

FRIENDS
OF



ARLINGTON'S
GREAT MEADOWS

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Steering Committee

David White, Chair
John Bartenstein
Don Miller
Sandra Ruggiero
Mike Tabaczynski

To: Lexington Planning Board
From: Friends of Arlington's Great Meadows
Re: Lexington Meadows Project at 840 Emerson Gardens Road

Date: March 24, 2022

The Friends of Arlington's Great Meadows (FoAGM) welcomes the completion of the Lexington Meadows project at the site of the former nursing home at 840 Emerson Gardens Road. However, there are a number of outstanding issues that need to be resolved.

The AGM Access Road is the greatest concern and Signage is the next one.

Access Road

The access road around the perimeter of the property in addition to providing emergency access to Arlington's Great Meadows (AGM) serves as a primary entrance for pedestrians and bicyclists, and replaces the previous entrance off the former nursing home parking lot.

However, this access road currently has many problems. The surface of this road is graded, unimproved soil with occasional thin sections of loose gravel. As we enter mud season the surface is rutted from ordinary bicycle and foot traffic. In addition, there are one or more sections where drainage from the new development appears to be causing runoff to flow across the road adding to the muddy conditions.

Specific concerns presented by these conditions are as follows:

- The present surface is unsuitable for either pedestrians or bicycles during many times of the year during wet conditions.
- As a primary point of entrance for emergency vehicles to AGM, we are questioning whether the present surface will support those vehicles. We suggest that the Fire and Police departments of the Town of Lexington be advised of the present conditions and inspect the premises to assess the suitability for access.
- A gravel berm has been placed under the chained entrance to AGM at the end of the former parking lot. This will prevent emergency vehicle access and should be addressed.

It is our request that the Lexington Planning Board confirm what surfacing material was stipulated for this fire access road in the original

permit for this development and provide information on what remedies are possible at this point regarding this situation.

Signage

There is currently no signage indicating that this is the entrance to Arlington's Great Meadows or that the new parking spaces at the entrance are for visitors. We hope that the developer plans to install such signage before the project is completed. Or if not, that FoAGM will receive permission to do so.

We await your reply on these issues and hope for a satisfactory resolution.

Thank you.

David White

David White
Friends of Arlington's Great Meadows

cc. Lexington Conservation Commission
Lexington Greenways Corridor Committee
Arlington Conservation Commission