



PROJECT APPLICATION FORM - 2007

Applicant: Town of Acton, Municipal Properties Department

Submission Date: November 8, 2006

Applicant's Address, Phone Number and Email Purpose: (Please select all that apply)

472 Main Street
Acton, MA 01720
dcharter@acton-ma.gov

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): _____

Project Name: Purchase/reuse of #468 Main Street

Project Location/Address: 468 Main Street, Acton Center Historic District

Amount Requested: \$600,000

Project Summary: In the space below, provide a brief summary of the project.

#468 Main Street is a 1915 Bungalow type single family home fronting on the Town Common, with frontage on Main Street, Newtown Road, and Woodbury Lane, adjacent to the Acton Town Hall. The building is within the Acton Center Historic District and is protected by the Demolition Delay Bylaw. The house has been for sale for over six months. The lot is larger than required within the Zoning District, and the property owners have conducted septic testing to allow the subdivision of the lot and the construction of a second house in what is now the back yard. The present owner has installed a very substantial floor support system on the ground floor that could probably support commercial loads. The Agent for the owner has opined that the present asking price is fairly firm, since the original asking price was almost \$100,000 higher.

There are several possible uses (or combinations) that the Town could undertake for this property, if acquired:

1. **HISTORIC PRESERVATION, OPEN SPACE**
Purchase the property, place a historic preservation restriction on it, adapt the house for some public use, such as office space, and leave the rear yard as open space.
2. **OPEN SPACE, COMMUNITY HOUSING, HISTORIC PRESERVATION**
Purchase the property, place a historic preservation restriction on it, accept proposals from non-profits to convert it to affordable housing, and preserve the back yard as open space
2. **OPEN SPACE, HISTORIC PRESERVATION, COMMUNITY HOUSING** Purchase the property, place a historic preservation restriction on it, and accept proposals from non-profits to convert the house to affordable housing plus move the town owned house located at 17 Woodbury Lane to the backyard, converting that house as well to affordable housing. This would free up the footprint of 17 Woodbury to be used as landscaped open space. This would also satisfy the Historic District Commission's wish to keep the house at 17 Woodbury in the Acton Center Historic District.

Estimated Date for Commencement of Project: April, 2007 (purchase)

Estimated Date for Completion of Project: Completion depends upon which option is pursued

PROPERTY LISTING

Close Win



ACTON , MA 01720
Status Active
Price \$599,000
Type Single Family
Style Bungalow
Rooms 9
Bedrooms 4
Full Baths 2
Half Baths
Age 91
MLS# 70359644

[Photo Gallery](#)

[HomeMovie](#)

OPEN HOUSE: Sun 10/29/2006 1:00 PM - 2:45 PM [Maps & Directions](#)

Seller pursuing engineering for 20K sq.ft. anr lot included in price. Explore the possibilities - Fronting the Common 1915 Bungalow. Grand foyer w/French drs leading to LR. DR w/blt-in china cab, kit. leads to deck study & 1st flr. MBR w/Hollywood bath complete the 1st lev. Intimate 2nd flr w/3 add'l BRs&full bath has lofi. Each BR is constructed und. its own gable&has loads of blt-in storage. Call Agent for more information & progress.

Interior Details

Living Area 2,203 Sq. Ft.
Fireplace 1
Garage 2
Basement Full, Interior Access, Bulkhead, Sump Pump, Concrete
Heat/Cool Central Heat, Hot Water Radiator, None
Fuel Source Oil
Water/Sewer Public Water, Private Sewage

Exterior Details

Lot Size 0.99 Acres
Lot Description Corner
Features Porch, Deck, Gutters
Road Frontage 603 Ft.
Waterfront

Taxes & Fees

Taxes \$5,696
Tax Year 2006

Schools

Grade School Acton
Middle School R.J. Grey Jr
High School ABRHS

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 978-263-3303



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