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[Re: 99 Parker Street]

The Board of Selectmen supports the proposed comprehensive-permit development of 99 Parker Street under the Local Initiative Program (LIP). This is the same project as to which the Board in 2009 endorsed the developer's LIP application to the Massachusetts Department of Housing and Community Development (DHCD) for a site-eligibility determination, which the DHCD approved on March 31, 2010.

The project is consistent with important objectives of the Comprehensive Permit Policy and the 1998 Master Plan. It will

- create a small-scale development of five homes that will be architecturally compatible with the community, will include an existing house, and will provide two affordable units, one of which will give preference to a person with an Acton connection, and one of which will be handicapped-accessible
- protect on-site wetlands through setbacks, stormwater management design, landscaping, permanent markers and other details that the Conservation Commission approved in 2009 under the state Wetlands Protection Act
- fit in well in the immediate area, which is more densely populated and includes multi-family housing

The development site, at slightly more than one mile from the South Acton Village and the commuter rail station, is more distant than the half-mile that the CPP recommends. The distance is only somewhat longer, however, still walkable, and reasonable in the context of the overall project, which meets the aims of CPP and Master Plan very well.