

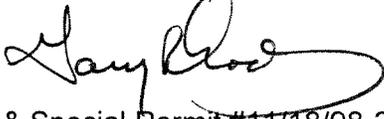
1/23/06 - (19)

TOWN OF ACTON

Building Department

INTERDEPARTMENTAL COMMUNICATION

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**To:** Board of Selectmen **Date:** December 28, 2005  
**From:** Garry A. Rhodes, Building Commissioner   
**Subject:** Revision request Site Plan Special Permit & Special Permit #11/18/98-366 Phase II  
Acton Assisted Living, LLC (Ashton)

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The Board has received a request to revise the layout of several more units in Phase II. The requested change is described in the letter addressed to me dated December 2, 2005 from Stamski and McNary, Inc.. I do not have any concerns if the Board grants the request. I have prepared a draft decision for your consideration.

STAMSKI AND MCNARY, INC.

80 Harris Street  
Acton, Massachusetts 01720  
(978) 263-8585  
FAX (978) 263-9883

WILLIAM F. MCNARY, P.L.S.  
JOSEPH MARCH, P.E., P.L.S.

December 2, 2005

Board of Selectmen  
c/o Garry Rhodes  
Town of Acton  
472 Main Street  
Acton, Ma 01720

Re: Acton Assisted Living, LLC  
Main Street  
Site Plan & Use Special Permit redline 2

Dear Garry,

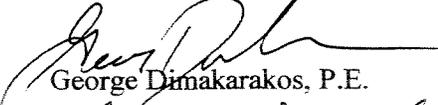
On behalf of our client, Acton Assisted Living, LLC, we hereby request that you accept the attached plan as a "Red-Line" change to the approved site plan. Units 32 through 41 and units 50 through 67 were previously contained within three or four unit buildings. They are now proposed within two and three unit buildings. Units 66 and 57 have been shown with a side load garage and Units 63 and 64 are affordable units. The decision required 3 affordable units, which are smaller than the market rate units. The smaller units allowed some more flexibility in building placement. Consequently, the 2-unit buildings become more desirable from a marketing perspective and eliminate interior units that would have less light. Also, basements have been proposed for 34 of the units in this phase. The net floor area of the basements will be less than 1,324 square feet per unit for a maximum possible total of 45,016 additional square feet. This will bring the floor area ratio from 0.202 to 0.279, where 0.30 is allowed under the Zoning Bylaw.

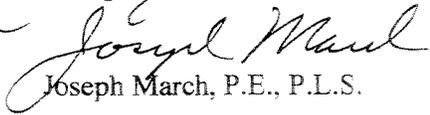
We feel the change to the building layout is minor and is an improvement to the approved plan. We can provide additional copies of documentation previously submitted at your request.

We appreciate your time in consideration of this matter. If you should have any questions, please contact our office.

Respectfully,

Stamski and McNary, Inc.

  
George Dimakarakos, P.E.

  
Joseph March, P.E., P.L.S.

cc. Steve Vazza, Acton Assisted Living, LLC

TOWN OF ACTON  
BOARD OF SELECTMEN

SITE PLAN SPECIAL PERMIT & SPECIAL USE  
PERMIT # 11/18/98-366 PHASE II

886 MAIN STREET, ACTON, MASSACHUSETTS

AMENDMENT OF DECISION II

The Applicant has requested certain modifications to Site Plan Special Permit & Special Use Permit #11/18/98-366 (the "Permit"). The requested change would revise the layout of units as shown on RED-LINE CHANGE dated December 1, 2005

Pursuant to Section 4.7 of the Permit, the Board of Selectmen reserved the right to amend the Permit at the request of the Applicant. The changes set forth herein do not change the result of the original decision.

Except as specifically amended by this Amendment of Decision, the Permit is in full force and effect.

WITNESS our hand this \_\_\_\_\_ day of January 2006.

Board of Selectmen,

By, Peter Ashton Chairman