

Don Johnson

From: Roland Bartl
Sent: Friday, July 11, 2003 3:46 PM
To: Don Johnson
Subject: Ellsworth Village 40B Project

Don:

The following are supplemental comments to my memo of 6/19:

- The proposed density (7 units per acre) far exceeds base R-8 zoning, but also exceeds the maximum 5-unit/acre density of the Affordable Housing Overlay District B. To ensure that there will not be any 40B project premiums or kick-backs to the landowner, the proposed purchase price of \$1,529,500 should be corroborated with an appraisal that is based on standard R-8 zoning, or on the Affordable Housing B Overlay.
- The housing starts program application to MassHousing states that there are no hazardous waste sites within a 1/2 mile radius. This is incorrect. Acton Toyota on the abutting property has a 21E site listed with DEP.

*Roland Bartl, AICP
Town Planner, Town of Acton
472 Main Street
Acton, MA 01720
978-264-9636*