



**Planning Board**

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Zoning Board of Appeals **Date:** September 14, 2009  
**From:** Kristin K. Alexander, AICP, Assistant Town Planner *KKA*  
**Subject:** ***Amendment to Board of Appeals Decision 08-08  
Lalli Terrace – 442 Massachusetts Avenue Comprehensive Permit***

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The Manager of 442 Massachusetts Avenue LLC, Stephen Steinberg, has requested modifications to the second floor of the existing house at 442 Mass Avenue (the Lalli Terrace 40B project). The modifications involve increasing the height of the ceilings and the size of the two bedrooms on the second floor, renovating the second floor bathroom by replacing the shower with a shower/tub and updating the vanity, and including a linen closet in the upstairs hallway near the stairs (originally the linen closet area was part of bedroom #1). The number of bedrooms and the overall footprint of the home would not change.

To modify architectural plans for any house on the site, Board of Appeals Decision 08-08 (Decision) would need to be amended. Decision Condition VIII.A.1. states:

*“...the Applicant shall submit to the Building Commissioner a final set of Engineering Drawings and Architectural Plans for the Project which shall be identical to the Plans cited in Sections II.4 and II.5 above except that they shall be updated and revised in accordance with the requirements of this Decision.”*

Because the proposed architectural modifications do not change the number of overall bedrooms, building footprint, nor the asking price for the existing house, Planning Department staff does not object to the proposal.