



ACTON HOUSING AUTHORITY  
68 Windsor Avenue  
P.O. Box 681  
Acton, MA 01720-0681  
(978) 263-5339 fax (978) 266-1408  
TDD# 1-800-545-1833 ext. 120

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JUL 13 2010  
TOWN CLERK, ACTON

July 13, 2010

Zoning Board of Appeals  
Town Hall  
472 Main Street  
Acton, MA 01720

RE: Comprehensive Permit Application for McCarthy Village II

Dear Members of the Zoning Board of Appeals:

For the past several years, the Acton Housing Authority has worked closely with neighbors and a variety of Town Committees to develop a project that will create twelve new units of affordable housing in Acton. This site received a comprehensive permit in 1984 that authorized construction of the buildings that currently exist on the site: a 23-unit subsidized elderly housing development and six duplexes that contain 12 units of affordable family housing. In 1984, the Acton Housing Authority desired to build more units, but believed that part of the parcel was not suitable for development because of ledge.

Twenty-five years later, after an exhaustive search for sites suitable for the creation of new affordable housing, the AHA undertook soil testing at Sachem Way. At that time, the AHA learned that there was not ledge on the site and that the rear portion of the parcel could support twelve new units of affordable family housing. This information inspired the Acton Housing Authority's board of commissioners to undertake this project.

After consultation with our legal counsel, Town Counsel, and the attorneys at state agencies responsible for the administration of M.G.L. c. 40B, we determined that the appropriate path for permitting the new duplexes would be to apply for an amendment to the existing comprehensive permit. As the new project was not contemplated in 1984, attached please find all of the documentation requested by the Town under its "Rules and Regulations for Comprehensive Permit" for a new permit. Although we expect that you will review this as you would any new project, we ask that the ultimate outcome be an amendment to the existing permit that will encompass the existing buildings as well as the new construction. Throughout the application and the Development Impact Report, we have attempted to detail answers to questions in a way that clearly explains our new proposal in the context of the existing buildings.

We look forward to your comments and review of our application.

Sincerely,

  
Kelley Cronin  
Executive Director

