

Roland Bartl

To: Jenn Shea; Dennis Ring
Cc: Acton Community Housing Corporation; Planning Board
Subject: Madison Place 40B proposal; 737-741 Main Street

Jenn and Dennis:

I haven't had a lot of time to look over the folder that you left me in my office, but here are some items for you to consider:

- Provide a path for the Madison Place residents to the future Bruce Freeman Rail Trail in the back of the property.
- Sell affordable units below the regulatory maximum sales price.
- The site is in the Groundwater Protection District Zone 3. Look at the zoning requirements there and how they can be met. This is not a good part of the bylaw to ask for variances from. However, the bylaw allows the Board to consider alternative drainage designs that achieve the same water quality results.
- How is the sight distance on Main Street?
- Assuming that this would be a private way, consider reducing the width of the loop road to 12 feet (see various Bellows Farm loop roads).
- I think you will not need the extra parking spaces on the inside of the loop (shown on landscape plan). You are proposing two-car garages for each of the eight units, plus driveway parking for another two cars at each unit. That seem to be plenty and is more than what zoning would require.
- How realistic is it for the landscape plan to show trees on the inside of the loop, when this is the septic system location?
- Consider recessing the double garages a bit in the unit floor plan so that they don't dominate the front elevations as much. Remember there will be eight of them in a row.

Thanks for letting me comment -

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