

APPENDICES

Appendix 1: Community Participation, First Phase

Discussion Meetings with Department Heads – December 16, 1997

Attended by:

Roland Bartl, Town Planner

Jeanne Armstrong, Consultant [LandUse, Incorporated]

Morning:

Chatherine Belbin, Town Clerk

Regina Tischler, West Acton Library Director

Betty McMannus, Executive Director, Acton Housing Authority

Robert Craig, Fire Chief

Charles Jones, Director Human Resources/Veterans' Agent

Afternoon:

Garry Rhodes, Building Commissioner

David Abbt, Engineering Administrator

Jim Deming, Manager, Acton Water Supply District

Doug Halley, Director, Health Department

Tom Tidman, Natural Resources Director

Dean Charter, Director, Municipal Properties/Tree Warden

Responses to Questions Raised:

What growth management-related problems or questions is your department wrestling with now?

[General] Money!! Across the board there is increased demand for services due to growth, plus people in Acton expect excellent services. Townspeople need to understand that departments can't keep meeting this demand without the money to pay for maintenance, additional personnel, training of personal.

Interest groups mobilize for Town Meeting votes for their special projects—schools, recreation—but hard to get support for overall increased annual costs of services. There is resentment about the new recreation center and purchase of the Morrison land while other services are not keeping pace.

There is a lack of commitment among the new, wealthier residents to older, long time residents who are not as wealthy. E.g. Strawberry Hill Road and Pope Road who buy \$500,000 new homes. "They like to think they live in Concord."

[Human Services] We not only need more people, but we also have to invest in updating staff skills, e.g. to work with computerized systems that we are instituting for efficiency. Still will need personal contact, though.

[Fire] Response time/traffic. New development is in North Acton, but 3 fire stations are in villages more to the south. Even with optimum conditions, response time from Central Station along Route 27 to North Acton is 7 minutes, with bad weather up to 10 minutes. That's not counting traffic tie-ups. Worried about serving future development along

Route 2—problem with lack of crossovers. Study underway [available within 1 - 1.5 years??] examining Police/Fire needs and options—will consider central, shared dispatch, whether need 4th fire station or move one of existing, whether need new site.

[Fire] Only 1 ambulance [even though a good one], and neighboring towns also only have one. More frequently getting simultaneous calls. Also have to cover accidents on Rte. 2. Note also that with medical specialization and differing insurance coverage, ambulances don't just go to closest hospital. Different destinations add to time to handle calls.

[Town Clerk] More population means more to do, but it's clear what needs to be done.

[Town Clerk] No parking for elections, because happen at schools while schools are in session. People drive away and don't vote. Don't take advantage of using absentee ballots instead.

[West Acton Library] The Village is the place that time forgot. Only one room open to public. Code requirements for access, etc. prevent use of upstairs rooms for public. No room to expand on site, limited parking. Also Historic District regulations.

[Housing Authority] More mentally handicapped on waiting list, because of deinstitutionalized homeless. Need additional handicapped housing money to meet people's needs. State DMH is not adequately funded, so concerned that Housing Authority is trying to take up the slack and attempting to meet urgent personal needs for support services that the Housing Authority is not equipped to handle

[Housing Authority] Need money to rehab buildings we have. We are an "at risk" housing authority, because we are relatively new and so do not have any reserve funds. We are dependent upon State aid to make up what don't get in rent, and that is drying up. Also stuck with expensive heating—Windsor Green is electric rather than gas, so pay \$145,000/yr on electricity. Don't have money to convert.

[Housing Authority] Need more first time homebuyers funding. Note problem of unforeseen expenses when people try to start through condos—e.g. septic breakdown.

[Veterans' Agent] Affordable housing. Can't survive on Social Security when hit hard times or retire.

[Building Commissioner as Zoning Enforcement Officer] The Zoning Bylaw is totally out of step with what the marketplace is bringing forward in terms of business development. There is a very detailed listing of allowed uses, but these are types of businesses that people don't want to do. New types such as biomedical, r & d are not mentioned. Also, does "printing and publishing" mean a desktop operation or the old type of printing press place?

[Water District] Town has done a good job of identifying and acquiring potential new sources of water. Can keep up with new construction, especially since Town requires that developer extend the line. Couldn't keep up if all the existing condos came in at once and asked to be put on the municipal system because their septic/well is failing [would be a 10-20% increase in demand].

[Water District] Acton has lower than normal per capita water usage.

What future decisions do you think the Town will need to make, but may not be prepared to make?

[Human Services] In next few years Acton will see a tremendous turnover in staff due to retirement. We have to get compensation *and benefits* up to standard in order to attract, motivate, and retain good employees. We don't have short or long term disability insurance, nor dental coverage. These are standard in private industry.

School Dept. is talking new facilities in order to reduce class size, but no one is talking the implied increase in staff.

[Housing Authority with agreement from others] We need a Social Services Department. Right now the Fire Department, the head of COA, others are putting time and resources into trying to meet emergencies, because there is not a Department to help at risk people [e.g. older people developing Alzheimers] before an emergency arises.

[Conservation] Now that new people are buying such expensive houses, I think that the question may not be residential buildout of remaining parcels—the wealthy are going to fund private efforts to buy them all up to take them away from development. I think we should be thinking of an assertive master plan for open space acquisition and management [because there is potential support to implement such a plan].

[Natural Resources] Comprehensive planning for sewerage—not just what has been decided. Over time septic will just keep failing to handle the load. Will have to either sewer everywhere, or have groups of properties band together for package treatment plants. 25% of the time our streams pollution readings exceed limits for swimming. Ice House Pond will have to be treated for eutrophication again over time. Money keeps having to be spent to deal with the symptoms.

[Engineer] Build-out projections not meaningful, since what will happen is people will buy up smaller houses to build bigger ones—i.e. larger scale, more expensive redevelopment.

Have you referred to the 1991 Master Plan as a policy guide to help make decisions? Has it been helpful?

Density bonuses for affordable housing haven't worked.

[Fire] Used it to argue for ladder truck, and finally got it last year!

[Conservation] When was new, used for awhile for such issues as access and signage. Also, there were a couple Selectmen who had bought into the Plan, so the Plan was useful in advocating for action by the Selectmen. Those Selectmen moved off the board, so don't use it now. New Open Space and Recreation Plan much more current and useful. Has priorities for site acquisition.

[ZEO] Look at when considering traffic implications during site plan review.

[Engineering] Used traffic portion.

[Municipal properties] Used to justify purchase of large property. But could have probably found quotes to argue against it too, if I'd wanted too.

Have there been problems with interpreting the 1991 Master Plan?

[no response other than ZEO's problems with use table in Zoning]

What might the 1998 Master Plan Update Project accomplish that would help you meet your responsibilities?

[Housing Auth] How might we more effectively set aside some money to meet housing needs, e.g. elderly affordable?

[Roland] In last year of 5 year plan for improved, coordinated data management. Still a long way to go.

[ZEO] Much more flexible definitions regarding allowed uses. E.g. let dimensional and site plan standards vary as appropriate for different districts, but please save me from all these detailed lists of uses that vary from one side of the street to the other and don't pertain to what businesses really do these days. We have vacant buildings because allowed uses haven't keep up with market.

[Officials at afternoon meeting] FAR too low, Town shot selves in the foot. Residential is dead loss to the Town.

[Officials at afternoon meeting] Another school in North Acton? Capital Facilities Plan as part of Master Plan

[ZEO & Engineering] Update the traffic component. Include sidewalks—we have a sidewalk plan.

[Conservation] Needs projections for recreation.

[Municipal properties] We don't have enough land that is just for general municipal use. For example, a teen center has been on the wish list for decades. Maybe it will evolve to support for a community center. Got funding for the Senior Center and new Library by saying would have meeting rooms for general community use—try to get in now! Also need place to store parks equipment—no space at DPW Garage.

Regional perspective—e.g. bike trail [Sudbury/Lowell], wildlife corridors.

Connecting pieces between large conservation properties.

Municipal golf course as revenue generator?

How about a Land Bank fund? With such high sales prices, we should be able to get money for acquisition. So far voters have gone for overrides and bonding, but we should have another funding option available.

[Conservation] Impact fees? Not fair that developers are making millions off new homes, then leaving town to deal with service consequences.

Speaking either from the specific perspective of your department, or in general as a concerned Town official, are there questions you'd like to ask townspeople at the January workshops?

Are services adequate? If not, what would it take to make them adequate? What are you willing to pay more for? [People don't understand that money doesn't just appear—they must pay for services.]

Please!! Don't ask what they don't like, and then take it all down as gospel. Last time some totally untrue statements & complaints passed right on through to the final document.

[Suggested that speak with elderly at the Senior Center when there is an event going on. Also suggested that speak with Conservation Commission in light of updated Open Space & Recreation Plan]

Implications for Project: DRAFT

Village based planning not supported mainly due to discrepancies between what wished for and what market has brought forward. Shift from detailed uses table to flexible uses with dimensional and site plan criteria to achieve desired character?

Get serious about Town finances. Capital Facilities Plan? Prepare for increases in personnel/benefits/training costs?

Avoid wish list approach, shift to "how are we going to pay for it" approach.

Economic development

Municipal golf course? [or other revenue generators]

Impact fees?

Land Bank

Community, social implications of new residents being so much more wealthy [or at least having higher income at the moment] than longer time residents.

Septic capacity of land base/build out projections/sewerage big picture.

Municipal land needs other than for conservation.

Incorporate updated Open Space & Rec Plan, current Fire/Police study [not done until well after fall 1998]

At least open discussion about ways to get around town other than cars [working from continuous complaints about traffic]?

Community Workshops – January 22 & 27, 1998
Points of Agreement Noted by Small Group Moderators

1. **The costs of financing Town services and facilities will continue to grow due to the increase in population. What do you think might be promising ways to pay for the quality services townspeople expect?**
- **Expand the Town's business base with resulting increase in net tax revenue?**
 - **Generate new revenue through user fees at a municipal golf course or other public facility?**
 - **Acquire undeveloped land in order to remove it from the market and avoid service costs associated with its development for houses?**
 - **Other suggestions?**

Which, if any, of these options should be emphasized over the others?

[Guidance needed: strategies the community should pursue other than raising tax rates to meet the increasing costs of amenities and services]

Group 1/1

Support office and light industrial development in certain areas

Office park to expand tax base w/out straining infrastructure

Don't rezone industrial for residential

Office park at Auto Auction

Could support municipal/private recreational facilities if it could be shown to be feasible & profitable

Doubt that golf course could raise enough money for Town

No significant expansion of retail

Small retail expansion in villages ok

"Controlled" residential development. Many suggestions put forward

2 acre minimum

Agriculture Preservation Restriction Program

Group 1/2

Carefully increase commercial growth

aesthetic concerns

appropriate areas only

important revenue generator

relax restrictions in existing areas

Try to limit residential growth

Acquisition of open space

Avoid high density—larger lots to limit population

Change zoning to reduce density

??Do user fees work?? Need investment analysis

Group 1/3

Support for all listed ideas

Low impact, clean businesses

Rehab. failed businesses

Wickes/Somerville Lumber

land banking/limit residential

Business with highway access
Route 2
Generate revenue from public land use
Support for village centers
Need a "person" in Town Government to coordinate, facilitate business attraction and development

Group 1/4

Expand business base especially through existing space
P O Square
Wickes Lumber
Chemplast
Somerville Lumber
Route 2
Follow Master Plan regarding purchase of undeveloped land
Look to state for money
Reserving land for future uses is okay, but not simply to keep people out of town
[Minority] User fees - golf

Group 1/5

Golf courses not cost effective
No real need to shift more land area into business uses
Land acquisition may be too expensive
Some—control residential growth, possibly through type of housing

Group 1/6

Expand business
target areas
compatible w/ Acton
Municipal revenue-generating activity
But where?
Needs to be all-seasons
[Minority: purchase property]

Group 2/1

Continue to acquire undeveloped land [??Incentives to donate property??]
Selective business development in existing zoned areas
Wickes Lumber
East Acton along Rte. 2 corridor
Auto Auction
Incentives to encourage rebuilding
Town shuttle to relieve parking so lessen amount of paving
Generate fees
Feasibility of cost/revenue
Site on existing Town land rather than new, since Town Meeting reluctant to buy new sites
Slow down residential development [??How??]

Group 2/2

Regionalizing services
Expanding business base
Fees for Rec. areas

Zoning change for new business
and change existing uses [need more restaurants, drive throughs]
attract business with staying power
Land Banking

Group 2/3

**Acquire undeveloped land
Expand business base with limits—qualification & restrictions: Village concept
Size
Taste
Traffic
Mix
Location
Villages or edge of town near highways
Auto Auction—not retail
Can municipal revenue generators really work? Need more information??
??Could Town provide services more efficiently??
??Ways to slow down number of housing building permits/year??

Group 2/4

Balanced solution
Limit permits [residential]
[minority: exclude affordable housing from this]
??Why no new businesses??
Family restaurants
Office/Industrial
User Fees
Environmentally friendly facilities
??Has zoning had a chance to be tested yet, especially TDR, OP2??
??How encourage seniors to stay in homes after children leave??

Group 2/5

Increase tax base through encouragement of business
e.g. tourist B&B, services that capitalize on Concord tourism]
User fees if impact limited on residents
Acquire undeveloped land good, but needs total cost evaluation
Tax structure that reflects cost of services in a fair manner
[minority: limit residential development until business catches up]
??Why are Concord's taxes lower but we have more business % of tax base??

Group 2/6

1. Expand village-based business development
Make easier for business to locate here, user friendly process
Sewers will probably result in business growth
2. Acquire undeveloped land
3. Don't encourage residential
4. User fees ok, but won't be a major source of revenue
[minority: users fees as in California]

2. An underlying theme of the 1991 Master Plan was to limit business development and to focus it in clearly defined areas. Should we now also consider promoting

business growth in order to broaden the tax base, provide local job opportunities, and expand the range of services available to residents? If so . . .

What kinds of business growth should we consider?

- industrial parks?
- office buildings?
- general retail [such as department stores]?
- specialty retail [small shops]?

What areas of town might be appropriate new places for business growth?

[Guidance needed: whether the Master Plan Update should revisit the question of what role townspeople want business to play in the future of the community]

Group 1/1

Light industrial, village retail [convenience retail], office

Strong support for village concept

No malls

"Auto Auction" site for office park or light industrial

W. R. Grace, Wickes, Somerville Lumber. [Can we use W.R.Grace site?]

Studies of undeveloped undesignated land

Better use of Exchange Hall in So. Acton [retail?]

Group 1/2

Office—yes in appropriate areas only

Reserve space for office—don't allow residential there

Retail—only specialty, not general

KC

2A/27

Industrial—clean uses only

School Street

Light industry is not moving fast enough

less restrictions in villages and existing industrial areas

Aesthetics of expanded commercial will be important

??*Could NARA generate fees??*

Need to look at open space acquisition like a business investment decision

Auto Action—in favor of expanded business here if appropriate access

No other sites that could have it

Need to be more small business friendly

??*Is our sign bylaw too restrictive??*

[Craig Road Industrial Park off] School Street

Group 1/3

Offices

Alone in office parks [NAGOG]

Village centers if appropriate to character

KC aesthetics need upgrade

No big box retail!

Traffic concerns

Encourage best tax value for development

Limiting factors:

Groundwater protection

Sewers

Group 1/4

Fill industrial parks and buildings we already have
Avoid additional business/industrial zoning
Village clusters
Specialty retail
Mixed use areas
Maintain in the character of our town

Group 1/5

Commercial/mixed use town center [like Concord]
Office/light manufacturing, R&D

Group 1/6

Support office development
No large retail
Revisit zoning for business
Maximize existing areas
??What's happening w/ Wickes, Somerville Lumber??

Group 2/1

Support for Village focus w/ added incentives for development there
such as West Concord mix of residential, small shops
Office space development in industrial areas
like to see beautiful office buildings at Wickes, Somerville Lumber
[not unanimous] Some added mid range commercial
NOT superstore
East Acton along Rte. 2 good area for growth

Group 2/2

No "Big Box" retail
Concentrate new bus. near Route 2
Favor industrial/office parks
Establish more consistent growth policies
??Ask question, "Why don't businesses locate in Acton?"??
Be more business friendly by not changing the plans from year to year

Group 2/3

Village concept with good mix including residential
Small retail near residential areas for easy access
Redo Kelley's Corner
Maintain Acton's character
"Most taxes for least disruption"
Create nucleus center—like West Concord
Larger developments near periphery/highways

Group 2/4

Let the Master Plan work [limited time since adopted]
Villages starting to work
small restaurants & shops
NO MALL
encourage uses that would reduce trips to outside business
Need family restaurants

Market may be picking up for business
Do something about Auto Auction

Group 2/5

Encourage type of business that is community conscious
Encourage businesses in areas currently named [village centers] & fill empty sites first
Pedestrian friendly areas of business
Work to retain businesses already here [see Master Plan]

Group 2/6

****Office Park, Nagog wood, North Acton Auto**
Specialty retail in villages
Route 27 underutilized for light industrial, office
Kelley's corner mid-size retail
****Route 2A retail, office**
[willing to live with strip development if it reduces tax rate]
[locate more on 2A since it is already ugly]
[Larger retail may be solution since smaller stuff doesn't stay in business—Kelley's corner]
[** = especially strong support for this in the group]

3. Growth in and around Acton will continue to increase the number of cars flowing through town. What kinds of new transportation alternatives would you be likely to use, and where should they be located?

- **Trails and walkways**
- **Bike paths**
- **Additional public transit**

[Guidance needed: whether the Master Plan's transportation component should be expanded to consider aspects of transportation other than vehicles]

Group 1/1

Trails

Assabet River Rail Trail
Sudbury-Lowell Rail Trail
Bay Circuit Trail

Sidewalks

Special Attention to connecting places e.g. schools, libraries
Need sensible overall funded plan
Consider Eminent domain
North Acton Rec. Area [NARA]—needs to be safe for children to get there, ditto new library

Shuttle services

NARA
train station—relieve parking crunch there
Get MBTA to build enough parking at station in Littleton??
Use school buses during the day for public transit?

Group 1/2

****Bike Paths and Lanes**

Make more user friendly, safer vis a vis vehicular traffic
**Sidewalks
Disjointed
Too many crossings
[** = especially strong support for this in the group]
Regional issues
support regional train station to alleviate thru-traffic
Network to connect
Between neighborhoods—especially new cluster ones
Also KC, Jones Field, SAV/WAV, Schools, recreation areas/schools
Traffic calming
Slow traffic to allow pedestrian & residents to enter
??Public Transit—Will we ever have density to justify??

Group 1/3

Public transit: shuttle bus and after school bus—fee-based

Sidewalks

Trails

Bike paths

Regional transportation

Littleton Train Station

West Acton Train Station

More collector roads

DON'T WIDEN ROADS—traffic calming

Group 1/4

Big support for—

Sidewalks

linking town centers

2A/27

Bikeway around town

Rec area

Kids

Regional agreements/links

Town bus [not tax supported]

Kids

Seniors

Commuter lot

Linking specific areas such as schools, elderly housing, town centers, train

Group 1/5

Shuttle service to major activity centers [electric bus]

More bike paths

More sidewalks

Parking garage at train station

Improve traffic pattern at Roche Brothers lot

Group 1/6

Disagree on sidewalks—should act as links with someplace

Traffic is a regional problem

DON'T make it easy to cut through town

Would like some form of public transportation

Group 2/1

Continue sidewalk program

enhance with bus, trolley to make circuit around town for elderly, moms

Not needed on every street

Shuttle from train to various office parks

Implement traffic congestion alleviation from Master Plan

Parking for commuter rail and/or shuttle from other lots

Group 2/2

Rail Trails

Support bike paths, trails, & walkways within sub-divisions

Promote non-motorized recreation

More sidewalks & crosswalk safety

Regional train station

??Re-examine turning lanes on Route 2A??

Group 2/3

Bike Paths linking schools, NARA, town centers, conservation lands

Marlboro to S. Acton link—Rails to trails

??link abandoned RR that crosses Great Rd??

Maintain & mark trails better, use as links to villages, conservation land network

Sensible sidewalk plan—no splits/crossovers

Trolley to connect places—schools, NARA, train station

Getting to schools hard, especially Conant School

Traffic calming techniques & buffers

More pedestrian-friendly retail centers

Not like Kelley's Corner, more like West Concord

Not high on public transit—town trolley??

Group 2/4

SIDEWALKS—spend the money necessary

Intervillage shuttle—also to train station

Bike paths—incl. regional

Non-car modes good for families and good for villages

If Auto Auction goes ahead, need overpass to link over Route 2

Don't need own public transit but better access to S. Acton station, bus to Alewife, etc

Take regional solution to solve through traffic problems

Group 2/5

Support more bikepaths to connect parts of town

Along Rte 2, Kelley's Corner, Rte 2A

pedestrian overpass over Rte 2

Minibus transportation [regional solution] to access stores & medical offices & train station

Emphasize sidewalks, limit curb cuts along 2A

Support car pooling [tax/fee break at train station]

Traffic management

Group 2/6

1. More sidewalks

Especially on busy roads

2. Support for trails & bikepaths [especially regional]
3. Speed limits enforced/traffic slowing
West Acton Village
Not more police
4. Shuttle to the train station

4. Are we successful in getting the kind of residential development that we want?
What varieties of housing merit special consideration by the 1998 Master Plan Update?

- Homes affordable to working families & first time homebuyers?
- Alternatives for seniors and elders, for example assisted living?
- Open space residential [with conserved open space & clustered homes?]
- Other choices?

[Guidance needed: whether to consider adjusting the types and patterns of residential construction that are allowed or encouraged in Acton]

Group 1/1

Assisted living

"I don't want to have to move away from Acton when I get old"
ok with higher density

Affordable housing

we need some diversity
too many big monster houses going up
what happens when the tide goes down?
too many children into schools [so need more industrial development]

Co-housing [like New View on Central St]

more density, less land use

Strict enforcement of zoning by-laws

Shouldn't grant variances that allow undersized lots, too near wetlands

General limitation on residential development

Group 1/2

Seniors' Housing

55+

assisted living
good for fiscal health of Town

First-time/starters

opportunity in apts/condos
??can we require some??

Cluster encourages increased density offset by unusable land

Don't like look—too dense

Need steps to limit increase in population

Not successful in attracting diversity, mix of architecture

Group 1/3

Support affordable housing

Need better incentives

Co-Housing

Support assisted living

Support cluster development

Group 1/4

Important:

Affordable housing both levels

first time

seniors [keep in homes]

Different levels of housing

Not all big

rentals

apartments

smaller houses

Careful clustering

in character

mixed housing

retail and apartments

Assisted living

Group 1/5

More diversity

more high end condos w/ amenities

affordable housing

first time homebuyers

assisted living for senior

Other housing options for seniors

Zoning changes which would encourage diversity

Group 1/6

Develop senior housing and assisted housing

[Minority support for affordable or assisted housing for families]

In favor of clustered housing, but need to control type of development

Group 2/1

More housing for elderly

Troublesome to see elderly forced to move

also eases tax burden

??Tiered tax system possible??

Assisted living

Cluster doing ok

[one opinion: not for affordable housing because we have too many apartments in town]

Group 2/2

Affordable housing for seniors/elders

Create sense of community—like a YMCA

Young families vs. Oldsters [cost of schooling children makes affordable homes for families

less attractive than affordable homes and alternative types of homes for elders]

Town provide affordable housing—remove profit motive

Cluster housing/assisted living

Group 2/3

More variety in kind of development, size, price

Too many big new houses in enclaves that still generate a lot of traffic
Fine-tune the cluster development concept
Need diversity: first time buyers, rich, poor, elderly, assisted living
Affordable housing integrated with Village concept
More housing for elderly so they can afford to stay in Acton
[minority: moratorium on housing]

Group 2/4

?? Why don't people stay??
?? Why not more affordable housing??
Don't like cluster because houses too big
 Need special needs housing for seniors
 Need first time buyer inventory

Group 2/5

More affordable housing & senior housing vs. mega houses
 Maybe more 2-family
Housing in village centers, e.g. above stores like Lexington & Concord
 Maybe senior housing complexes so can walk to centers
Support open space cluster-type housing
**Slow down density until quality of life issues addressed

Group 2/6

1. Support assisted living for elders & seniors
2. Impact fees to fund open space or affordable housing
3. Better control on open space created by cluster development
4. More affordable housing
 Need to increase incentives to get alternative housing: low income & assisted living
 Want open spaces maintained by Town
 Cluster development doesn't always look good

Appendix 2: Mid-Project Review

Community Leaders Workshop – June 30, 1998 Discussion Notes

(1) Open-Ended Discussion

Economic Development

- Loss of environmental protection focus (dropped language on page 4 of comparison)
- Want to be more forthright about environmental concerns
- (Note: Environmental protection was retained in residential development section, but dropped in economic development section)
- New version (p. 9) is not clear – what does “within context of master plan” mean? (watered down)

p. 3: change “maintain diversity” (of commercial enterprises) to “increase diversity”

p. 4: note duplicate housing goals

Reduce housing density as an approach to limiting residential development

Services and Facilities

- Concern about “demoting” education (i.e., change in section title)
- Add “cultural” to educational (p. 5 of comparison document)
 - Access
- Also add cultural opportunities for all segments of the population
- Add elder care to day care (modify objective on p. 5)
- Need goals/objectives for wastewater discharge

Transportation

- Cameras at key intersections?
- Technology as support for other areas of the plan?

Land Use

- 2nd goal: Change “other” to “municipal”
- Move objective #5 (“Adjust intensity ...”) to top of list to indicate priority
- Land use strategies need to be augmented to stress residential growth management

Town Government

- Dropped goals and objectives – why?

Land Use

- P. 2 of comparison document – first land use objective sounds like giving up
 - Change “rural” to “New England”?
 - Delete “where possible”?
- Strategies
 - LU2 – “Monitor” is putting decisions off too far into the future.
 - Concern that the Town has allowed higher residential densities (in clustered developments) without providing usable open space

Water

- NC17 – All development is approaching a de facto limit on water withdrawal (Mass. DEP limit is 1.8 MGD annual average).

Affordable Housing

- Clarify strategy H2 – there is no (?) buildable town/state land available for housing.
- Applicability to seniors
- Tradeoffs for ease in obtaining approvals
- Housing Authority acquisition (and relocation?) of existing housing units for use as affordable housing.

(2) Priorities

***** Slow residential growth *****

***** Encourage economic development *****

Municipal sewerage and watershed-based trading

Paying for town services (SF14)

Affordable housing

Expand/upgrade school facilities

Fiscal responsibility/taxes

***** Protect environment *****

Encourage bicycle use

Do not encourage people to speed up development: rather than zoning land restrictively (and thereby spurring reaction by owners/developers), buy it to eliminate its development potential.

OSR7 (fund for open space purchase)

OSR6 – strengthen back to its original wording

Public-private partnerships whenever possible to be fiscally conservative

Wastewater management and water supply protection (beyond sewer system)

Larger lot sizes? (to avoid Title 5 limitations)

Traffic congestion

Accessibility for disabled – in all recreational/cultural/etc.

TC1 (bottlenecks) – these will get worse once the sewer construction begins

Enabling the elderly to live independently

Preserve remaining farmland

Town government – consistency with Master Plan

**Appendix 3:
Community Participation, Second Phase
Community Workshops – October 22 & 27, 1998
“Vote” Tallies on Selected Action Recommendations**

Villages & Community Centers

	<u>Green</u>	<u>Red</u>
Increase allowable densities in the East Acton and North Acton village districts, and revise zoning to encourage small mixed-use centers	4	1
Provide physical improvements in village centers, including sidewalks, street trees, and pedestrian-scale lighting and benches	18	1
Create design guidelines to encourage the desired type of development in villages	13	0
Promote redevelopment in Kelley’s Corner by allowing increased height and intensity, and adjusting standards for building setbacks, parking lot design and landscaping	5	7
Consolidate business zoning districts in the area of Powder Mill Road (Route 62) and High Street	5	1

Residential Development

	<u>Green</u>	<u>Red</u>
In new subdivisions, allow only 10 new homes to be built per subdivision per year	17	4
Consider establishing a Town Social Services Department to support older residents living in their own homes	6	1
Simplify the Affordable Housing Overlay District regulations to make them easier to understand and to promote their use	8	1
Consider allowing greater density in the village districts for mixed-use developments that include affordable housing	9	0

Economic Development

	<u>Green</u>	<u>Red</u>
Simplify business regulation along Great Road by removing the Transfer of Development Rights provisions and associated parking limitations, and reducing the maximum floor area ratio (FAR)	3	2
Increase the allowable intensity of development in several districts, including Kelley's Corner, the Auto Auction area, and the Post Office Square area	9	2
Consider providing financing incentives to attract businesses to designated areas	10	3

Circulation

	<u>Green</u>	<u>Red</u>
Develop a town-wide traffic calming program	13	0
Conduct studies of the Route 27 and Route 2A corridors	2	0
Build sidewalks and bikeways to South Acton and Commuter Rail	9	0
Construct sidewalks in West Acton Village	7	0
Provide funding and support for Assabet River Rail-Trail	6	0
Support rail-with-trail along Fitchburg line right-of-way	2	0
Incorporate bicycle considerations in zoning regulations for off-street parking	0	0
Provide public bicycle facilities in village areas, at all public buildings, and at all recreation areas	2	0
Support increased MBTA service for towns to the west of Acton	9	0
Encourage driveway connections between off-street parking lots for improved circulation off the public ways	5	0
Promote the use of shared off-street parking to limit the size and number of curb cuts	5	1

Appendix 4: Parcel Database and Build-Out Analysis

Table 66: Current Land Use Profile - Development Data

CURRENT LAND USE PROFILE		DEVELOPMENT DATA				
						LAND USE CODE
			TOTAL	AVERAGE	TOTAL	AVERAGE
Residential Land Uses						
Single Family	1010	4,597	4,821.26	1.05	4,556	9,487,189
Condominium	1020	1	0.77	0.77	12	10,659
Condominium	1021	295	397.80	1.35	1,675	1,935,891
Mobile Home	1030	2	1.34	0.67	2	1,473
Two Family	1040	98	65.07	0.66	196	238,731
Three Family	1050	15	11.62	0.77	45	52,324
Accessory Land	1060	31	50.56	1.63	1	4,207
Multiple Housing on One Parcel	1090	8	24.47	3.06	25	13,739
Aparts-4-8 units	1110	26	28.01	1.08	172	126,642
Apas-8 plus	1120	18	72.57	4.03	516	332,477
Developable Residential Land	1300	107	368.91	3.45	0	20,202
Potentially Devel. Residential Land	1310	123	201.61	1.64	0	-
Undevelopable Residential Land	1320	432	741.87	1.72	0	5,479
	1400	2	2.96	1.48	0	7,810
Total Residential Properties		5,755	6,788.82	1.18	7,200	12,236,823
Commercial Land Uses						
Motels	3010	1	3.60	3.60	0	17,221
Nursing Home	3040	1	2.87	2.87	0	54,420
Tanks holding fuel	3100	2	4.03	2.02	0	1,900
Bottled Gas	3110	2	1.57	0.79	0	3,636
Lumber Yard	3130	4	43.18	10.80	0	328,732
Trucking Terminals	3140	2	2.42	1.21	0	17,556
Storage, Warehouses	3160	27	76.98	2.85	0	397,739
Farm Buildings	3170	1	16.94	16.94	0	-
Commercial Greenhouses	3180	1	1.86	1.86	0	1,335
Facilities providing building materials	3210	3	6.98	2.33	0	22,860
Discount Stores	3220	55	73.46	1.34	2	446,641
Shopping Centers/ Malls	3230	13	35.75	2.75	0	331,188
Small Retail & Service (<10,000 sq ft)	3250	1	0.32	0.32	0	3,180
Eating & Drinking Estab.	3260	12	21.83	1.82	0	38,757
Auto Sales & Services	3300	13	58.26	4.48	0	87,520
Auto Supplies & Service	3310	1	7.16	7.16	0	36,124
Auto Repair	3320	18	16.82	0.93	1	77,592
Gasoline Service Stations	3340	6	3.34	0.56	0	9,611
Car Wash	3350	1	0.52	0.52	0	2,279
Parking Lots	3370	1	0.09	0.09	0	-
Other Motor Vehicles Sales	3380	2	7.11	3.56	0	10,506
General Office Bldg	3400	41	85.41	2.08	3	564,842

TOWN OF ACTON
CURRENT LAND USE PROFILE

DEVELOPMENT DATA

CURRENT LAND USE	LAND USE CODE	NO. OF PARCELS	AREA (ACRES)		DWELLING UNITS		FLOOR AREA	
			TOTAL	AVERAGE	TOTAL	AVERAGE DENSITY	TOTAL	AVERAGE FAR
Office Condo	3401	4	13.58	3.40	0	0.00	67,880	0.11
Bank	3410	5	3.12	0.62	0	0.00	17,956	0.13
Medical Office Bldg	3420	3	10.45	3.48	0	0.00	23,050	0.05
Postal Service	3500	1	0.29	0.29	0	0.00	2,383	0.19
Day Care Center	3520	2	6.78	3.39	0	0.00	13,518	0.05
Funeral Homes	3550	2	1.08	0.54	0	0.00	3,534	0.08
Motion Picture Theatres	3620	1	1.36	1.36	0	0.00	10,541	0.18
Bowling	3700	1	1.18	1.18	0	0.00	3,708	0.07
Ice Skating	3710	1	4.10	4.10	0	0.00	25,064	0.14
Tennis Clubs	3750	3	4.30	1.43	0	0.00	62,840	0.34
Gymnasiums and Athletic Clubs	3760	1	1.83	1.83	0	0.00	13,588	0.17
Tennis Courts	3810	1	1.34	1.34	0	0.00	-	0.00
Fish & Game Clubs	3850	1	33.92	33.92	0	0.00	3,384	0.00
Developable Commercial Land	3900	18	24.96	1.39	4	0.16	-	0.00
Potentially Developable Commercial Land	3910	17	54.39	3.20	0	0.00	-	0.00
Undevelopable Commercial Land	3920	36	70.56	1.96	0	0.00	-	0.00
Total Commercial Property		305	703.74	2.31	10		2,701,085	
Industrial Land Uses								
Buildings for Manufacturing	4000	20	70.18	3.51	0	0.00	532,362	0.17
Warehouses to Store Manuf. Products	4010	5	80.81	16.16	0	0.00	200,862	0.06
Office Bldgs for Manuf	4020	1	0.93	0.93	0	0.00	3,856	0.10
Research & Development Facilities	4040	14	92.59	6.61	0	0.00	716,372	0.18
Sand and Gravel	4100	1	3.90	3.90	0	0.00	1,664	0.01
Gas Pressure Control Stations	4280	2	2.90	1.45	0	0.00	-	0.00
Telephone Relay Tower	4310	1	1.06	1.06	0	0.00	6,628	0.14
Industrial Developable Land	4400	15	161.51	10.77	0	0.00	-	0.00
Potentially Developable Industrial Land	4410	16	93.54	5.85	0	0.00	-	0.00
Undevelopable Industrial Land	4420	29	36.82	1.27	1	0.03	-	0.00
Total Industrial Property		104	544.24	5.23	1		1,461,744	

TOWN OF ACTON
CURRENT LAND USE PROFILE

DEVELOPMENT DATA

CURRENT LAND USE	LAND USE CODE	NO. OF PARCELS	AREA (ACRES)		DWELLING UNITS		FLOOR AREA	
			TOTAL	AVERAGE	TOTAL	AVERAGE DENSITY	TOTAL	AVERAGE/FAR
Agricultural Land Uses								
Truck Farms, Vegetables	7120	6	36.78	6.13	0	0.00	-	0.00
Field Crops (hay, wheat)	7130	3	27.00	9.00	0	0.00	-	0.00
Productive Woodland, trees	7170	1	3.64	3.64	0	0.00	-	0.00
Pasture	7180	1	5.00	5.00	0	0.00	-	0.00
Nurseries	7190	1	9.29	9.29	0	0.00	-	0.00
Necessary Ag Related Land (roads, ponds)	7200	1	5.82	5.82	0	0.00	-	0.00
Ag areas wetlands, scrub, rockland	7220	1	26.00	26.00	0	0.00	-	0.00
Chapter 61 Forestry Lands - 10 yr.	6010	35	644.24	18.41	1	0.00	-	0.00
Chapter 61 Forestry Lands	6100	2	39.87	19.94	0	0.00	-	0.00
Total Agricultural Property		51	797.64	15.64	1	0.00		
Recreation Land Uses								
Hiking	8010	1	16.55	16.55	0	0.00	-	0.00
Nature Study	8030	1	4.00	4.00	0	0.00	-	0.00
Total Recreational Property		2	20.55	10.28				
Public Service Land Uses								
Commonwealth of Mass	9010	29	216.27	7.46	0	0.00	9,387	0.00
Municipalities	9030	42	393.46	9.37	1	0.00	47,870	0.00
Police	9031	1	1.00	1.00	0	0.00	2,630	0.06
Fire	9032	3	3.84	1.28	0	0.00	15,688	0.09
Public School	9033	10	126.44	12.64	0	0.00	509,054	0.09
Town Property	9035	219	2,097.14	9.58	0	0.00	47,963	0.00
Churches, Synagogues and Temples	9060	24	45.77	1.91	3	0.07	103,912	0.05
Housing Authority	9080	3	12.46	4.15	46	3.69	83,319	0.15
Religious	9090	2	4.32	2.16	1	0.23	1,008	0.01
Nonprofit	9200	14	70.55	5.04	3	0.04	21,770	0.01
	9220	1	0.19	0.19	0	0.00	3,076	0.37
Total Public Properties		348	2,971.44	8.54	54	0.00	845,677	
Grand Totals		6,565	11,826.42	1.80	7,266		17,245,329	

Table 67: Current Land Use Profile - Valuation Data

CURRENT LAND USE PROFILE		TOTAL VALUATION				AVERAGE VALUATION		
		LAND	BUILDING	TOTAL (LAND+BLDG.)	LAND (PER PARCEL)	LAND (PER ACRE)	BUILDING	
CURRENT LAND USE	LAND USE CODE							
Residential Land Uses								
Single Family	1010	\$597,774,300	\$606,786,300	\$1,204,560,600	\$130,036	\$123,987	\$131,996	
Condominium	1020	\$0	\$889,300	\$889,300	\$0	\$0	\$889,300	
Condominium	1021	\$4,784,900	\$194,590,500	\$199,375,400	\$16,220	\$12,028	\$690,037	
Mobile Home	1030	\$227,500	\$21,100	\$248,600	\$113,750	\$169,776	\$10,550	
Two Family	1040	\$10,219,300	\$10,237,100	\$20,456,400	\$104,279	\$157,051	\$104,460	
Three Family	1050	\$1,567,600	\$2,000,300	\$3,567,900	\$104,507	\$134,905	\$133,353	
Accessory Land	1060	\$1,445,500	\$820,500	\$2,266,000	\$46,629	\$28,590	\$27,350	
Multiple Housing on One Parcel	1090	\$1,028,900	\$1,435,900	\$2,464,800	\$128,613	\$42,047	\$179,488	
Apart-4-8 units	1110	\$4,092,900	\$4,018,500	\$8,111,400	\$157,419	\$146,123	\$154,558	
Apis-8 plus	1120	\$12,128,900	\$11,767,400	\$23,896,300	\$673,828	\$167,134	\$653,744	
Developable Residential Land	1300	\$14,617,100	\$1,894,200	\$16,511,300	\$136,608	\$39,622	\$17,703	
Potentially Devel. Residential Land	1310	\$5,807,000	\$12,500	\$5,819,500	\$47,211	\$28,803	\$102	
Undevelopable Residential Land	1320	\$5,026,900	\$245,500	\$5,272,400	\$11,636	\$6,776	\$572	
Total Residential Properties	1400	\$240,200	\$309,600	\$549,800	\$120,100	\$81,149	\$154,800	
		\$658,961,000	\$835,028,700	\$1,493,989,700	\$114,502	\$97,066		
Commercial Land Uses								
Motels	3010	\$365,800	\$233,500	\$599,300	\$365,800	\$101,611	\$233,500	
Nursing Home	3040	\$1,455,700	\$3,297,600	\$4,753,300	\$1,455,700	\$507,213	\$3,297,600	
Tanks holding fuel	3100	\$299,400	\$229,800	\$529,200	\$149,700	\$74,293	\$114,900	
Bottled Gas	3110	\$312,200	\$267,700	\$579,900	\$156,100	\$198,854	\$133,850	
Lumber Yard	3130	\$3,165,700	\$4,570,600	\$7,736,300	\$791,425	\$73,314	\$1,142,650	
Trucking Terminals	3140	\$339,600	\$385,000	\$724,600	\$169,800	\$140,331	\$192,500	
Storage, Warehouses	3160	\$6,509,400	\$6,967,800	\$13,477,200	\$241,089	\$84,560	\$258,067	
Farm Buildings	3170	\$118,800	\$50,900	\$169,700	\$118,800	\$7,013	\$50,900	
Commercial Greenhouses	3180	\$214,500	\$141,300	\$355,800	\$214,500	\$115,323	\$141,300	
Facilities providing building materials	3210	\$999,900	\$1,399,200	\$2,399,100	\$333,300	\$143,252	\$466,400	
Discount Stores	3220	\$12,253,800	\$15,174,200	\$27,428,000	\$222,796	\$166,809	\$275,895	
Shopping Centers/Malls	3230	\$6,477,200	\$10,471,600	\$16,948,800	\$498,246	\$181,180	\$805,508	
Small Retail & Service (<10,000 sq ft)	3250	\$20,100	\$87,100	\$207,200	\$120,100	\$375,313	\$87,100	
Eating & Drinking Estab.	3260	\$2,805,800	\$2,766,500	\$5,572,300	\$233,817	\$128,530	\$230,542	
Auto Sales & Services	3300	\$7,152,000	\$2,705,100	\$9,857,100	\$550,154	\$122,760	\$208,085	
Auto Supplies & Service	3310	\$1,118,500	\$591,500	\$1,710,000	\$1,118,500	\$156,215	\$591,500	
Auto Repair	3320	\$2,391,900	\$2,620,800	\$5,012,700	\$132,883	\$142,206	\$145,600	
Gasoline Service Stations	3340	\$1,190,000	\$827,900	\$2,017,900	\$198,333	\$356,287	\$137,983	
Car Wash	3350	\$123,200	\$59,900	\$183,100	\$123,200	\$236,923	\$59,900	
Parking Lots	3370	\$100	\$3,500	\$3,600	\$100	\$1,111	\$3,500	
Other Motor Vehicles Sales	3380	\$446,900	\$225,800	\$672,700	\$223,450	\$62,855	\$112,900	
General Office Bldg	3400	\$11,164,784	\$22,773,100	\$33,937,884	\$272,312	\$130,720	\$555,441	

TOWN OF ACTON
CURRENT LAND USE PROFILE

VALUATION DATA

CURRENT LAND USE	LAND USE CODE	TOTAL VALUATION			AVERAGE VALUATION		
		LAND	BUILDING	TOTAL (LAND+BLDG.)	LAND (PER PARCEL)	LAND (PER ACRE)	BUILDING
Office Condo	3401	\$0	\$3,868,700	\$3,868,700	\$0	\$0	\$967,175
Bank	3410	\$692,900	\$783,900	\$1,476,800	\$138,580	\$222,083	\$156,780
Medical Office Bldg	3420	\$568,000	\$1,701,700	\$2,269,700	\$189,333	\$54,354	\$507,233
Postal Service	3500	\$119,500	\$68,300	\$187,800	\$119,500	\$412,069	\$68,300
Day Care Center	3520	\$789,500	\$1,147,100	\$1,936,600	\$394,750	\$116,445	\$573,550
Funeral Homes	3550	\$131,000	\$138,800	\$269,800	\$65,500	\$121,296	\$69,400
Motion Picture Theaters	3620	\$212,600	\$286,900	\$499,500	\$212,600	\$156,324	\$286,900
Bowling	3700	\$184,500	\$246,100	\$430,600	\$184,500	\$156,356	\$246,100
Ice Skating	3710	\$281,500	\$214,100	\$495,600	\$281,500	\$68,659	\$214,100
Tennis Clubs	3750	\$374,300	\$361,400	\$735,700	\$124,767	\$87,047	\$120,467
Gymnasiums and Athletic Clubs	3760	\$251,400	\$298,200	\$549,600	\$251,400	\$137,377	\$298,200
Tennis Courts	3810	\$86,800	\$39,100	\$125,900	\$86,800	\$64,776	\$39,100
Fish & Game Clubs	3850	\$99,800	\$201,100	\$300,900	\$99,800	\$2,942	\$201,100
Developable Commercial Land	3900	\$1,626,800	\$21,100	\$1,647,900	\$90,378	\$65,176	\$1,172
Potentially Developable Commercial Land	3910	\$1,828,500	\$500	\$1,829,000	\$107,559	\$33,618	\$36
Undevelopable Commercial Land	3920	\$538,000	\$0	\$538,000	\$14,944	\$7,625	\$0
Total Commercial Property		\$66,810,384	\$85,227,400	\$152,037,784	\$219,050	\$94,936	
Industrial Land Uses							
Buildings for Manufacturing	4000	\$6,514,800	\$11,553,500	\$18,068,300	\$325,740	\$92,830	\$577,675
Warehouses to Store Manuf. Products	4010	\$5,814,700	\$7,388,600	\$13,203,300	\$1,162,940	\$71,955	\$1,477,720
Office Bldgs for Manuf	4020	\$130,900	\$213,900	\$344,800	\$130,900	\$140,753	\$213,900
Research & Development Facilities	4040	\$9,573,700	\$23,221,300	\$32,795,000	\$683,836	\$103,399	\$1,658,664
Sand and Gravel	4100	\$507,700	\$57,700	\$565,400	\$507,700	\$130,179	\$57,700
Gas Pressure Control Stations	4280	\$208,200	\$28,200	\$236,400	\$104,100	\$71,793	\$14,100
Telephone Relay Tower	4310	\$165,800	\$301,400	\$467,200	\$165,800	\$156,415	\$301,400
Industrial Developable Land	4400	\$3,172,600	\$713,900	\$3,886,500	\$211,507	\$19,643	\$47,593
Potentially Developable Industrial Land	4410	\$1,336,700	\$3,900	\$1,340,600	\$83,544	\$14,290	\$244
Undevelopable Industrial Land	4420	\$282,800	\$0	\$282,800	\$9,752	\$7,681	\$0
Total Industrial Property		\$27,707,900	\$43,482,400	\$71,190,300	\$266,422	\$50,911	

**TOWN OF ACTON
CURRENT LAND USE PROFILE**

VALUATION DATA

CURRENT LAND USE	LAND USE CODE	TOTAL VALUATION			AVERAGE VALUATION		
		LAND	BUILDING	TOTAL (LAND+BLDG.)	LAND (PER PARCEL)	LAND (PER ACRE)	BUILDING
Agricultural Land Uses							
Truck Farms, Vegetables	7120	\$33,100	\$0	\$33,100	\$5,517	\$900	\$0
Field Crops (hay, wheat)	7130	\$9,800	\$0	\$9,800	\$3,267	\$363	\$0
Productive Woodland, trees	7170	\$400	\$0	\$400	\$400	\$110	\$0
Pasture	7180	\$1,000	\$0	\$1,000	\$1,000	\$200	\$0
Nurseries	7190	\$5,100	\$0	\$5,100	\$5,100	\$549	\$0
Necessary Ag Related Land (roads, ponds)	7200	\$900	\$0	\$900	\$900	\$155	\$0
Ag areas wetlands, scrub, rockland	7220	\$7,600	\$0	\$7,600	\$7,600	\$292	\$0
Chapter 61 Forestry Lands - 10 yr.	6010	\$431,000	\$255,300	\$686,500	\$12,314	\$669	\$7,300
Chapter 61 Forestry Lands	6100	\$12,300	\$0	\$12,300	\$6,150	\$309	\$0
Total Agricultural Property		\$501,200	\$255,300	\$756,700	\$9,827	\$628	
Recreation Land Uses							
Hiking	8010	\$44,400	\$0	\$44,400	\$44,400	\$2,683	\$0
Nature Study	8030	\$6,500	\$0	\$6,500	\$6,500	\$1,625	\$0
Total Recreational Property		\$50,900	\$0	\$50,900	\$25,450	\$2,477	
Public Service Land Uses							
Commonwealth of Mass	9010	\$8,120,000	\$484,900	\$8,604,900	\$280,000	\$37,546	\$16,721
Municipalities	9030	\$3,775,600	\$1,661,900	\$5,437,500	\$89,895	\$9,596	\$39,569
Police	9031	\$130,200	\$173,000	\$303,200	\$130,200	\$130,200	\$173,000
Fire	9032	\$391,700	\$426,500	\$818,200	\$130,567	\$102,005	\$142,167
Public School	9033	\$19,976,400	\$19,304,100	\$22,280,500	\$297,640	\$23,540	\$1,930,410
Town Property	9035	\$41,982,900	\$7,456,000	\$49,438,900	\$191,703	\$20,019	\$34,046
Churches, Synagogues and Temples	9060	\$3,185,100	\$7,815,900	\$11,001,000	\$132,713	\$69,589	\$325,663
Housing Authority	9080	\$456,900	\$3,023,300	\$3,480,200	\$152,300	\$36,669	\$1,007,767
Religious	9090	\$214,000	\$58,400	\$272,400	\$107,000	\$49,537	\$29,200
Nonprofit	9200	\$1,411,600	\$732,800	\$2,144,400	\$100,829	\$20,009	\$52,343
	9220	\$117,200	\$42,600	\$159,800	\$117,200	\$616,842	\$42,600
Total Public Properties		\$62,761,600	\$41,179,400	\$103,941,000	\$180,349	\$21,122	
Grand Totals		\$816,792,984	\$1,005,173,400	\$1,821,966,384	\$124,416	\$69,065	

Table 68: Current Land Use Profile – Buildout Estimates

CURRENT LAND USE PROFILE		BUILDOUT ESTIMATES					
		RESIDENTIAL BUILDOUT			NONRESIDENTIAL BUILDOUT		
CURRENT LAND USE	LAND USE CODE	EXISTING DWELLING UNITS	BUILDOUT DWELLING UNITS	CHANGE	EXISTING FLOOR AREA	BUILDOUT FLOOR AREA	CHANGE
Residential Land Uses							
Single Family	1010	4,556	6,786	2,230	-	364,494	364,494
Condominium	1020	12	-	(12)	-	13,416	13,416
Condominium	1021	1,675	1,707	32	-	-	-
Mobile Home	1030	2	2	-	-	-	-
Two Family	1040	196	182	(14)	-	74,831	74,831
Three Family	1050	45	40	(5)	-	7,492	7,492
Accessory Land	1060	1	30	29	-	44,300	44,300
Multiple Housing on One Parcel	1090	25	22	(3)	-	22,389	22,389
Apartments-4-8 units	1110	172	162	(10)	-	9,756	9,756
Apartments-8 plus	1120	516	443	(73)	-	14,565	14,565
Developable Residential Land	1300	-	268	268	-	187,656	187,656
Potentially Devel. Residential Land	1310	-	230	230	-	48,002	48,002
Undevelopable Residential Land	1320	-	-	-	-	14,634	14,634
1400		-	2	2	-	10,062	10,062
Total Residential Properties		7,200	9,874	2,674	-	811,597	811,597
Commercial Land Uses							
Motels	3010	-	-	-	17,221	31,363	14,142
Nursing Home	3040	-	1	1	54,420	-	(54,420)
Tanks holding fuel	3100	-	6	6	2,572	17,946	15,374
Bottled Gas	3110	-	-	-	3,636	27,355	23,719
Lumber Yard	3130	-	-	-	328,732	473,897	145,165
Trucking Terminals	3140	-	-	-	17,556	21,082	3,526
Storage, Warehouses	3160	-	19	19	429,981	540,652	110,671
Farm Buildings	3170	-	36	36	-	-	-
Commercial Greenhouses	3180	-	4	4	2,477	-	(2,477)
Facilities providing building materials	3210	-	-	-	46,020	62,109	16,089
Discount Stores	3220	2	11	9	534,754	667,068	132,314
Shopping Centers/ Malls	3230	-	-	-	344,422	470,119	125,697
Small Retail & Service (<10,000 sq ft)	3250	-	-	-	3,180	5,575	2,395
Eating & Drinking Estab.	3260	-	-	-	58,787	233,424	174,637
Auto Sales & Services	3300	-	-	-	87,520	325,473	237,953
Auto Supplies & Service	3310	-	-	-	37,674	61,130	23,456
Auto Repair	3320	1	2	1	82,807	119,340	36,533
Gasoline Service Stations	3340	-	-	-	9,611	28,166	18,555
Car Wash	3350	-	-	-	2,279	9,060	6,781
Parking Lots	3370	-	-	-	-	784	784
Other Motor Vehicles Sales	3380	-	-	-	10,506	47,043	36,537
General Office Bldg	3400	3	5	2	644,822	730,577	85,755

TOWN OF ACTON

CURRENT LAND USE PROFILE

BUILDOUT ESTIMATES

CURRENT LAND USE	LAND USE CODE	RESIDENTIAL BUILDOUT			NONRESIDENTIAL BUILDOUT		
		EXISTING DWELLING UNITS	BUILDOUT DWELLING UNITS	CHANGE	EXISTING FLOOR AREA	BUILDOUT FLOOR AREA	CHANGE
Office Condo	3401	-	-	-	70,465	96,131	25,666
Bank	3410	-	-	-	17,956	54,360	36,404
Medical Office Bldg	3420	-	-	-	27,046	168,925	141,879
Postal Service	3500	-	-	-	2,383	5,052	2,669
Day Care Center	3520	-	-	-	30,178	48,431	18,253
Funeral Homes	3550	-	1	1	3,534	-	(3,534)
Motion Picture Theatres	3620	-	-	-	10,541	11,848	1,307
Bowling	3700	-	-	-	3,708	20,560	16,852
Ice Skating	3710	-	-	-	25,064	25,064	-
Tennis Clubs	3750	-	-	-	62,840	68,343	5,503
Gymnasiums and Athletic Clubs	3760	-	-	-	21,725	21,725	-
Tennis Courts	3810	-	-	-	-	11,674	11,674
Fish & Game Clubs	3850	-	14	14	4,560	-	(4,560)
Developable Commercial Land	3900	4	6	2	-	83,107	83,107
Potentially Developable Commercial Land	3910	-	9	9	-	87,142	87,142
Undevelopable Commercial Land	3920	-	-	-	-	158,697	158,697
Total Commercial Property		10	114	104	2,998,977	4,733,222	1,734,245
Industrial Land Uses							
Buildings for Manufacturing	4000	-	-	-	536,586	628,228	91,642
Warehouses to Store Manuf. Products	4010	-	-	-	404,419	448,546	44,127
Office Bldgs for Manuf	4020	-	-	-	3,856	8,102	4,246
Research & Development Facilities	4040	-	-	-	748,364	854,935	106,571
Sand and Gravel	4100	-	1	1	1,664	-	(1,664)
Gas Pressure Control Stations	4280	-	-	-	-	4,565	4,565
Telephone Relay Tower	4310	-	-	-	6,628	18,469	11,841
Industrial Developable Land	4400	-	2	2	-	352,692	352,692
Potentially Developable Industrial Land	4410	-	47	47	-	365,913	365,913
Undevelopable Industrial Land	4420	1	-	(1)	-	157,571	157,571
Total Industrial Property		1	50	49	1,701,517	2,839,021	1,137,504

**TOWN OF ACTON
CURRENT LAND USE PROFILE** **BUILDOUT ESTIMATES**

CURRENT LAND USE	LAND USE CODE	RESIDENTIAL BUILDOUT			NONRESIDENTIAL BUILDOUT		
		EXISTING DWELLING UNITS	BUILDOUT DWELLING UNITS	CHANGE	EXISTING FLOOR AREA	BUILDOUT FLOOR AREA	CHANGE
Agricultural Land Uses							
Truck Farms, Vegetables	7120	-	56		-	-	-
Field Crops (hay, wheat)	7130	-	30		-	-	-
Productive Woodland, trees	7170	-	1		-	-	-
Pasture	7180	-	5		-	-	-
Nurseries	7190	-	5		-	-	-
Necessary Ag Related Land (roads, ponds)	7200	-	3		-	-	-
Ag areas wetlands, scrub, rockland	7220	-	-		-	-	-
Chapter 61 Forestry Lands - 10 yr.	6010	1	413		-	-	-
Chapter 61 Forestry Lands	6100	-	20		-	-	-
Total Agricultural Property		1	533		532		
Recreation Land Uses							
Hiking	8010	-	36		-	-	-
Nature Study	8030	-	2		-	-	-
Total Recreational Property		-	38		38		
Public Service Land Uses							
Commonwealth of Mass	9010	-	-		-	-	-
Municipalities	9030	1	1		-	-	-
Police	9031	-	-		-	-	-
Fire	9032	-	-		-	-	-
Public School	9033	-	-		-	-	-
Town Property	9035	-	-		-	-	-
Churches, Synagogues and Temples	9060	3	2		-	-	-
Housing Authority	9080	46	46		(1)		
Religious	9090	1	1		-	-	-
Nonprofit	9200	3	3		-	-	-
9220	9220	-	-		-	-	-
Total Public Properties		54	53		(1)		
Grand Totals		7,266	10,662		3,396	4,700,494	8,383,840
							3,683,346

Note: Negative numbers in the "Change" columns indicate that existing dwelling units in a nonresidential district are assumed to be replaced by nonresidential buildings, or vice versa, in accordance with the purpose and regulations of the applicable zoning district.

Table 69: Zoning District Profile – Development Data

TOWN OF ACTON ZONING DISTRICT PROFILE	DEVELOPMENT DATA							
	PRIMARY ZONING DISTRICT	NO. OF PARCELS	AREA (ACRES)		DWELLING UNITS		FLOOR AREA	
			TOTAL	AVERAGE	TOTAL	AVERAGE DENSITY	TOTAL	AVERAGE FAR
RESIDENTIAL DISTRICTS								
Residence 2	R-2	4,299	4,015.79	0.93	4,020	1.00	8,092,668	0.05
Residence 4	R-4	389	596.43	1.53	526	0.88	927,131	0.04
Residence 8	R-8	440	1,153.31	2.62	363	0.31	1,064,648	0.02
Residence 8/4	R-8/4	216	793.74	3.67	113	0.14	324,515	0.01
Residence 10	R-10	17	107.53	6.33	4	0.04	15,972	0.00
Residence 10/8	R-10/8	191	1,549.40	8.11	87	0.06	311,095	0.00
Residence A	R-A	61	212.34	3.48	1,553	7.31	1,418,071	0.15
Residence AA	R-AA	7	4.31	0.62	65	15.08	66,510	0.35
Village Residential	VR	120	61.55	0.51	155	2.52	282,974	0.11
VILLAGE DISTRICTS								
South Acton Village	SAV	38	27.62	0.73	33	1.19	97,982	0.08
West Acton Village	WAV	40	15.47	0.39	46	2.97	132,002	0.20
North Acton Village	NAV	30	29.40	0.98	7	0.24	105,411	0.08
East Acton Village	EAV	29	26.02	0.90	81	3.11	126,405	0.11
OFFICE DISTRICTS								
Office Park 1	OP-1	24	134.27	5.59	1	0.01	693,057	0.12
Office Park 2	OP-2	46	137.11	2.98	9	0.07	317,805	0.05
BUSINESS DISTRICTS								
General Business	GB	18	29.97	1.67	7	0.23	129,133	0.10
Limited Business	LB	97	145.59	1.50	15	0.10	743,362	0.12
Kelley's Corner	KC	33	48.22	1.46	2	0.04	306,995	0.15
INDUSTRIAL DISTRICTS								
Light Industrial	LI	17	40.62	2.39	1	0.02	346,424	0.20
General Industrial	GI	136	215.13	1.58	42	0.20	623,497	0.07
Light Industrial 1	LI-1	10	60.34	6.03	0	0.00	243,556	0.09
Industrial Park	IP	9	182.41	20.27	0	0.00	32,596	0.00
Small Manufacturing	SM	43	147.01	3.42	6	0.04	609,373	0.10
SPECIAL DISTRICTS								
Agricultural Recreation Conservation	ARC	113	1,779.17	15.74	0	0.00	8,014	0.00
Planned Conserv. Residential Communi	PCRC	142	313.68	2.21	130	0.41	226,133	0.02
Totals in All Zoning Districts		6,565	11,826.42	1.80	7,266		17,245,329	

Table 70: Zoning District Profile – Valuation Data

TOWN OF ACTON ZONING DISTRICT PROFILE		VALUATION DATA				
		TOTAL VALUATION		AVERAGE VALUATION		
PRIMARY ZONING DISTRICT	LAND	BUILDING	TOTAL (LAND+BLDG.)	LAND (PER PARCEL)	LAND (PER ACRE)	BUILDING
RESIDENTIAL DISTRICTS						
R-2	\$496,796,300	\$479,168,000	\$975,964,300	\$115,561	\$123,711	\$111,486
Residence 2						
R-4	\$50,719,100	\$65,835,800	\$116,554,900	\$130,383	\$85,038	\$169,244
Residence 4						
R-8	\$66,301,300	\$81,565,500	\$147,866,800	\$150,685	\$57,488	\$185,376
Residence 8						
R-8/4	\$19,829,700	\$27,600,300	\$47,430,000	\$91,804	\$24,983	\$128,373
Residence 8/4						
R-10	\$1,554,400	\$1,104,700	\$2,659,100	\$91,435	\$14,456	\$64,982
Residence 10						
R-10/8	\$17,833,400	\$31,866,400	\$49,699,800	\$93,369	\$11,510	\$173,187
Residence 10/8						
R-A	\$12,902,800	\$102,218,700	\$115,121,500	\$211,521	\$60,765	\$1,703,645
Residence A						
R-AA	\$309,900	\$4,539,900	\$4,849,800	\$44,271	\$71,903	\$756,650
Residence AA						
VR	\$11,803,200	\$11,730,000	\$23,533,200	\$98,360	\$191,766	\$97,750
Village Residential						
VILLAGE DISTRICTS						
SAV	\$3,782,500	\$2,579,900	\$6,362,400	\$99,539	\$136,948	\$67,892
South Acton Village						
WAV	\$3,832,200	\$5,304,100	\$9,136,300	\$95,805	\$247,718	\$132,603
West Acton Village						
NAV	\$2,944,300	\$1,928,600	\$4,872,900	\$98,143	\$100,146	\$64,287
North Acton Village						
EAV	\$4,272,000	\$5,120,300	\$9,392,300	\$147,310	\$164,181	\$176,562
East Acton Village						
OFFICE DISTRICTS						
OP-1	\$10,213,100	\$23,753,600	\$33,966,700	\$425,546	\$76,066	\$1,073,067
Office Park 1						
OP-2	\$11,472,700	\$10,022,300	\$21,495,000	\$249,407	\$83,675	\$217,876
Office Park 2						
BUSINESS DISTRICTS						
GB	\$6,418,100	\$5,498,900	\$11,917,000	\$356,561	\$214,151	\$305,494
General Business						
LB	\$20,139,300	\$26,874,700	\$47,014,000	\$207,622	\$138,329	\$277,059
Limited Business						
KC	\$6,454,400	\$10,594,400	\$17,048,800	\$195,588	\$133,853	\$321,042
Keiley's Corner						
INDUSTRIAL DISTRICTS						
LI	\$4,219,000	\$7,928,700	\$12,147,700	\$248,176	\$103,865	\$466,394
Light Industrial						
GI	\$10,357,684	\$32,241,900	\$42,599,584	\$76,159	\$48,146	\$251,890
General Industrial						
LI-1	\$5,090,100	\$6,897,600	\$11,987,700	\$309,010	\$84,357	\$689,760
Light Industrial 1						
IP	\$3,180,500	\$1,358,700	\$4,539,200	\$353,389	\$17,436	\$150,967
Industrial Park						
SM	\$9,958,900	\$13,023,600	\$22,982,500	\$231,602	\$67,743	\$302,874
Small Manufacturing						
SPECIAL DISTRICTS						
ARC	\$33,396,700	\$6,309,000	\$39,705,700	\$295,546	\$18,771	\$55,832
Agricultural Recreation Conservation						
PCRC	\$3,011,400	\$38,107,800	\$41,119,200	\$21,207	\$9,600	\$270,268
Planned Conserv. Residential Communi						
Totals in All Zoning Districts				\$124,416	\$69,065	
		\$1,005,173,400	\$1,821,966,384			

Table 71: Zoning District Profile – Buildout Estimates

TOWN OF ACTON ZONING DISTRICT PROFILE		BUILDOUT ESTIMATES					
		RESIDENTIAL BUILDOUT			NONRESIDENTIAL BUILDOUT		
PRIMARY ZONING DISTRICT	EXISTING DWELLING UNITS	BUILDOUT DWELLING UNITS	CHANGE	EXISTING FLOOR AREA	BUILDOUT FLOOR AREA	CHANGE	
RESIDENTIAL DISTRICTS							
R-2	4,020	6,177	2,157	61,807	-	(61,807)	
R-4	526	666	140	-	-	-	
R-8	363	530	167	12,410	-	(12,410)	
R-8/4	113	670	557	1,190	-	(1,190)	
R-10	4	23	19	6,224	-	(6,224)	
R-10/8	87	596	509	-	-	-	
R-A	1,553	1,562	9	57,520	-	(57,520)	
R-AA	65	70	5	-	-	-	
VR	155	185	30	2,056	-	(2,056)	
VILLAGE DISTRICTS							
SAV	33	-	(33)	70,082	134,808	64,726	
WAV	46	-	(46)	117,664	257,772	140,108	
NAV	7	-	(7)	101,918	289,665	187,747	
EAV	81	-	(81)	111,007	231,471	120,464	
OFFICE DISTRICTS							
OP-1	1	-	(1)	724,619	1,266,873	542,254	
OP-2	9	6	(3)	284,932	779,853	494,921	
BUSINESS DISTRICTS							
GB	7	-	(7)	166,769	236,653	69,884	
LB	15	-	(15)	702,470	1,154,728	452,258	
KC	2	-	(2)	310,122	872,024	561,902	
INDUSTRIAL DISTRICTS							
LI	1	-	(1)	348,024	395,047	47,023	
GI	42	42	-	637,208	1,088,593	451,385	
LI-1	-	-	-	260,216	322,985	62,769	
IP	-	-	-	40,008	273,845	233,837	
SM	6	-	(6)	684,248	1,079,523	395,275	
SPECIAL DISTRICTS							
ARC	-	-	-	-	-	-	
PCRC	130	135	5	-	-	-	
Totals in All Zoning Districts	7,266	10,662	3,396	4,700,494	8,383,840	3,683,346	

Note: Negative numbers in the "Change" columns indicate that existing dwelling units in a nonresidential district are assumed to be replaced by nonresidential buildings, or vice versa, in accordance with the purpose and regulations of the applicable zoning district.