12	2,051.57	.00	2,051.57	.00	.00
05/02/12	2,051.56	.00	.00	.00	2,051.56
Fees/Pen	.00	.00	.00	.00	.00
Totals	8,220.84	.00	6,169.28	.00	2,051.56

Notes/Alerts

JAN 1 Owner: MADDEN JR PAUL B

View prior unpaid bills

Due 03/19/2012	.00
Per Diem	.00
Int Paid	.00
Total Paid	6,169.28

Find a specific bill.