



December 4, 2006

William Chin, Chairman
Zoning Board of Appeals
c/o Jay Szklut, Planning and Economic Development Manager
Homer Municipal Building
Belmont, MA 02478

Subject: Residences at Acorn Park, Comprehensive Permit Application,
Revised Site Plan

PRINCIPALS

Theodore A Barten, PE

Margaret B Briggs

Michael E Guski, CCM

Samuel G Mygatt, LLB

Dale T Raczynski, PE

Cindy Schlessinger

Lester B Smith, Jr.

Victoria H Fletcher, RLA

Robert D O'Neal, CCM

3 Clock Tower Place, Suite 250
Maynard, MA 01754
www.epsilonassociates.com

978 897 7100
FAX 978 897 0099

Dear Mr. Chin:

Epsilon Associates Inc. (Epsilon) has reviewed the revised Site Plan prepared by Rizzo Associates, Inc. for the above referenced project. Below is a summary of changes related to wetland and buffer zone impacts:

- The revised project design moves the emergency vehicle access roadway behind Building B entirely outside of the Riverfront Area (RFA), resulting in the elimination of 1,400 s.f. of RFA impact. The newly revised site design proposes no impacts to RFA on the entire project site. Because of this change, the previously submitted RFA Alternative Analysis is no longer required for this project.
- There continue to be no proposed impacts to Bordering Vegetation Wetland on the project site.
- Impacts to the 100 year flood elevation have been reduced by approximately 2,550 s.f. The compensatory flood storage areas have not been reduced in size and will be planted in accordance with the previously submitted Enhancement Planting Plan.
- Impervious area within the Buffer Zone has been reduced from 11,403 s.f. to 10,958 s.f., a decrease of 445 s.f.
- Impacts to the buffer zone have been reduced from 1.68 acres to 1.55 acres, a decrease of 0.13 acres.

The revised Site Plans result in an overall reduction of buffer zone and wetland resource area impacts, and the project has been designed to comply fully with the Wetlands Protection Act performance standards.

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A copy of the revised plan has been forwarded to your environmental subconsultant, Marshall Dennis, at Wetlands & Wildlife, Inc., who issued a review letter dated November 27, 2006, agreeing with the findings above.

Please do not hesitate to contact me at (978) 461-6227, if you have questions about this matter.

Sincerely,

EPSILON ASSOCIATES, INC.



Julie Vondrak
Project Scientist

cc: Steve Corridan, AP Cambridge Partners II, LLC
James Ward, Esq., Nutter, McClennen & Fish, LLP
Robert Engler, Esq. Stockard, Engler & Brigham, LLC
Laura Rome, Epsilon Associates, Inc.