

ACTON PLANNING DEPARTMENT
Inter-departmental Memo
978-264-9636

RECEIVED

Date: October 14, 2010

To: Assessors
Conservation Commission
Fire Department
Historical Commission
Municipal Properties
Sidewalk Committee

Building Commissioner
Town Engineer
Health Department
Historical District Commission
Water District
Police Department, fyi

OCT 29 2010

Town of Acton
Planning Department

From: Kim Gorman, Secretary *KA*

Subject: Review of Definitive Subdivision Plan entitled "Beacon Court"

Attached is an application for approval for a definitive subdivision entitled "Beacon Court". General information about the proposed development is as follows:

Location: 57 Robbins Street - Existing Single Family Home
Applicant: Centennial Homes, LLC
Address: PO Box 2170, Acton, MA 01720
Owner: James & Teresa Stellar
Engineer: Foresite Engineering Associates, Inc.
Lots: 3
Street Name: Beacon Court
Street Length: 230 ft.
Map: H-2
Parcels: 7-2
Zoning: R-2
Decision Due: January 3, 2011

Please review the enclosed application and send your comments to the Planning Department no later than **November 8, 2010**. The public hearing is scheduled for **November 16, 2010 at 7:45 PM**. If you have any questions, please call the Planning Department at 929-6631.

Review Comments: *Lots 2 & 3 will require submittal of Wetlands Protection Act filings. Both lots meet the set-back requirements for structures. 'Drywells' as proposed are permissible within the 100' wetlands buffer.*

Signature: *Tom Tidman*

Date: *10.29.10*

Dean Charter

From: Dean Charter 
Sent: Monday, October 25, 2010 10:14 AM
To: Kim Gorman
Subject: Review of "Beacon Court" subdivision plan

I have reviewed the plans submitted and inspected the site (from the public roadway), for the above noted proposed subdivision. My comments are as follows:

1. The proposed plan will not involve the removal of any Public Shade Trees along Robins Street
2. As a private way, there will be no requirement for street trees along Beacon Court
3. All trees shown on the plan as "to be saved" should be marked in the field and the critical root zones protected from damage by construction fence on steel posts or other devices.
4. The limits of clearing should be marked in the field and also protected against damage by construction fencing on steel posts or other devices.
5. After completion of all construction activities and submittal of the "as-built" plan, but prior to bond release, the site should be inspected to verify that all trees slated to be saved and all limits of clearing had been adhered to. Where there are deficiencies the developer should be required to provide suitable replacements.

Regards,

Dean A. Charter, MCA. MCPPO
Municipal Properties Director
Town of Acton

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OCT 25 2010

Town of Acton
Planning Department

ACTON PLANNING DEPARTMENT
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Date: 10/14/10
To: Steve Barrett, Finance Director
From: Kim Gorman, Secretary for Planning Dept.
Subject: Review of Definitive Subdivision Plan entitled "Beacon Court"
57 Robbins Street
Map: H-2, Parcel: 7~~3~~2

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OCT 21 2010

Town of Acton
Planning Department

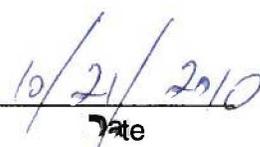
The Planning Board has received an application for the above referenced subdivision and is scheduled to hold a public hearing on November 16, 2010. Please advise the Board of any delinquent taxes owed on the property at this time. If any property taxes are overdue, the Planning Board will include a condition requiring tax payment in their decision.

No property taxes due at this time.

The following property taxes are overdue at this time:

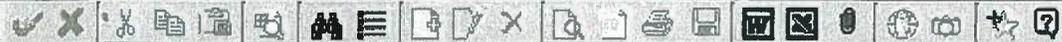


Signature



Date

Thank you for your attention to this request.



- History
- Detail
- Orig Bill
- Effective Date
- Lien/Sale
- Scan Bill
- Quick Entry
- Utility Acct
- Customer
- Name
- Parcel
- Prop Code
- Billing Dates
- Bill Audit
- Reprint
- Preferences
- Diagnostics

Year/Type/Bill No.
 2011 RE-R 17371

Customer account information
 17704
 STELLAR JAMES R
 57 ROBBINS STREET
 ACTON, MA 01720
 Special Conditions/Notes

Property information
 Parcel ID H2-7-2
 Alt Parc 00H2 0007 0002
 Prop Loc 57 ROBBINS ST

Int Dt	Billed	Abt/Adj	Pmt/Crd	Interest	Unpaid bal
08/03/10	1,980.71	.00	1,980.71	.00	.00
11/02/10	1,980.71	.00	.00	.00	1,980.71
02/02/11	.00	.00	.00	.00	.00
05/03/11	.00	.00	.00	.00	.00
Fees/Pen	.00	.00	.00	.00	.00
Totals	3,961.42	.00	1,980.71	.00	1,980.71

Notes/Alerts
 JAN 1 Owner: STELLAR JAMES R
 View prior unpaid bills

Due 10/21/2010	1,980.71
Per Diem	.00
Int Paid	.00

Display transaction history for the current bill.

OVR

Kim Gorman

From: Stephen Barrett
Sent: Monday, October 18, 2010 12:57 PM
To: Kim Gorman
Cc: Collector Department
Subject: FW: Scan from a Xerox WorkCentre

Attachments: img-X18115935-0001.pdf



img-X18115935-000
1.pdf (24 KB)...

The property at 57 Robbins Street is paid to date, the next payment being due on Nov. 1st in the amount of \$1980.71.

Thanks,

Steve Barrett

-----Original Message-----

From: ATH-FIN-COLOR [mailto:ATH-FIN-COLOR@acton-ma.gov]
Sent: Monday, October 18, 2010 1:00 PM
To: Stephen Barrett
Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Number of Images: 1
Attachment File Type: PDF

Device Name: ATH-FIN-COLOR
Device Location: Finance 1st floor

For more information on Xerox products and solutions, please visit <http://www.xerox.com/>

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Planning Department

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Date: **October 14, 2010**

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Review Comments: _____

I have no comment at this time

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Signature: _____

Frank Rombolotto

Date: _____

10/18/2010 1:3 2010

Town of Acton
Planning Department

Kim Gorman

From: Justin Snair
Sent: Friday, October 15, 2010 3:51 PM
To: Kim Gorman; Kristin Alexander
Subject: 57 Robbins St- Beacon Court
Attachments: image001.jpg

The Health Dept. has reviewed the definitive subdivision plan has the following comment(s):

- Is permanent dewater of foundations via sump pumps proposed

Justin T. Snair
Environmental Health Agent
Health Department
Acton, MA



Phone: 978-929-6632

www.acton-ma.gov

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Town of Acton
Planning Department