

PROJECT APPLICATION FORM- 2009

Applicant: Friends of the West Acton Boardwalk

Submission Date: 11/10/08

Applicant's Address, Phone Number and Email

Friends of the West Acton Boardwalk
c/o Christine Phillips
16 Jackson Drive
Acton, MA 01720

Purpose: (please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Phone: 978-635-1747

Email: hylandphillips@verizon.net

Town Committee (if applicable):

Project Name: West Acton Boardwalk and Nature Center

Project Location/Address: Lot 247-21 with Lot 247-75 across the Fort Pond Brook in Acton

Amount Requested: \$45,716

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

Friends of the West Acton Boardwalk is a recently formed group of parents, educators, and concerned citizens who want to preserve and protect the wetland environment of Fort Pond Brook. We propose open space and recreational usage of the site as an alternative to the inevitable damage that would result from dismantling and abandoning the existing boardwalk structure which can no longer stand as a viable pathway in its current state. **The boardwalk is in gross disrepair, frequently impassable, and has deteriorated to a point where leaving it in an abandoned limbo presents a hazard and potential liability for the town.** Friends of the West Acton Boardwalk want to see improved use of this area through the creation of a newly constructed solid footpath and outdoor nature center, accessible to all Acton residents regardless of physical challenges. The proposed project will open a formerly closed area to better recreational and educational use, and ensure that new construction on the site will preserve the wetlands, its natural water flow, wildlife and associated ecosystems.

Estimated Date for Commencement of Project: July, 2009

Estimated Date for Completion of Project: August, 2009

1. Narrative

Introduction

The proposed site of the new West Acton Boardwalk is used by an estimated 7,000 residents as a pedestrian pathway, nature trail and recreational resource. The structure spans the Fort Pond Brook and connects the Indian Village neighborhood and Douglas Elementary School area with the West Acton and Gates Elementary area. The presence of a boardwalk promotes healthy outdoor lifestyles and the preservation of open space and pathways so important to Acton residents as identified in the 2008 Resident Survey conducted by the Town of Acton

(http://www.actonoutreach.com/pdfs/Survey_residential_05_31_08_results.pdf).

Originally, Fort Pond Brook was seasonally traversed at the proposed project site by a dirt foot path, which was frequently muddy and led to gradual widening of the wetlands path via trampling of the wetland area. It is a natural occurrence as pedestrians attempt to navigate the area and avoid muddy spots, unknowingly destroying the area they have come to enjoy. Friends of the West Acton Boardwalk is a recently formed group of parents, educators, and concerned citizens who want to avoid this inevitable fate that would result from dismantling and abandoning the existing structure which can no longer stand as a viable pathway in its current state. **The boardwalk is in gross disrepair, frequently impassable, and has deteriorated to a point where leaving it in an abandoned limbo presents a hazard and potential liability for the town.** Friends of the West Acton Boardwalk want to see improved use of this area through the creation of a newly constructed solid footpath and outdoor nature center, accessible to all Acton residents regardless of physical challenges. The proposed project will open a formerly closed area to better recreational and educational use, and ensure that new construction on the site will preserve the wetlands, its natural water flow, wildlife and associated ecosystems.

Site Background

The pathway connects Lot 247-21 with Lot 247-75 across the Fort Pond Brook in Acton. Both lots are owned by the Town of Acton and occupied by Acton Public Schools, but as it now stands, they have no formal commitment to maintain the site, although they do make minor repairs when impassable. Beyond this, it resides in an abandoned limbo with no party formerly charged with its care and upkeep. Generally, "volunteer" maintenance is performed by school administration and staff, but long term, this solution is untenable. Stream flow as measured by the US Geological Survey in nearby Nashoba Brook, but witnessed throughout the Assabet River watershed to which Fort Pond Brook belongs, has increased in recent years. Although we cannot attribute a single factor responsible for higher flow rates, increased stream velocity likely results from greater winter precipitation and corresponding spring floods and increased development within the watershed area which facilitates greater run-off into adjacent streams. Some attribute elevated water levels in Fort Pond Brook to increased beaver activity, leading to flooding upstream of beaver dams and an increase in downstream flows as beaver dams are breached upriver (Tom Tidman, personal communication). In 1996, Massachusetts voters passed "Question One" which prohibited or restricted (by permit only) the use of many types of traps, which had been used by researchers and licensed trappers to maintain the beaver population. As beavers have no natural predators, the enactment of this law has contributed to substantial growth in the beaver population; from 24,000 in 1996 to 70,000 in 2001 (Massachusetts Division of Fisheries and Wildlife). The regulations were eased in 2000 to address human health concerns in certain flooded regions, but beaver activity remains high on waterways such as Fort Pond Brook. Whatever the cause, increased water flow through the proposed project site as well as future maintenance are two of the many factors Friends of the West Acton Boardwalk have addressed in this proposal.

Community Need

Friends of the West Acton Boardwalk undertook an extensive survey of residents and businesses in the West Acton area to determine the need and desire for a new pathway and nature center. Both in person and online surveys were conducted, all of which confirmed the following:

- Flooding of the area is an inconvenience to residents
- Current conditions are a concern
- The site provides limited viewing area of the wetland area
- There is a desire for improved educational value
- The site is not wheelchair accessible
- A pathway in this site provides value to West Acton businesses

Despite voicing shortcomings, residents shared the following comments when asked what the loss of this asset would mean to them:

“Oh my... We would not have an opportunity to watch the bock birds or fish. We would have a half mile longer walk to get to playgrounds.”

“Less beauty and places to observe nature - great place for kids to learn about the environment”
– Linda Borghesani

“A special and well loved connection between the schools and into West Acton would be gone from our lives - the intimacy with frogs, ducks, and the wetlands ecosystem so characteristic of New England. Our hours of exploration and curiosity driven fun would disappear, and another charming piece of Acton's character would be lost to us.”
– Rob Hazen

“It would change how/where we go for walks/bike rides as a family. It would reduce our visits to the local businesses in West Acton.”

A connective pathway over Fort Pond Brook serves the community in many ways:

- Facilitates pedestrian traffic by connecting West Acton with neighborhoods with each other
- Enhances the use of open space by providing viewing areas of the Fort Pond Brook wetlands and its wildlife
- Serves as a recreational pathway for cyclists and runners in town, with noted usage by the town sports teams as a running route used for conditioning
- Used significantly for West Acton events, such as Oktoberfest

“Access to West Acton from the schools is extremely important, particularly on Thursday – lots of kids – walkers!”
– Rick Gordon – Savory Lane

“It is a wonderful amenity and a beautiful idea. We use it to walk over to Idylwilde.”
– Michael Rosenfeld, OMR

Recognizing its value and the significant loss its removal would represent, residents were quite specific about the improvements they would want included should a new project be planned:

“I'd like to see the walkway widened slightly and create at least one more extension for view opportunities. Provide plant and animal life/environment learning signs at focal points along the Boardwalk.”
– Julie Williams

“I would like to see a wider and stable Boardwalk to make sure people are not injuring themselves when using it.”

“Maybe a sign noting what plants grow in the wetlands; what fish/animal life is in the water; what birds and animals use the wetlands. This may not be possible but it would be nice if the boardwalk were raised enough so that it isn't under water after heavy rains.”

– Mary Utt

“If possible, it would be wonderful to have informational signs telling us what to look for in the wetlands.”

– Karen Jarsky

“Nice to see it friendlier to people in wheel chairs”

– Ryan Bettez

“The board walk does not need to be sophisticated, just safe and secure during fall, winter, and spring, even if the water level is high. Railings should be installed in areas where water is deep. One concern is that the island in the marsh is an enticement to the children, and they try to reach it by crossing a series of logs in the water. The logs should either be replaced with a secure bridge or removed”

. – Janette Blackburn

“Guard rails spaced more closely together and lower to the ground so small children are safe when walking across.”

– Corrine Hogseth

While the West Acton Boardwalk has become a valued asset to the community, its deteriorated condition threatens its survival as a viable pathway as it is impassable when flooded, and flood damage has left the structure vulnerable and broken. While it is located on town property used by the schools, neither the school, nor the town is formally committed to its maintenance, and damage from frequent flooding has caused it to be left in an abandoned limbo. For many years, and at their own expense augmented by limited school funds, volunteers have kept the pathway passable by making critical repairs and replacing boardwalk sections that have dislodged and floated downstream. Going forward, this arrangement untenable and unsustainable, the future of the boardwalk stands in distinct jeopardy as it will likely be abandoned if an alternative is not found. (See site and aerial photos). Further, no party has taken the lead in planning a long-term vision for the site that preserves the wetlands, enhances its value to the community by creating a nature center, and embraces the whole community by addressing the needs of those with physical disabilities. Friends of the West Acton Boardwalk has taken-up this challenge and has developed a design consistent with Acton’s desire to increase the availability and accessibility of open space and recreation opportunities to all residents while simultaneously preserving environmental resources and improving overall site safety.

West Acton Boardwalk Project and the CPA

While the last structure was constructed prior to Acton’s adoption of the Community Preservation Act in 2002, its new design, expanded usage and proposed increase in community access are wholly consistent with the mission of the Acton Master Plan Update, the West Acton Village Plan, and the Acton Community Preservation Committee’s Preservation Plan.

This project supports goals under three general areas of The Acton Master Plan Update; Land Use, Open Space and Recreation and Transportation and Circulation.

The West Acton Village Plan (March 10, 1994) recommended a formalization of the brook crossing between the Gates School and Douglas school as part of the Transportation and Circulation goals of the Plan. In addition, the Natural Resources and Open Spaces goals of the West Acton Village Plan suggested the preservation of open spaces associated with the Fort Pond Brook and ways to keep that area clean. The creation of the West Acton Boardwalk envisioned by this proposal support those goals.

By creating a boardwalk that is higher than the water flow of the Fort Pond Brook in the area, this project meets three specific goals within each of the Open Space Preservation and Recreation Goals of the CPC. Open Space Goals met are:

- 1) Preserve the remaining elements of Acton's rural character, including the natural and man-made features that contribute to Acton's character such as open fields... woodlands, waterways and scenic vistas.
- 2) Preserve open space and develop additional public open spaces and parklands including but not limited to, areas bordering Fort Pond Brook...
- 3) Preserve lands that protect the quality and quantity of Acton's water supply, wildlife corridors and wildlife habitat...

By creating a higher boardwalk, a nature center and handicap access these Recreation Goals met are:

- 1) Create more expansive human and wildlife corridors
- 2) Ensure universal accessibility to recreational facilities (e.g., trails...) at both recreation and conservation areas
- 3) Develop active recreational resources...and improved handicapped access; also address adult senior and toddler recreational needs.

Charged with the "acquisition, creation, and preservation of open space" and the "acquisition, creation and preservation of land for recreational use," including trails and wetlands, the CPC can be confident that the West Acton Boardwalk Project is consistent with CPC's mandates as the project will 1) increase access to the watershed area through two new viewing stations and the creation of a open-air nature center on the island, 2) preserve the wetlands from the impending boardwalk removal and the pedestrian destruction it would bring 3) improve overall access for small children, elder residents and those using wheelchairs thus maximizing the number of people benefiting from the project, 4) add new educational devices that will create an educational component to the site currently lacking, but in demand from the community.

Project Description

Friends of the West Acton Boardwalk propose to implement the following design elements as part of the new nature center project:

Wetlands Education: Friends of the West Acton Boardwalk (FWAB) will work with the Discovery Museum to design **interpretive elements** that enhance community education about our natural environment. Construction of the interpretive elements will use donated time and materials from Acton Eagle Scouts and other community volunteers. Proposed topics include:

- Know your Watershed: Identify Fort Pond Brook, Assabet River Watershed and threats to Water Quality
- Who Lives in Fort Pond Brook: Identification of plants and animals that inhabit the brook
- All about the Marsh: Marsh inhabitants, ecosystem, and functions

Expand access to nature: An important part of this project will be the expanded access to nature it provides to all Acton residents. FWAB has included **two new observation points** into the site design:

- “Kid Island”- The naturally occurring island on this site will now be connected to the boardwalk via a ramp, opening this space up for nature observation and expanding the overall accessible space. The island will feature additional interpretative devices on the layers of the forest ecosystem, erosion control and bank stabilization, and eventually a weather station
- Removable dock- A prefabricated removable floating dock will be added on the upstream side for nature observation and educational instruction. The boardwalk provides access to Acton school students as part of their science curriculum where they observe nature and collect water samples for testing. The removable dock, less costly and more environmental sound than expanding the existing footprint of the structure, will provide a needed place for small groups to interact with the surroundings.
- Observation deck- The observation deck space will be enlarged 30% to facilitate use as an outdoor classroom and make it wheelchair accessible.

Create structure over water level: Central to resident concerns, both environmentally and structurally, is the height of the proposed boardwalk. FWAB consulted with many, and contracted for drawings from Ryan Associates who recommended raising the boardwalk roughly 12-14 inches above its current height. This will allow Fort Pond Brook to **flow unimpeded** under the structure, regardless of season and water flow intensity. The strong velocity of water routinely swamps sections and dislodges pathway sections by bending metal brackets installed to secure their placement. This creates an unreliable walkway, which would be alleviated by creating a higher structure. This component of the plan is key to creating a structure that becomes a year-round reliable and safe pedestrian thoroughfare. Please see attached aerial photos of boardwalk flooding and dislodged sections.

Go Green!: 79.5% of Acton Residents expressed a desire for the town to take action to reduce greenhouse gasses. As such, FWAB will incorporate **recycled composite materials** into the design that will greatly enhance the lifespan of the project while also supporting environmentally responsible building methods.

Increase Data Collection: The project proposes to install a fixed-depth gauge near the bridge to help monitor water depth. FWAB, Douglas and Gates students can also measure stream velocity working in partnership with the water quality efforts, such as those done by the Acton Stream Team and using commonly accepted velocity measuring procedures.

Expand Accessibility: FWAB will widen all pathways of the boardwalk, including to the observation area, removable dock, and Kid Island ramp to be **handicap accessible**.

Improve Safety: The new Boardwalk will include a **full handrail on one side** and a toe-kick on the other (8” high) to promote safety and wheelchair access.

Community Integration: FWAB has included community input into the planning stages and will augment this with hands-on participation as much as possible in the augmentation stages of the project. We plan to work with Acton Boy Scouts to construct and install educational elements on Kid Island that will utilize natural materials and blend in with the surroundings.

The West Acton Boardwalk Project has and will undergo several steps to achieve completion. Below is an estimated timeline for the project from beginning to end.

Proposed Project timeline:

Activities by Month

Time-line of specific program activities	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Pre-Planning	■	■												
Community Input		■	■											
Finalize Plan Design				■										
Secure professional plan design and cost estimate				■										
Fundraising (multiple sources: individuals, grants, corporate sponsors)				■	■	■	■	■	■	■	■	■	■	■
Secure funds necessary to break ground											■			
Secure required permits									■	■				
Finalize budgets											■			
Break Ground												■		
Construct environmental education elements														■
Construct Interpretive Elements												■	■	■
Complete Boardwalk construction												■	■	■
Install interpretive and educational elements														■
Open Boardwalk														■

2. Site Control

Friends of the West Action Boardwalk have presented this plan to the Acton School Committee and received the necessary authorizations and site control to implement this project. The Acton School Committee voted unanimously to approve this project. (See Unfinished Business item 7 on attached Acton Public School Committee meeting minutes). Appropriate documentation is attached to this application which includes parcel maps and field cards delineating property ownership.

Project Scope: An itemized scope, with details describing each item and it's estimated cost

The West Acton Boardwalk and Nature Center project design is attached which includes the following elements:

Item	Description	Cost
Decking	Decking for path, observation area, and bridge. Will use durable composite decking made from recycled materials.	\$11,115
Connect-a Dock	Removable observation station and data collection site	\$13,995
Lumber, Railings and Hardware	Walkway supports, railings, and associated hardware (screws, hinges, etc.)	\$15,129
Disposal	Disposal of scrap materials	\$1,800
Frames for signage	Frames for interpretive signage (not the signs themselves)	\$980
Miscellaneous		\$540
Labor	Administration and construction	\$17,600
Contingency	Interpretive devices, unexpected increases in material costs	\$9,174
	Total Project Cost	\$70,333.00

Please note that the strong water velocity through this site raises a safety issue for the project construction, and as a consequence, FWAB has included professional labor costs for project construction as part of the project scope. This will protect Acton's interests should repairs be needed within the warranty period.

Significant in kind donations of time have been committed to this project from the following:

Individual	Affiliation/Service Performed
Christine Phillips	FWAB Committee Coordinator
Pat Easterly	FWAB Committee Coordinator
JD Head	AB Public Schools Facilities Department, Project design and construction logistics
Dr. Chris Whitbeck	Principal, CT Douglas School
Lynne Newman	Principal, Gates Elementary School
Paul Malchodi	Technical Support
Lori Fassman	Survey and Web Design
Anne Littlefield	Teacher, CT Douglas, Curriculum
Nancy Young	Environmental Consultant/ Permitting
Amy Green	Wetlands Permitting Consultant
Paulette Stout	Marketing and Grant Writing
Nancy Doherty	Survey Consultant

FWAB intends to cover project costs from the following sources:

Source	Contribution
Acton Community Preservation Committee	\$45,716
Corporate Sponsorships and Grants	\$21,100
Private Donations	\$3,517
	\$70,333.00

3. **Cost Estimate:** Professionally prepared appraisal or professionally prepared cost estimate (or detailed cost estimate with full explanation by line item and back up material)

Please see attached cost estimate from Willow Tree & Landscape.

4. **Feasibility:** List and explain all further action steps that will be required for completion of the project, such as environmental assessments, zoning or other permits, and approvals, agreement on terms of any required conservation, affordability, or historic preservation restrictions, subordination agreements, and any known or potential barriers to project implementation.

Given the newness of the project, FWAB will submit a Notice of Intent (NOI) to obtain a Wetlands Permit (also called an Order of Conditions) from Massachusetts Department of Environmental Protection (DEP) under Massachusetts Wetlands Protection Act. The purpose of the NOI is to provide the Conservation Commission and the MA DEP with a complete and accurate description of the site (e.g., wetland boundaries) and the proposed work. Once approved, MA DEP will respond with an Order of Conditions with which to carry out the project. FWAB will need to notify abutted neighbors of the project and we will make arrangements to do so. The site in question is Zoned Residential-2, and the proposed project is consistent with that zoning status. Once construction is finished, the completed structure will be inspected by the Acton Building Inspector before being officially opened.

5. **Neighborhood Outreach**

Friends of the West Acton Boardwalk undertook an extensive survey of residents and businesses in the West Acton area to determine the need and desire for a new pathway and nature center. A physical count of current users was staged during three hours per day (morning, noon, and evening) for seven days to tally usage, during which time participants were handed brief surveys to answer. Additionally, a link to the FWAB electronic survey was circulated around town via e-mail and garnered 167 respondents in only a week's time. Specialized surveys were distributed to West Acton businesses to gauge their interest in the project. FWAB also secured a table at Acton's Oktoberfest and were able to interact with residents, answer questions, and begin our fundraising efforts through the sale of t-shirts. FWAB is making every effort to engage the community in this project and has presented to the Acton Public School Committee, the town of Acton Board of Selectmen, and is beginning a further reach-out with phone calls, letters, and presentations to other town agencies, organizations, and local businesses.

Through these various outreach efforts, FWAB expects to receive design feature recommendations, hear current concerns, and secure pledges of volunteer time. As the project proceeds, we hope to expand the list of residents personally involved in the project through either financial donations or in-kind donations of time and/or materials. The nature center will be a community resource, and FWAB wants its design and educational content to reflect the collective vision of the Acton community.

West Acton Boardwalk

Existing Conditions and How they Change
September ↓
October ↓







ACTON PUBLIC SCHOOL COMMITTEE

Cafetorium
Douglas School

October 16, 2008
6:40 pm

Members Present: Heather Harer, Jonathan Chinitz, Michael Coppolino, Xuan Kong,
Sharon Smith McManus, John Petersen
Others: William Ryan, Susan Horn, Marie Altieri, Liza Huber, citizens

The meeting was called to order at 6:40 pm by Chairperson Heather Harer.

CHAIRPERSON'S INTRODUCTION

APPROVAL OF MINUTES

The minutes of September 18, 2008 were approved as read.

STATEMENT OF WARRANT

Warrant #2009-07 in the amount of \$233,911.71 and warrant #2009-08 in the amount of \$410,771.21 were signed by the chairperson and circulated to the rest of the Committee for signatures.

PUBLIC PARTICIPATION - None

EDUCATION REPORT – DOUGLAS SCHOOL - Dr. Christopher Whitbeck,

Principal

Dr Whitbeck's presentation: 2008 - what does it bring at Douglas? He reported that 25 new laptops were rolled out to teachers and were a stunning success! He praised Sue Melander, integration specialist at Douglas, for her help, with 11 new Smartboards (through outside funding), which are the largest drivers in instructional technology. Dr. Whitbeck said that the reading curriculum (Reading Street program) has transformed reading education. It is based on assessment data, and teachers already see measurable growth in reading skills. He felt that classroom assistants should not be used to address class size, but to address diversity. There is a huge range of abilities of kids, and assistants should function as a teacher's partner. Douglas has acquired some new text books within the allocated budget, but there is a need to have a reasonable plan to replace curriculum materials. Dr. Whitbeck closed by mentioning the Douglas C.A.R.E.S. program, which addresses social curriculum – Cooperative, Accountable, Respectful, Empathetic, Supportive).

After several questions, School Committee members thanked Dr. Whitbeck for his informative report.

UNFINISHED BUSINESS

1. ALG Report/ Special Town Meeting Report/Acton Fin. Com. Report

Heather Harer reported on the Oct. 10th ALG meeting. She referred to Peter Ashton's progress update on analysis of municipal-school revenue split report in the packet. Jonathan Chinitz talked about possibly adjusting revenue sharing, maybe some form of increase on the municipal side over a period of years. ALG discussed town/school hiring/ not hiring. The town has begun a hiring/spending freeze. ALG will look at 5% budget cuts for this fiscal year, and will possibly be carried over into next year. They looked at the ALG model (replaced 'plan' with 'model'). Bill Ryan said it would be useful for the Committee to have Peter Ashton come and make a presentation re: comparable communities.

2. FY'09 Budget Update

- Bill Ryan referred to the monthly financial reports. We are in good shape right now. He mentioned the impact from state budget cuts. The Governor has not made any cuts to

education/local aid at this point. There is a slight cut in circuit breaker (minor). We're very fortunate right now. It is clear we may find a problem later in the year, and the State needs to notify us as soon as possible. Regarding the FY'10 budget, Bill said the State will get the budget recommendation out by mid December. Bill has met with all our administrators and he will review all purchase orders over \$500. He has also put a 5% freeze on all our budgets this year. In addition, he will review the need for filling any new/replacement positions. (Some technology positions and coaching positions are currently not being filled.) He noted that to the extent we can take action now, it will make next year easier, if state aid is level funded.

- Michael Coppolino asked about the property on Arlington St that the town owns. Bill replied that, in 1962, the town purchased about 25 acres there for school purposes. We did look at it when building new schools, but decided not to use it. He felt we would need to find ourselves in a terrible situation to consider selling it, since it is the only town land held in reserve for possible school expansion.
- Allen Nitschelm, citizen, asked if we have looked at the big picture items to try to save money. It is time to do this. He asked if the School Committee could more proactive. He suggested looking at reengineering (sharing services with the town), regionalization, outsourcing custodial services, etc. John Petersen responded that the schools always try to be more efficient. We're looking at these ways all the time. Allen said we need to have a task force to study the issues in order to be successful in saving in the big picture.
- Alex Horwitz, parent, suggested getting rid of MCAS in the early grades to save money. He said we should encourage our legislators to consider this.
- Regarding the task force suggested by Mr. Nitschelm, Michael Coppolino said we would need volunteers to serve, and it has been done before, but maybe it is time to do it again. Maybe ALG can discuss. Sharon McManus remembered the report done earlier, and most items that were cost effective have been done.

3. FY'10 Budget

Bill Ryan noted administrators are building their budgets, which are due on October 24. We will see how the expense numbers compare to the ALG plan. He noted that even a maintenance budget will be difficult. He asked the Committee to discuss changing the budget assumptions, and assume level funding in all state educational aid next year. Committee members supported this. John Petersen asked to see several budget scenarios – best, worse and in the middle. Jonathan Chinitz commented that \$1.5M is best/ worse swing amount. Bill Ryan said it was possible to get an increase in our state aid, even if it is level funded. But politics will probably mean we get the same amount as last year. Sharon McManus asked the administration to create a prioritized list, as we have done before vs. several scenarios. She asked about the capital plan. Bill Ryan replied that in our district goals for this year, the capital plan (new roofs) is there. An engineering firm has given us estimates for new roofs - \$2,870,986. The Committee needs to decide whether to go forward by January. Bill said he will bring to the Committee in November a statement of interest for Conant's application to MSBA for reimbursement for the roof replacement project. Bill recommended doing the roofs as a debt exclusion, not out of the operating budget. He added that the roofs are 25 years old, and each year we spend money on repairs. FY'10 draft school budget will come to the Committee in late November.

4. Health Trust Report – No report.

5. McCarthy-Towne Principal Search Update

Marie Altieri reported that the search committee has been formed and they are getting together a profile. A parent forum will be held on Monday night. Advertising will done in November.

6. Wellness Forum Report

Liza Huber reported on the Wellness Task Force. They are considering modifications to the current policy and have scheduled two public forums, and subcommittees to be formed. The forums have been successful. Twenty members are on the Task Force, and they will make recommendations to

the Superintendent in mid-November. A parent asked what direction they were moving in. Liza said they hoped they were being transparent, and that they are moving toward a separate policy on life threatening food allergies. There may be another forum at the end of the process for feedback.

7. **West Acton Boardwalk Project – CPC Application**

Pat Easterly and Christine Phillips gave a report on proposed plan for the renewal of the boardwalk between Douglas and Gates Schools. They have raised \$750 from selling T-shirts, and the PTOs have contributed. They will make a CPC application. After the project has been completed, they would like to turn it over to the schools for maintenance. Pat said they will give the School Committee a copy of the CPC application. Committee members thanked Pat and Christine for their work on this proposal.

It was moved, seconded and unanimously

VOTED: To support the West Acton Boardwalk Project as proposed.

NEW BUSINESS

1. **October 1 Student Enrollment Report** – see AB meeting minutes.

2. **Recommendation to Appoint William Ryan as 2008-09 Representative to CASE**

It was moved, seconded and unanimously

VOTED: To appoint William Ryan as 2008-09 Acton Public Schools' Representative to CASE.

3. **Recommendation to Approve 2008-09 School District Goals** – tabled to November meeting.

4. **Recommendation to Approve CPC Application for Two Shade Structures at Parker Damon Building and Establish a Gift Account for Contributions and Expenses.**

Tom Wolf, Merriam parent, presented his proposal. After discussion, it was moved, seconded and

VOTED: To support the CPC application for two shade structures at the Parker Damon Building playground, and to establish a gift account for contributions and expenses.

(VOTE: 5 yes, 1 abstention [Kong])

Committee members thanked Mr. Wolf for his work on this project.

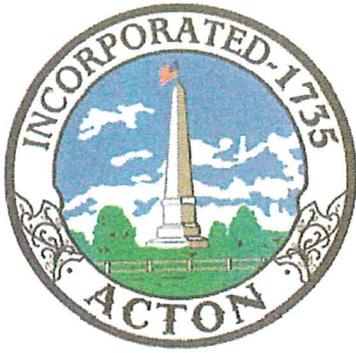
FOR YOUR INFORMATION

- The Superintendent referred to several items.
- Susan Horn reported briefly on the MCAS test results, which were excellent.

NEXT MEETING: November 13, 7:30 pm, at Merriam School

The Acton School Committee meeting ended at 9:14 pm. The Joint School Committee meeting began at 11:10 pm.

Respectfully submitted,
Sarah T. Lawton
Secretary



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9631
Fax (978) 264-9630

Natural Resources Department

November 7, 2008

Community Preservation Committee
c/o Planning Department
Acton Town Hall
472 Main Street
Acton, MA 01720

Dear Community Preservation Committee,

The Natural Resources Department is in support of the new boardwalk and observation platform planned for the Douglas/Gates wetlands crossing. In 1989 the Conservation Commission and staff were involved in all aspects of design and permitting for the original boardwalk. The education potential and value gained by accessing a riverine ecosystem within walking distance of two elementary schools is limitless. In addition, the proposed structure will preserve and protect sensitive wetlands habitat from pedestrian traffic and trampling that would continue to occur without a secure, designated pathway.

This project represents a safe and accessible means to study a diverse wetlands ecosystem and deserves Community Preservation Committee consideration.

Sincerely,

Tom Tidman
Natural Resources Director

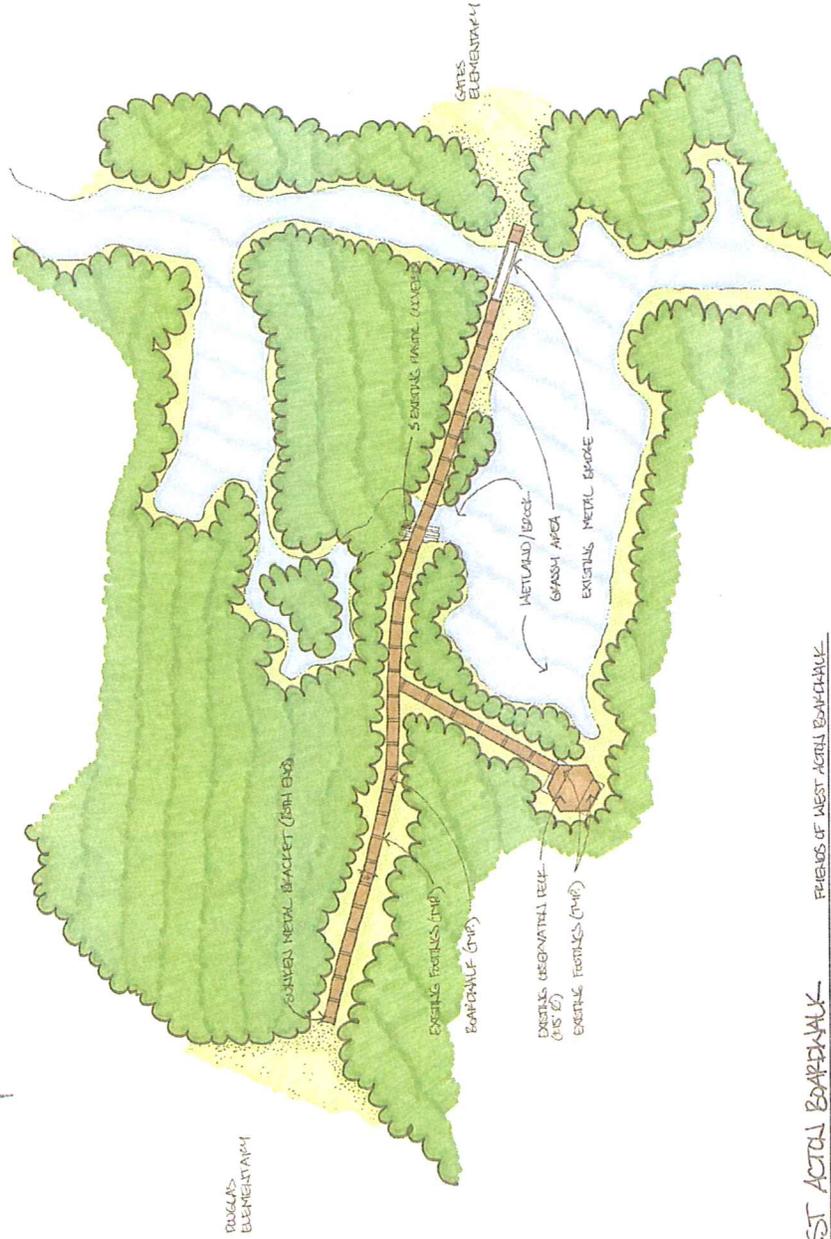


FRIENDS OF
WEST ACTON BOARDWALK
ACTON, MA

WEST ACTON
BOARDWALK

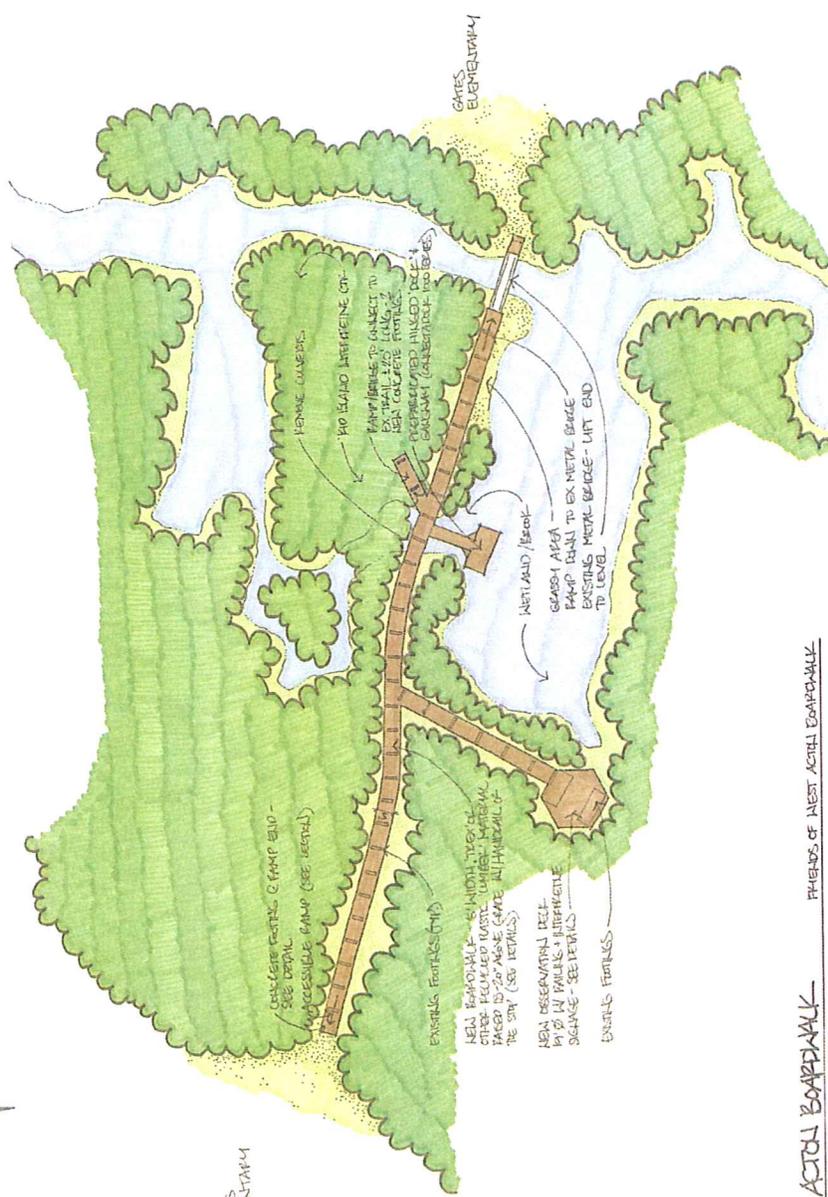
RYAN
ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING





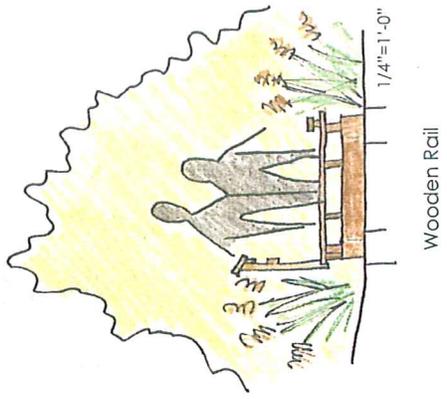
WEST ACTON BOARDWALK
 FRIENDS OF WEST ACTON BOARDWALK
 EXISTING CONDITIONS PLAN
 COURTESY OF WEST ACTON BOARDWALK
 1-2020
 RYAN ASSOCIATES LANDSCAPE ARCHITECTURE + PLANNING



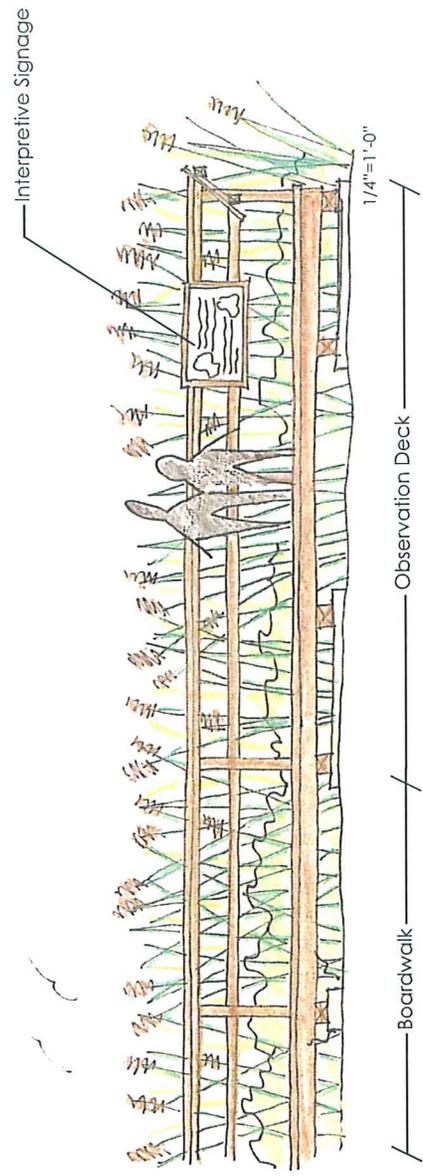


ROCKS
ELEMENTARY

WEST ACTON BOARDWALK FRIENDS OF WEST ACTON BOARDWALK
 LANDSCAPE PLAN
 OCTOBER 3, 2008
 P-HALL ASSOCIATES LANDSCAPE ARCHITECTURE + PLANNING
 1"=20'



Wooden Rail



Boardwalk

Observation Deck

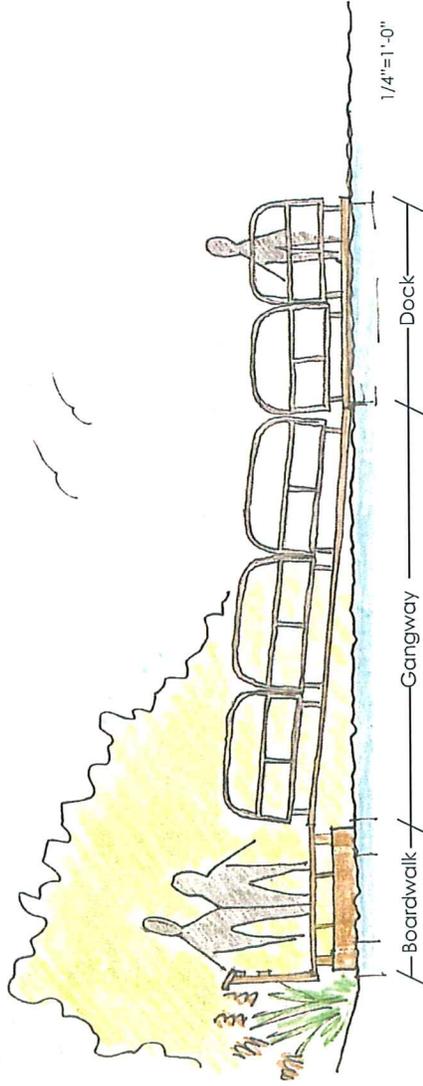
Interpretive Signage



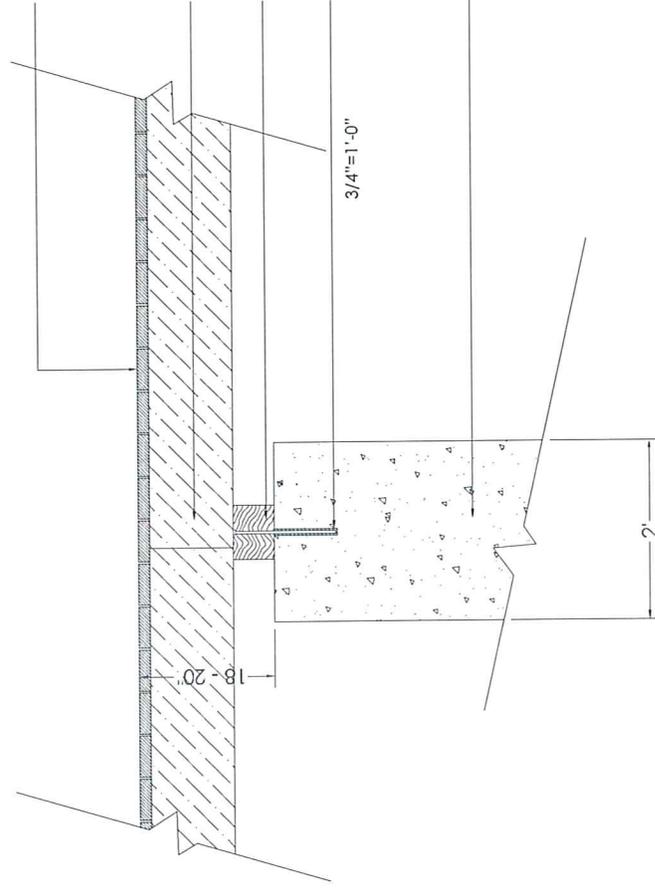
RYAN
ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING

BOARDWALK RAILING AND
OBSERVATION DECK

FRIENDS OF
WEST ACTON BOARDWALK
ACTON, MA



DOCK



2" X 6" TREX OR EQUIVALENT COMPOSITE DECKING W/ 1/4" SPACING,
 ATTACHED WITH GALVANIZED FASTENERS.
 COLOR TO BE APPROVED BY OWNER

2" X 12" PRESSURE-TREATED JOISTS. CONNECT WITH MECHANICAL
 FASTENER OR HURRICANE CLIP

4 - 6" X 8" PRESSURE-TREATED BEAM, BOLTED

DRILL CONC. FOOTING TO ACCEPT GALVANIZED LAG BOLT WITH
 EXPANDING SHIELD

EXISTING CONCRETE FOOTING

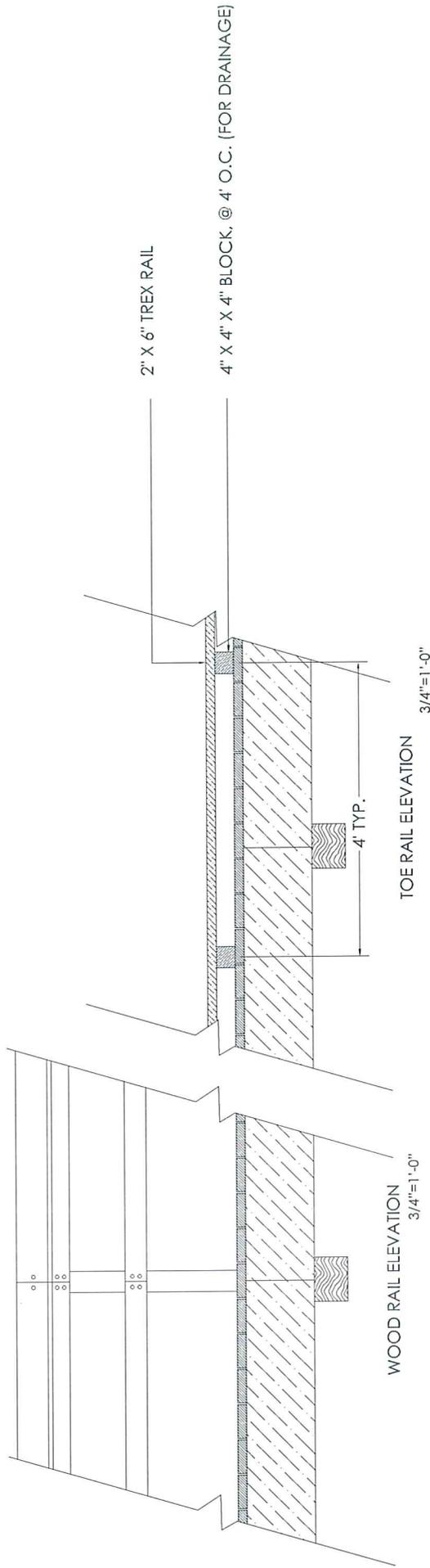
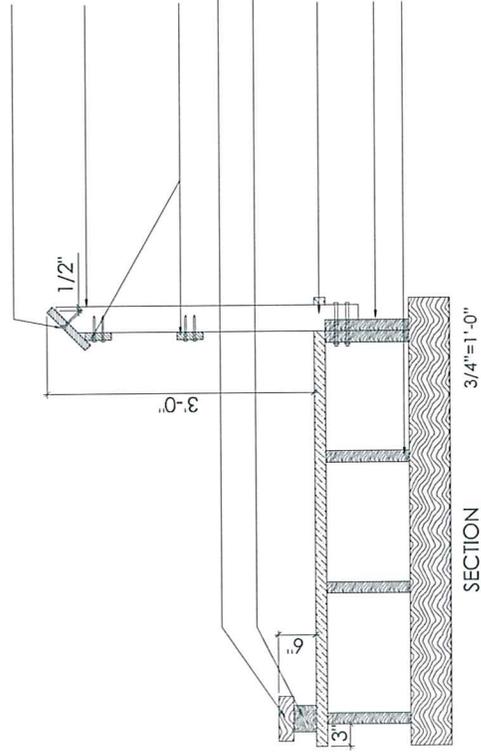


RYAN
 ASSOCIATES
 LANDSCAPE ARCHITECTURE AND PLANNING

BOARDWALK FOOTING DETAIL

FRIENDS OF
 WEST ACTON BOARDWALK
 ACTION, MA

- 1" X 8" TREX OR EQUIVALENT COMPOSITE BOARD, LAG-BOLTED TO BEVELED 4" X 4" POST. COLOR TO BE APPROVED BY OWNER
- 4" X 4" PRESSURE-TREATED POST-CUT 45 BEVEL IN TOP
- 1" X 4" TREX OR EQUIVALENT COMPOSITE BOARD, LAG-BOLTED TO 4" X 4" POST. COLOR TO BE APPROVED BY OWNER
- 2" X 6" TREX RAIL
- 4" X 4" X 4" BLOCK, @ 4' O.C. (FOR DRAINAGE)
- CUT 1 1/2" X 6" NOTCH OUT OF POST, NOTCH DECKING AROUND POST, CARRIAGE-BOLT POST TO JOIST
- DOUBLE JOIST UNDER RAILING SIDE
- 4 JOISTS, EVENLY SPACED

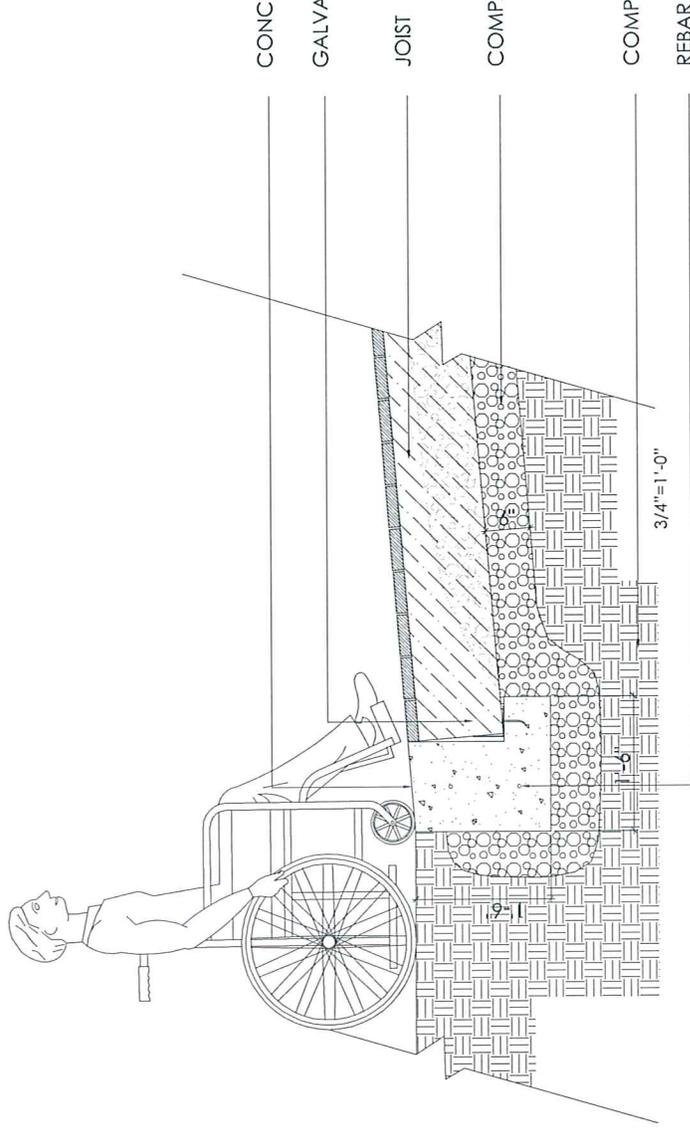


WOODEN RAILING AND TOE STOP RAIL DETAIL

FRIENDS OF WEST ACTON BOARDWALK
ACTON, MA

ASOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING





CONCRETE FOOTING - PITCHED TO MEET DECKING

GALVANIZED ANGLE FLANGE AND ANCHOR BOLT

JOIST

COMPACTED AGGREGATE

COMPACTED SUBGRADE

REBAR

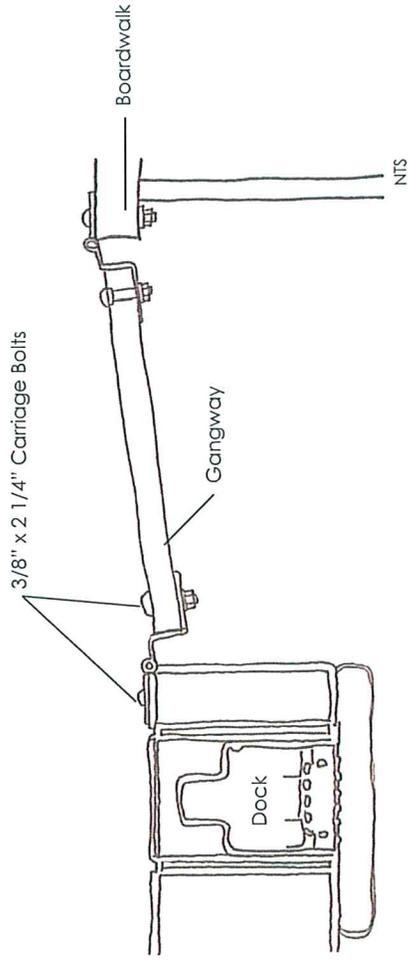
3/4"=1'-0"



RYAN
ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING

RAMP DETAIL

FRIENDS OF
WEST ACTON BOARDWALK
ACTON, MA



DOCK CONNECTION DETAIL



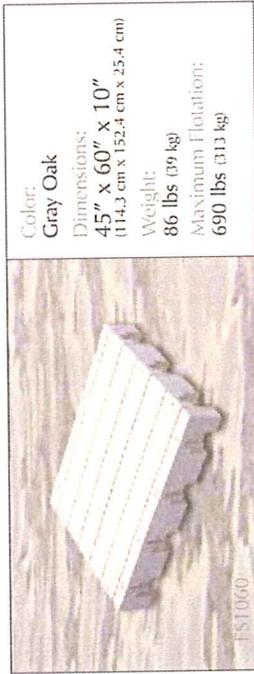
1000 Series Low Profile (LP) is the logical choice for extending your waterfront enjoyment providing the ultimate versatility in configuration, simple installation and extreme durability. Designed for maintenance-free use as a floating boat dock and platform, the 1000 SERIES - (LP) is best suited for smaller bodies of water or coves that are protected from large waves. The modular connection system allows you to configure, rearrange and expand your dock in an unlimited variety of shapes and sizes.



RYAN
ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING

CONNECT-A-DOCK
<http://www.connectadock.com>

FRIENDS OF
WEST ACTON BOARDWALK
ACTON, MA



Color:

Gray Oak

Dimensions:

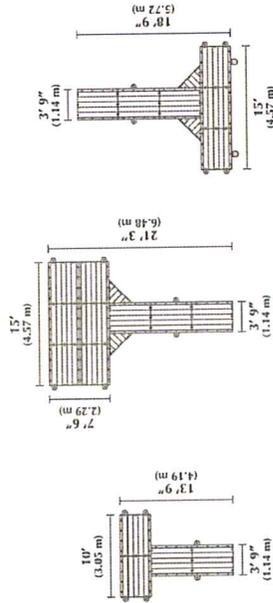
45" x 60" x 10"
(114.3 cm x 152.4 cm x 25.4 cm)

Weight:

86 lbs (39 kg)

Maximum Flotation:

690 lbs (313 kg)

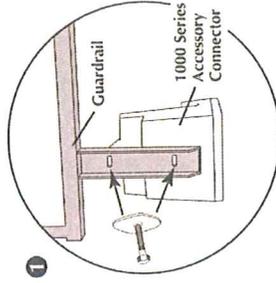


tpk1006

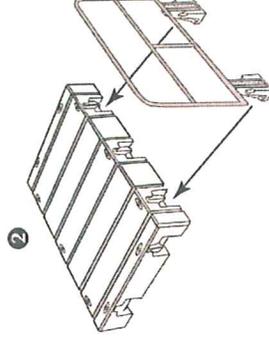
tpk1009

tpk1010

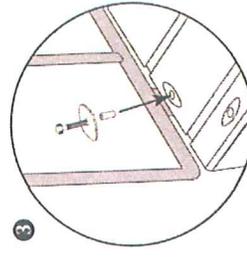
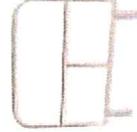
	tpk1006	tpk1009	tpk1010
Float Sections	4	9	6
Float Connectors	9	41	23
Foie Connectors	6	6	6
Gateway Hinge	1	1	1
Foie Covers	6	6	6
Cleats	2	4	4
Corner Float Section	-	2	2
Extra Flotation	6	6	6
Self-Weeding Planter	-	-	2



26" Guardrail
26" x 40"
(66.04 cm x 101.6 cm)
GR1026
(2 AC1000 Accessory Connectors and Hardware included)



41" Guardrail
41" x 40"
(104.14 cm x 101.6 cm)
GR1041
(2 AC1000 Accessory Connectors and Hardware included)



56" Guardrail
56" x 40"
(142.24 cm x 101.6 cm)
GR1056
(2 AC1000 Accessory Connectors and Hardware included)

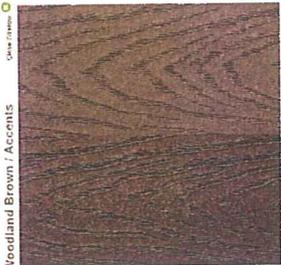


Cost: Dock (tpk1009) approx. \$8,400
Guardrail approx. \$5,600
Total: approx. \$14,000
*Includes shipping costs

Trex Accents®
The grain is subtle. The beauty isn't.

There's nothing like the understated beauty of a subtle wood grain. Trex Accents offers you the warm, natural look of wood, but with the carefree ease of Trex. Best of all, both sides of Trex Accents® can be used as decking. The possibilities are endless, but not the maintenance.



<p>Woodland Brown / Accents</p>  <p>Unweathered / Weathered</p>	<p>Winchester Grey / Accents</p>  <p>Unweathered / Weathered</p>
<p>Saddle / Accents</p>  <p>Unweathered / Weathered</p>	<p>Madera / Accents</p>  <p>Unweathered / Weathered</p>

Available Decking & Deck Profiles

Trex Accents® [View More](#)

(1.1" x 5.5") **5/4x6**

12"	15"	20"	Colors
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> WG, SD, MB, WB

Cost: \$5.85 per sq. ft.



A S S O C I A T E S
LANDSCAPE ARCHITECTURE AND PLANNING

TREX
<http://www.trex.com>

FRIENDS OF
WEST ACTON BOARDWALK
ACTON, MA



Connect-A-Dock:

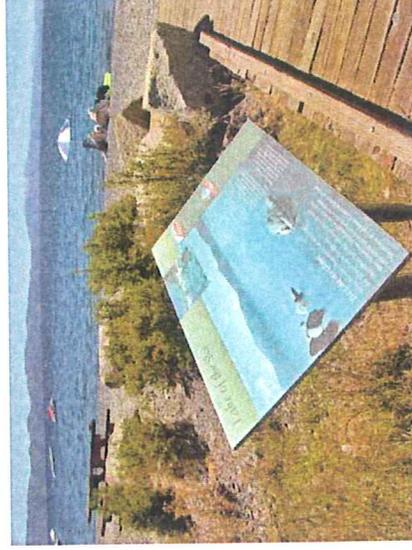
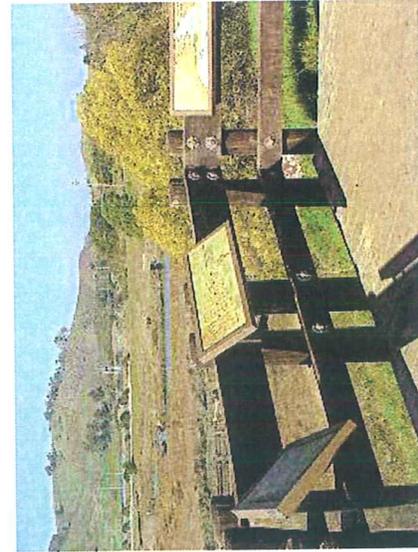
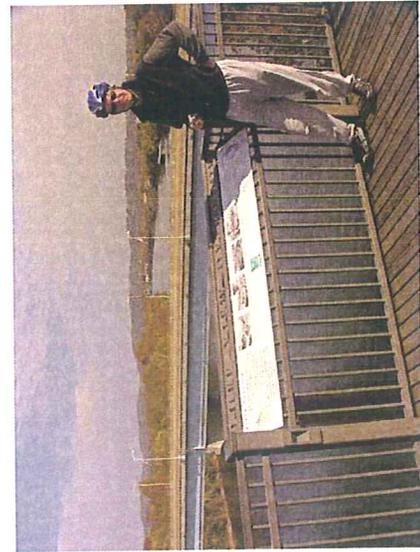
Dock: 1 tpk 1009 \$7,379 (plus \$1,030 shipping)
Guardrail: 4 GR1026 \$1,136 (plus \$200 shipping)
10 GR1041 \$3,750 (plus \$500 shipping)
Total: \$13,995 (with shipping)

Boardwalk Deck and Observation Deck (Decking only):

Existing: 1,466 sq. ft.
Proposed: 1,900 sq. ft. (434 sq. ft increase: +/- 30%)
Total with Trex: \$11,115

Not included:

Joists, Beams, and Rails
Interpretive Signage
Labor



Preliminary Ideas for Interpretive Signs on West Acton Boardwalk:

Theme	Topics Addressed	Location	*Grades with corresponding nature walk themes
Know Your Watershed	Identify Fort Pond Brook, Assabet River Watershed & ultimate flow into Mass. Bay, Threats to water Quality?	Near Bridge	4
Who Lives in Ft. Pond Brook?	<p>Identification and brief ecological description of plants & animals that inhabit the brook.</p> <p>Spotlight what might be found in typical pond sample (i.e., macroinvertebrates (insects), microscopic life?)</p>	Boardwalk to dock	3, 6
All About the Marsh	<p><i>Marsh inhabitants:</i> Identification, ecological description of common plants and animals (e.g., birds, small mammals, marsh grasses, wildflowers)</p> <p><i>Marsh as ecosystem:</i> focus on changing plant/animal distribution along water depth gradient</p> <p><i>Marsh functions:</i> flood control, natural filter, supports high diversity of species</p>	Observation Platform	<p>1, 2, 5</p> <p>5</p> <p>4</p>

* We could also include some signage for Kid Island with focus on layers of the forest ecosystem and erosion control/bank stabilization afforded by vegetated stream bank.

CURRENT OWNER TOWN OF ACTON 472 MAIN STREET ACTON, MA 01720 Additional Owners:	UTILITIES	STRT./ROAD	LOCATION
TOPO.	EXEMPT	Code	Appraised Value
	EXMPT LAND	9033	6,305,000
	EXEMPT	9033	5,628,100
		9033	9,000
SUPPLEMENTAL DATA Other ID: 000E2 00247 00000 Occ Perm 9/14/07 Photo Ward Prec Sew Zone GIS ID:	ASSOC PID#	1411 OF 64	VISION

RECORD OF OWNERSHIP TOWN OF ACTON	BK-VOL/PAGE 10698/0446	SALE DATE 11/25/1964	%/u 0	v/i	SALE PRICE 0	V.C.
EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
Total:						

OTHER ASSESSMENTS	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	2008	9033	6,305,000	2007	9033	6,468,000	2006	9033	4,444,000
	2008	9033	5,628,100	2007	9033	5,628,100	2006	9033	5,596,800
	2008	9033	9,000	2007	9033	9,000	2006	9033	9,000
Total:			11,942,100			12,105,100			10,049,800

ASSESSING NEIGHBORHOOD
 NBHD/ SUB: 0001/A
 STREET INDEX NAME: TRACING
 BATCH: BA1CH

NOTES
 GATES SCHOOL
 Appraised Bldg. Value (Card) 3,674,400
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 11,942,100
 Valuation Method: C
 Adjustment: 0

EXEMPTIONS	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	2008	9033	6,305,000	2007	9033	6,468,000	2006	9033	4,444,000
	2008	9033	5,628,100	2007	9033	5,628,100	2006	9033	5,596,800
	2008	9033	9,000	2007	9033	9,000	2006	9033	9,000
Total:			11,942,100			12,105,100			10,049,800

APPRAISED VALUE SUMMARY															
Appraised Bldg. Value (Card) 3,674,400															
Appraised XF (B) Value (Bldg) 0															
Appraised OB (L) Value (Bldg) 0															
Appraised Land Value (Bldg) 0															
Special Land Value 0															
Total Appraised Parcel Value 11,942,100															
Valuation Method: C															
Adjustment: 0															
Net Total Appraised Parcel Value 11,942,100															
VISIT/CHANGE HISTORY															
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Ca.	Purpose/Result			
									1/1/1988	LS	00	Measur-Listed			
BUILDING PERMIT RECORD															
B Use #	Use Description	Zone D	Frontage	Depth	Units	Unit Price	I. Factor	S.A. Disc	C. Factor	ST. Idx	Adj.	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value
2	PUB-SCHOOL MDL-9	R2			0 SF	173.62	1.03	4	1.0000	1.00	0.00			178.83	0
LAND LINE VALUATION SECTION															
Total Card Land Units: 0 SF Parcel Total Land Area: 1,476,534 SF															
Total Land Value: 0															

CURRENT OWNER TOWN OF ACTON 472 MAIN STREET ACTON, MA 01720 Additional Owners:	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION EXEMPT EXM LAND EXEMPT	Code 9033 9033 9033	Appraised Value 6,305,000 5,628,100 9,000	Assessed Value 6,305,000 5,628,100 9,000	
SUPPLEMENTAL DATA Other ID: 000E2 00247 00000 Occ Perm 9/14/07 Photo Ward Prec Sew Zone GIS ID:	SBU Hist Dist BStat P. Plan# 1411 OF 64 L. ot#	ASSOC PID#	SALE DATE (q/u w/) 11/25/1964	SALE PRICE (K.C.) 0	Yr. 2008 2008 2008	Code 9033 9033 9033	Assessed Value 6,305,000 5,628,100 9,000	Yr. Code 2006 9033 2006 9033 2006 9033	Assessed Value 4,444,000 5,596,800 9,000
RECORD OF OWNERSHIP TOWN OF ACTON					PREVIOUS ASSESSMENTS (HISTORY) Total: 11,942,100				

VISION

OTHER ASSESSMENTS									
Year	Type	Description	Code	Description	Number	Amount	Comm. Int.		
EXEMPTIONS									
ASSESSING NEIGHBORHOOD									
NOTES									
NBHD/ SUB: 0001/A STREET INDEX NAME: TRACING BATCH:									
Total: 11,942,100 Total: 12,105,100 Total: 10,049,800									

EXEMPTIONS									
Year	Type	Description	Code	Description	Number	Amount	Comm. Int.		
ASSESSING NEIGHBORHOOD									
NOTES									
NBHD/ SUB: 0001/A STREET INDEX NAME: TRACING BATCH:									
Total: 11,942,100 Total: 12,105,100 Total: 10,049,800									

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
21281	08/20/2007	NC	New Construct	140,000		0		MODULAR CLASS RO	1/1/1988
21014	04/13/2007	NI	No Inspection	0		0		Windows (4)	
18808	10/06/2003	RE	Remodel	0		0		NEW WINDOW	
18626	06/26/2003	NI	No Inspection	0		0		TENT	
17832	12/31/2001	AD	CLASSROOM	13,000		0		FREEZER	
15273	08/14/1997	AD	Addition	180,000		0		CLASSROOM	
15274	08/14/1997	AD	Addition	180,000		0			

LAND LINE VALUATION SECTION									
B #	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	Acre Disc
1	9033	PUB-SCHOOL MDL-9%	R-2		1262		80,000 SF	2.99	1.03 4
1	9033	PUB-SCHOOL MDL-9%	R2				7.00 AC	183,000.00	1.03 4
1	9033	PUB-SCHOOL MDL-9%	R2				25.06 AC	183,000.00	1.03 4
Total Card Land Units: 33.90 AC Parcel Total Land Area: 1,476,534 SF									

VISIT/ CHANGE HISTORY

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
21281	08/20/2007	NC	New Construct	140,000		0		MODULAR CLASS RO	1/1/1988
21014	04/13/2007	NI	No Inspection	0		0		Windows (4)	
18808	10/06/2003	RE	Remodel	0		0		NEW WINDOW	
18626	06/26/2003	NI	No Inspection	0		0		TENT	
17832	12/31/2001	AD	CLASSROOM	13,000		0		FREEZER	
15273	08/14/1997	AD	Addition	180,000		0		CLASSROOM	
15274	08/14/1997	AD	Addition	180,000		0			

APPRAISED VALUE SUMMARY

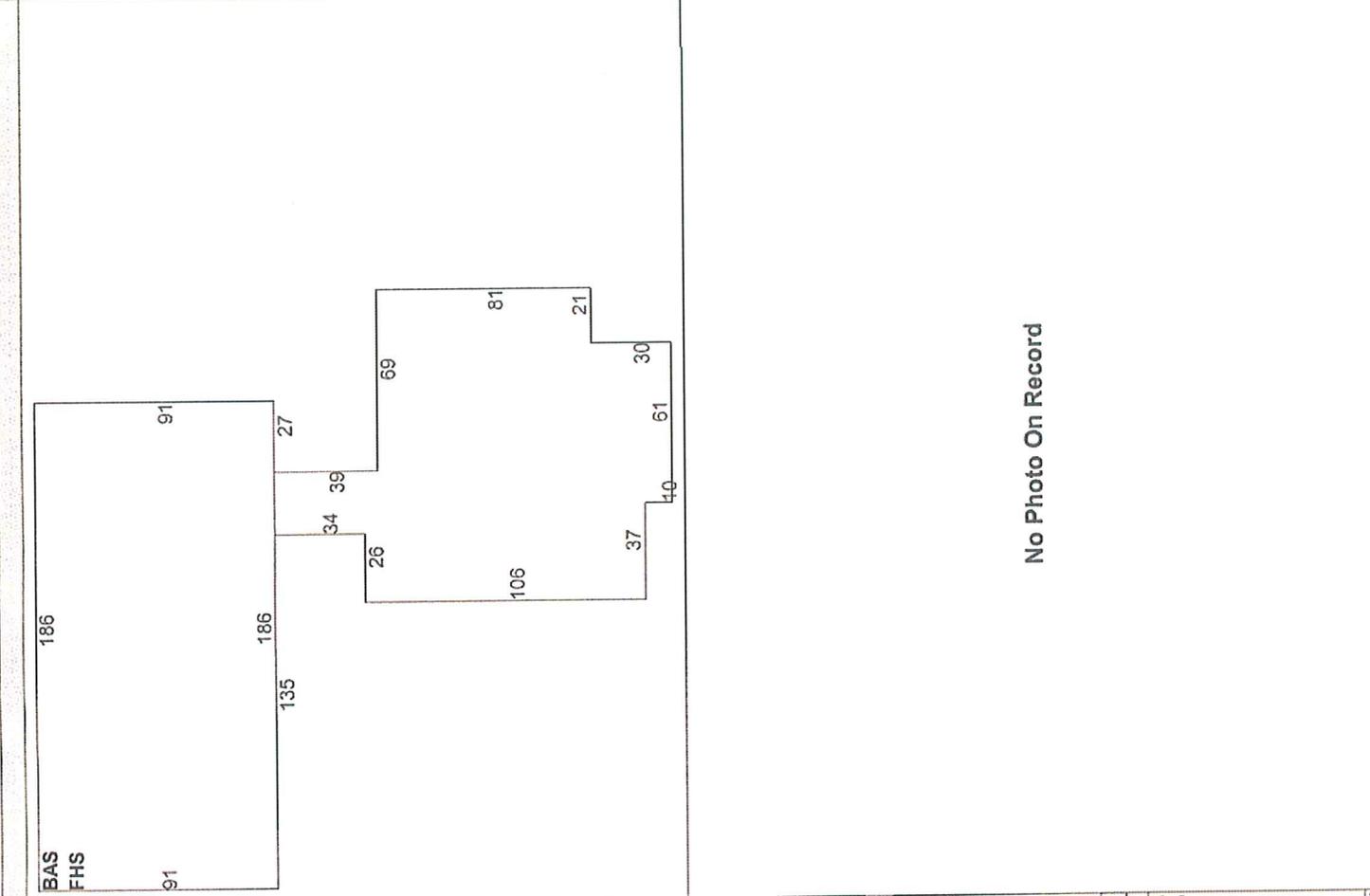
Appraised Bldg. Value (Card)	2,630,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	9,000
Appraised Land Value (Bldg)	5,628,100
Special Land Value	0
Total Appraised Parcel Value	11,942,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	11,942,100

VISIT/ CHANGE HISTORY

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date
21281	08/20/2007	NC	New Construct	140,000		0		MODULAR CLASS RO	1/1/1988
21014	04/13/2007	NI	No Inspection	0		0		Windows (4)	
18808	10/06/2003	RE	Remodel	0		0		NEW WINDOW	
18626	06/26/2003	NI	No Inspection	0		0		TENT	
17832	12/31/2001	AD	CLASSROOM	13,000		0		FREEZER	
15273	08/14/1997	AD	Addition	180,000		0		CLASSROOM	
15274	08/14/1997	AD	Addition	180,000		0			

LAND LINE VALUATION SECTION

B #	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	Acre Disc
1	9033	PUB-SCHOOL MDL-9%	R-2		1262		80,000 SF	2.99	1.03 4
1	9033	PUB-SCHOOL MDL-9%	R2				7.00 AC	183,000.00	1.03 4
1	9033	PUB-SCHOOL MDL-9%	R2				25.06 AC	183,000.00	1.03 4
Total Card Land Units: 33.90 AC Parcel Total Land Area: 1,476,534 SF									



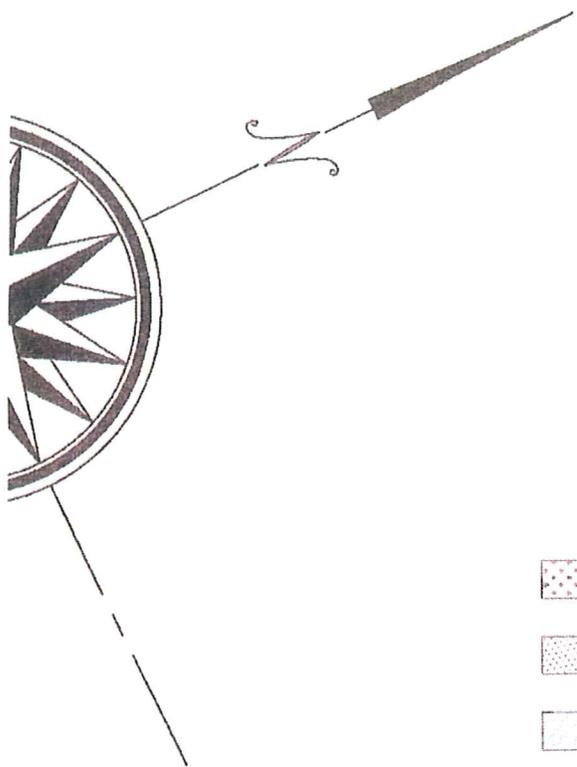
CONSTRUCTION DETAIL		Element	Cd.	Ch.	Description
33	Schools-Public				
94	Commercial				
04	Average +10				
2	Stories				
1	Occupancy				
20	Exterior Wall 1				
20	Exterior Wall 2				
01	Roof Structure				
04	Roof Cover				
05	Interior Wall 1				
01	Interior Wall 2				
05	Interior Floor 1				
02	Interior Floor 2				
05	Heating Fuel				
01	Heating Type				
01	AC Type				
9033	Bldg Use				
00	Total Rooms				
00	Total Bedrms				
2	Total Baths				
00	Heat/AC				
03	Frame Type				
02	Baths/Plumbing				
06	Ceiling/Wall				
02	Rooms/Prtns				
10	Wall Height				
0	% Comm Wall				
MIXED USE					
Code	Description	Percentage			
9033	PUB-SCHOOL MDL-94	100			
COST/MARKET VALUATION					
Adj. Base Rate: 97.20					
Replace Cost 3,757,986					
AYB 1968					
EYB 1977					
Dep Code A					
Remodel Rating 30					
Year Renodeled 0					
Dep % 0					
Functional Obslnc 0					
External Obslnc 0					
Cost Trend Factor 1					
Status 81					
% Complete 70					
Overall % Cond 2,630,600					
Apprais Val 0					
Dep % Ovr 0					
Dep Ovr Comment 0					
Misc Imp Ovr 0					
Misc Imp Ovr Comment 0					
Cost to Cure Ovr 0					
Cost to Cure Ovr Comment 0					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPI	L	10,000	0.90	1987					100	9,000
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value					
BAS	First Floor	30,201	30,201	30,201	97.20	2,935,416					
FHS	Half Story, Finished	8,463	16,926	8,463	48.60	822,570					
		38,664	47,127	38,664		3,757,986					

No Photo On Record

BOXBOROUGH



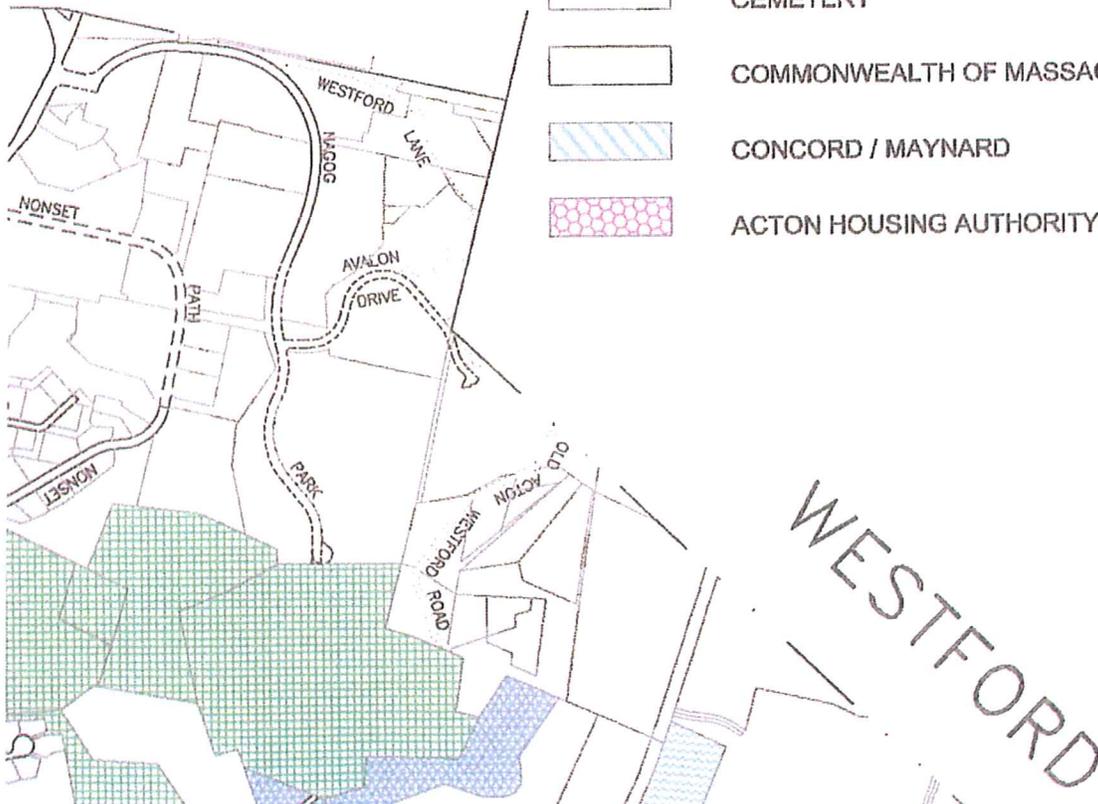


LEGEND

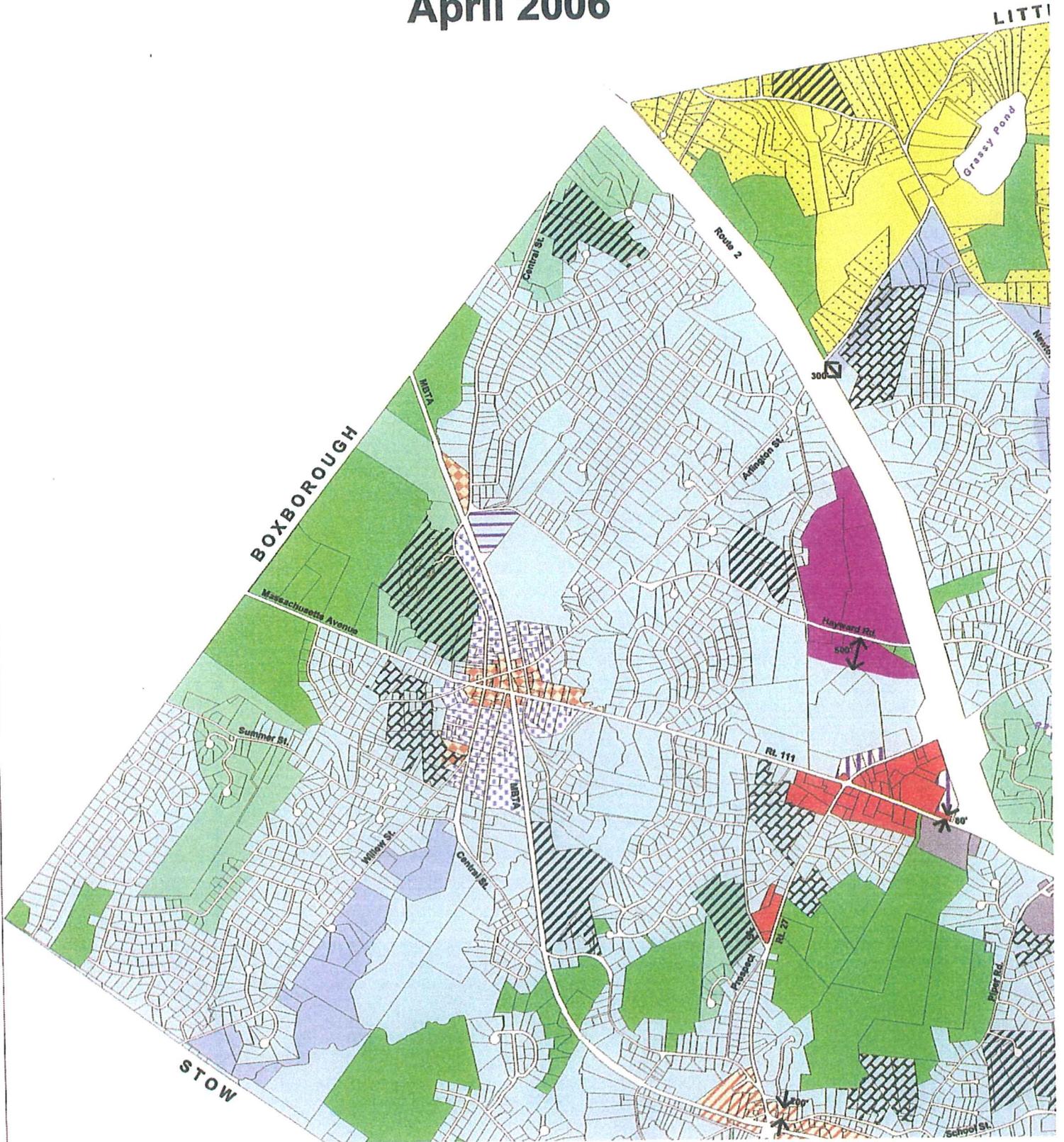
-  PRIVATE WAYS
-  PRIVATE, UNACCEPTED ROADS APPROVED UNDER THE SUBDIVISION CONTROL LAW
-  PUBLIC WAYS

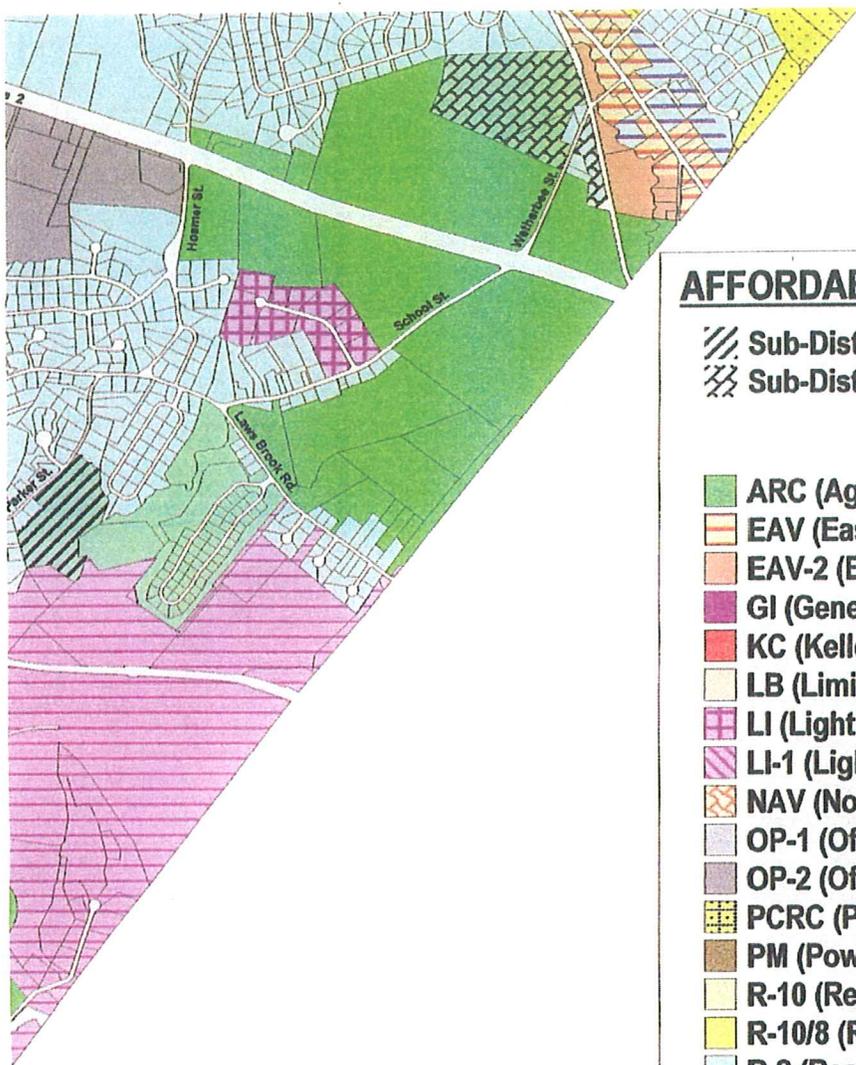
STATISTICS

	REGIONAL SCHOOL DISTRICT	74.68 AC.
	TOWN SCHOOL	114.45 AC.
	WATER DISTRICT	403.40 AC.
	CONSERVATION & TOWN FOREST	1598.22 AC.
	GENERAL MUNICIPAL	389.59 AC.
	CEMETERY	181.53 AC.
	COMMONWEALTH OF MASSACHUSETTS	200.10 AC.
	CONCORD / MAYNARD	70.95 AC.
	ACTON HOUSING AUTHORITY	12.46 AC.



ZONING MAP
of the Town of
ACTON, MASSACHUSETTS
Map No. 1
Map No. 4
Zoning Amended through
April 2006





AFFORDABLE HOUSING OVERLAY DISTRICT

-  Sub-District A
-  Sub-District B

ZONING DISTRICTS

-  ARC (Agriculture Recreation Conservation)
-  EAV (East Acton Village)
-  EAV-2 (East Acton Village 2)
-  GI (General Industrial)
-  KC (Kelley's Corner)
-  LB (Limited Business)
-  LI (Light Industrial)
-  LI-1 (Light Industrial 1)
-  NAV (North Acton Village)
-  OP-1 (Office Park 1)
-  OP-2 (Office Park 2)
-  PCRC (Planned Conservation Residential Comm.)
-  PM (Powder Mill)
-  R-10 (Residence 10)
-  R-10/8 (Residence 10/8)
-  R-2 (Residence 2)
-  R-4 (Residence 4)
-  R-8 (Residence 8)
-  R-8/4 (Residence 8/4)
-  R-A (Residence A)
-  R-AA (Residence AA)
-  SAV (South Acton Village)
-  SM (Small Manufacturing)
-  TD (Technology District)
-  VR (Village Residential)
-  WAV (West Acton Village)

Land in Acton, Mass.
owned by

Louis A. Flerta

Harlan E. Tuttle, Surveyor

November 20, 1964.

Scale Inch=100feet

Acton Planning Board

Approval under the Subdivision
Control Law Not Required Chap 41
Sec 81P.

Date: _____

Drawn by _____

Checked by _____



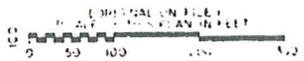
Louis A. Flerta

N 42° 26' E. →

690.

872.56

Area = 33.90 ± Acres



599.38
S 35° 52' N.
Non or Formerly
Mill Dam Trust

Non or
Formerly
Millard A.
Houghton

FEB 20
BY T.R.

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan No. 1411
Recd. NOV. 25, 1964, 11:20 AM
TAKING OF RECORD
TOWN OF ACTON

Book 10698 page 443
RECORDED

