

**From:** [Matthew "Selby"](#)  
**To:** [Planning Department](#)  
**Subject:** FW: Neighborhood feedback on Martin Street 40B  
**Date:** Friday, September 23, 2016 2:42:06 PM

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Please add to DocuShare for the BoS meeting Monday night.

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M. J. "Selby" Selby  
Director of Land Use and Economic Development  
Town of Acton  
472 Main Street  
Acton, MA 01720  
978-929-6440  
[mselectby@acton-ma.gov](mailto:mselectby@acton-ma.gov)

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**From:** Steve Ledoux  
**Sent:** Sunday, September 18, 2016 9:26 PM  
**To:** Matthew "Selby"  
**Subject:** Fwd: Neighborhood feedback on Martin Street 40B

Sent from my iPhone, please excuse any brevity or typos

Begin forwarded message:

**From:** John Sonner <[jsonner@outlook.com](mailto:jsonner@outlook.com)>  
**Date:** September 18, 2016 at 9:23:34 PM EDT  
**To:** Board of Selectmen <[BOS@acton-ma.gov](mailto:BOS@acton-ma.gov)>  
**Cc:** Clare Siska <[clare.siska@gmail.com](mailto:clare.siska@gmail.com)>, "[mbalulescu@gmail.com](mailto:mbalulescu@gmail.com)" <[mbalulescu@gmail.com](mailto:mbalulescu@gmail.com)>, 'KK Sonner' <[kksonner@yahoo.com](mailto:kksonner@yahoo.com)>, 'houghton r w' <[houghton.r.w@gmail.com](mailto:houghton.r.w@gmail.com)>, 'Kenneth Sonner' <[ken.sonner@gmail.com](mailto:ken.sonner@gmail.com)>, 'sima maitland' <[sima.maitland@gmail.com](mailto:sima.maitland@gmail.com)>, "[dlscheuer@att.net](mailto:dlscheuer@att.net)" <[dlscheuer@att.net](mailto:dlscheuer@att.net)>, "Terry Maitland (office)" <[tmaitland@landvest.com](mailto:tmaitland@landvest.com)>, Nancy Tavernier <[ntavern@comcast.net](mailto:ntavern@comcast.net)>, Mark Gallagher <[mgallagher@seal-harbor.com](mailto:mgallagher@seal-harbor.com)>  
**Subject:** Neighborhood feedback on Martin Street 40B

Dear Board of Selectmen,

We are some of the neighbors near the planned 40B development on Martin Street by Seal Harbor and we would like to give our feedback on the plans. Our preference would be to keep the three houses and lots as they are, however, if a 40B development is going to go in there, we do have opinions on things we'd

like to see.

We recognize the development rights under state law and appreciate the efforts Mark and Mark Gallagher have done to communicate with the neighbors, their plan to preserve the mature trees, their plans to preserve the three antique homes on the land. We are also committed to Acton encouraging socioeconomic diversity.

Here are our requests for key points to take into consideration:

1. We want to see the historic homes preserved. Although keeping the houses in their current locations would keep the context (as well as the basements), we understand that moving them will allow more flexibility in arranging the new houses, keep the new houses together, and have the older houses in the most visible spot.
2. We think HardiPlank-equivalent siding instead of aluminum will fit much better with the neighborhood of antique homes.
3. There is a section of sidewalk about 20 feet long at the corner of Maple and Martin streets dating to President's Grant administration. If there are any improvements for accessibility on the sidewalk, it is important to preserve the historical integrity of this sidewalk.
4. We are concerned about any flooding, both within the development and on any neighborhood impact. The water table is generally very high – see the attached picture from the spring of 2010, when Fort Pond Brook overflowed its banks to the point the town shut down Martin Street. We have confidence in Seal Harbor's and the town's engineers to address this issue but want you to be aware of it.

Thank you for your time and attention in reviewing the plans as well as our input.

Sincerely,

Mike Balulescu and Sarah Staley

65 Maple St.

Terry and Sima Maitland

110 Martin St.

Diane and David Scheuer

3 Heron View Rd.

Clare Siska

14 Stow St.

John, Karen, and Ken Sonner

76 Maple St.