From:	Peter J. Berry
To:	kilpatrick_6@verizon.net
Cc:	Board of Selectmen; Planning Department
Subject:	Re: Martin St 40B Development
Date:	Tuesday, September 27, 2016 9:24:09 AM

Mr. & Mrs. Kilpatrick: Thank you for your comments regarding the proposed 40B development on Martin Street. At our meeting last night, the Selectmen heard a review of the preliminary development plan from the developer, reviewed comments from Town staff and boards, and heard comments from neighbors. The Selectmen will be considering comments to send to the Mass. Housing Finance Agency, to which the developer has applied for financing, to consider in issuing their site approval letter. The Selectmen will consider your comments when drafting our input to MHFA.

Once MHFA issues a site approval letter the developer will complete his plan design and apply for a c. 40B comprehensive permit from the Zoning Board of Appeals, which will schedule hearings on the proposal. The developer last night also indicated that he will be meeting with the neighborhood in the near future to hear local concerns.

Peter J. Berry, Chair
Board of Selectmen
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On Sep 19, 2016, at 17:18, <kilpatrick_6@verizon.net> <kilpatrick_6@verizon.net> wrote:

> Dear Selectmen,
>
> John Sonner has recently kept our neighborhood informed about the pending 40B Development on Martin St. We reviewed his letter to the Board of Selectmen and agree with all of his points, however, we have a few additional points to add.
>
> · Flood zones must be studied further to make sure all future homes sites will be safely "flood free."
>
> We are extremely concerned about the flooding issues for the property listed. Fort Pond Brook and surrounding wetlands overflow onto this property frequently every year. No builder can stop Mother Nature to prevent the flooding. Proposed 'slab style' housing (with no basements) will not protect from flooding waters "above the ground."
>
> (Please note: we currently have an unprecedented period of drought and the current conditions in no way represent "typical" yearly conditions.)

· The beaver population in the large wetland area must be addressed. Beaver dams have changed the water flow and drainage of the entire area. Any current studies during such "dry" conditions will drastically change when it finally does rain. Old plans do not represent the beaver activity.

· **Fort Pond Brook**, behind the Jones Field Playground equipment, **needs to be cleaned out**. The brook (not the culvert) is clogged with debris of fallen trees, branches, leaves, mud, etc.. For many years, several neighbors have requested the town Conservation Department/Highway Department take the necessary steps to clear out this part of the brook to better the water flow. It has never been done. This could help flooding issues.

· The very high water table needs to be addressed for all future homes.

A rising high water table in the area occurs throughout the year, not just during times of extreme flooding. Our property is on the opposite side of the wetlands and we have extreme problems in our basement, as many do. Our builder hit water while digging our foundation and retention pond, however, did not tell us. Nor did the town planner/building inspector notify us. Two weeks after we moved into a brand new home, the basement was flooded. Our sump pump runs countless times per year.

· The safety of the Entrance/Exit of this property should be carefully studied.

Although Martin St. is very narrow, old colonial road, it is used as a main thoroughfare that connects two towns (Stow and Acton.) It has high traffic times due to commuters using the MBTA station. A blind turn is located before this property on one side and town MBTA parking spaces on the other side (in front of Jones Field.) Our daughter was recently in an accident, directly in front of the 40B property with a MBTA commuter from Stow who parks at Jones Field. Winter plowing is also horrible in the area due to the very narrow road and the Jones Field parking spaces.

· The Town Sewer System will soon be at "full capacity."

Town officials should also note with the multitude of condo developments popping up on single house lots, the public sewers will soon be maxed out. They will never become available for existing, low lying, high water table neighborhoods like Robbins St or Indian Village. Many existing

Acton residents around town were led to believe that town sewers would become available for them but now it is highly unlikely. Loyal town residents, longstanding town residents, come last.

· **Sidewalks are desperately needed on Stow St**., (between Martin St. and Robbins St.,) on Liberty St., and on Robbins St.

This is the most dangerous pedestrian walking area in Acton. It attracts a large amount of local walkers. Whether going to the MBTA public transportation, to Jones Field Recreation Area, the future Rail Trail, and dog walkers and families alike. At a minimum, there are over 80 families in the Robbins St neighborhood that would benefit by this. A sidewalk allocation should be aggressively negotiated. Any funds placed into the Sidewalk Fund should be allocated to this location. It is so long overdue and continues to be mysteriously moved down on the list for unknown reasons.

Overall, with all of the flooding issues, there are just too many units in this space. Flooding is a horrible experience to go through. There is no stopping mother nature. By the builder's design plan and the large amount of units, it does not seem like the builder is taking this seriously. I realize this is a 40B and very little can be done but it just seems very, very unrealistic.

Thank you for time and patience in addressing these issues.

Appreciatively,

Michelle and John Kilpatrick

7 Prescott Rd

Acton