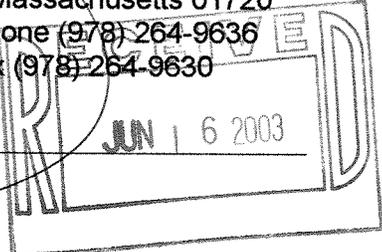




Bos 7/16 5

NOTE TO BOS -  
THIS CAME TO US EARLIER.  
WE MUST RESPOND ON OR BEFORE  
OCT. 1. COMMENTS ARE NOW  
COMING IN FROM DEPARTMENTS.  
WE WILL PLACE ON THE JULY OR  
AUGUST AGENDA (WHEN COMMENTS  
ARE IN) FOR BOARD CONSIDERATION.

TOWN OF ACTON  
472 Main Street  
Acton, Massachusetts 01720  
Telephone (978) 264-9636  
Fax (978) 264-9630



Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager Date: June 12, 2003  
From: Roland Bartl, AICP, Town Planner *RB*  
Subject: Chapter 61A Notification - 116 Summer Street (atlas parcel F-1/109)

The Planning Board has reviewed the notification at its last meeting on June 10, 2003. The Board has no specific recommendation, but has asked me to let you know that the subject of the notice is consistent with the Colonial Acres IV PCRC plans that the Board had approved in a December 2002 special permit (see Exhibits A and B of the notification).

Parcel E is the back portion of the land that the Whitcombs own. Under the approved plan, a portion of parcel E would become building lots, another portion would become permanent open space (PCRC common land) that abuts with a long common boundary the common land/open space that is associated with the older Maple Creek Farm PCRC (Woodfield Road). As per the Planning Board's special permits for both projects, both common lands are and will remain in private ownership<sup>1</sup>.

Under the Colonial Acres IV special permit, the entire front portion of the Whitcomb land (lot 1 in exhibit A plus two adjacent parcels) is restricted to two homes, one of them being the present Whitcomb residence. A restriction to this effect has been drafted and approved by this office, and will be recorded with the approved plans.

I:\planning\planning board\idcs\ch61f1-109.doc

<sup>1</sup> In 1993, when Maple Creek Farm was first proposed, its common land was considered for a municipal ball field, but butters vehemently opposed the idea. Then, the Town had no active recreation program at the time. The ball field proposal was eventually dropped. Although good in size, the land is isolated from any other municipal or conservation lands. Therefore, there was no good reason to take it into public ownership. The common land from the proposed Colonial Acres IV project adds to the original open space, but does not change the fact that it is isolated from Town-owned lands.