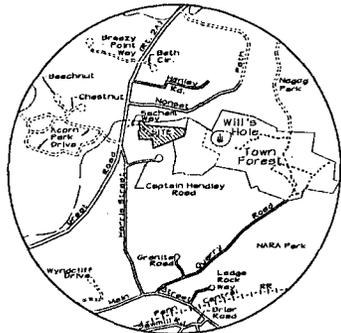


# McCARTHY VILLAGE II

A PROPOSED COMPREHENSIVE PERMIT PROJECT UNDER MGL CHAPTER 40B



LOCUS MAP  
Scale: 1" = 1200'

#### LOCUS PARCEL INFORMATION

McCARTHY VILLAGE - SACHEM WAY  
ASSESSORS MAP C-3, PARCEL 10  
ZONING CLASSIFICATION: RESIDENCE A (RA)

#### RECORD OWNER:

ACTION HOUSING AUTHORITY  
88 WINDSOR AVENUE  
ACTION, MASSACHUSETTS 01720

#### PLAN REFERENCES:

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS  
PLAN NO. 1448 OF 1985  
PLAN NO. 609 OF 1985

#### AREA

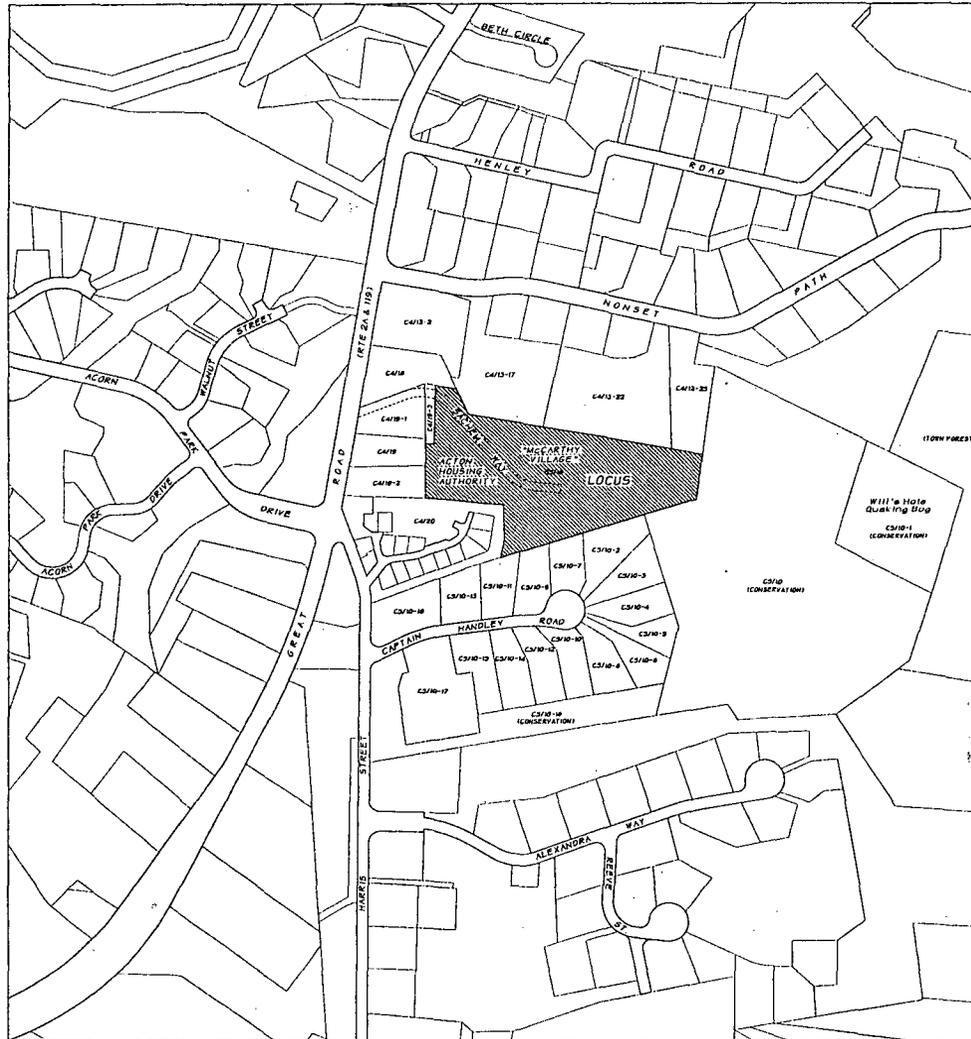
TOTAL SITE AREA = 0.43± ACRES

#### PUBLIC UTILITIES

MUNICIPAL WATER (ACTION WATER DISTRICT)  
KEYSPAN (GAS)  
NSTAR ELECTRIC  
VERIZON (TELECOM)  
COMCAST (TELECOM)

#### ELEVATION DATUM REFERENCE:

NATIONAL GEODETIC VERTICAL DATUM  
OF 1929 (NGVD29)  
REFERENCE: MONEL RIVET IN CONCRETE DAM  
SOUTH ARM OF NAGOG POND, ELEVATION = 227.74



VICINITY PLAN  
SCALE: 1" = 200'

#### NOTES

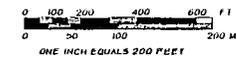
1. SITE IS WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP FOR ACTION MASSACHUSETTS (AREAS OF MINIMAL FLOODING), REF. F.I.R.M. COMMUNITY PANEL NO. 22016 UDS C, REVISED JANUARY 8, 1988.
2. THE SITE IS NOT WITHIN AN ESTIMATED HABITAT OF RARE OR ENDANGERED SPECIES AS DEFINED BY THE NATIONAL HERITAGE AND ENDANGERED SPECIES PROGRAM (REF. MASSGIS 3/20/08).
3. THE SITE IS NOT WITHIN A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION DEFINED "ZONE II" OR INTERIM WETLAND PROTECTION AREA (IWP) OF A PUBLIC WATER SUPPLY (REF. MASSGIS 3/20/08).
4. SITE IS WITHIN TOWN OF ACTION ZONING DISTRICT RESIDENCE A (RA).
5. SITE IS WITHIN TOWN OF ACTION GROUNDWATER PROTECTION DISTRICT ZONE 4.

#### INDEX

- 1 OF 3 LOCUS PLAN
- 2 OF 3 CONCEPT PLAN 'A'
- 3 OF 3 CONCEPT PLAN 'B'



GRAPHIC SCALE



ONE INCH EQUALS 200 FEET

|   |   |
|---|---|
| <b>"McCARTHY VILLAGE II"</b><br>CONCEPTUAL COMPREHENSIVE PERMIT PROJECT<br>ACTION, MASSACHUSETTS                  |   |
| <b>LOCUS PLAN</b><br>SHEET 1 OF 3   |   |
| SITE LOCATION: <b>McCARTHY VILLAGE - SACHEM WAY</b><br>ACTION, MASSACHUSETTS 01720<br>ASSESSORS MAP C-3 PARCEL 10 |   |
| PREPARED FOR: <b>ACTION HOUSING AUTHORITY</b><br>88 WINDSOR AVENUE<br>ACTION, MASSACHUSETTS 01720                 |   |
| DATE: MARCH 25, 2008  | SCALE: AS NOTED   |
|   |   |
| ENGINEERING<br>SURVEYING<br>PLANNING  | Phone: (978) 461-2350<br>Fax: (978) 841-4022<br>100 Massachusetts Road, Suite 111<br>Acton, Massachusetts 01720<br>www.foresite.com |
| COPYRIGHT 2008, FORESITE ENGINEERING ASSOCIATES, INC. 1/13/08 29  |   |

N/P  
ALEXANDER N. MOGHADAM & MICHELLE T. CHRISTENSEN  
MAP C4 PARCEL 13-22

N/P  
CHARLE H. TR. & JENNIFER L. SULLIVAN  
MAP C4 PARCEL 13-25

N/P  
TOWN OF ACTON  
MAP C5 PARCEL 10

N/P  
TOWN OF ACTON  
MAP C5 PARCEL 10

N/P  
LI & HUI-YIN C. TING  
MAP C5 PARCEL 10-2

N/P  
JEFFREY S. & LORI L. KING  
MAP C5 PARCEL 10-2

**SEWAGE DISPOSAL SYSTEM SIZING CONCEPT 'A'**

TOTAL NO. OF UNITS: 20 UNITS  
 NO. OF BEDROOMS PER UNIT: 2 BEDROOMS/UNIT  
 TOTAL NO. OF BEDROOMS: 40 BEDROOMS  
 DESIGN FLOW PER BEDROOM: 110 GAL/DAY/BEDROOM  
 TOTAL DESIGN FLOW: 4,400 GALLONS/DAY  
 DESIGN PERCOLATION RATE: 20 MIN/INCH  
 DESIGN TITLE 9 L/INCH: 0.33 GPD/SF  
 DESIGN GROUNDWATER DEPTH: 24 INCHES (2.0')  
 MIN. REQUIRED LEACHING AREA: 0.302 ACRES  
 2-FT W X 2-FT D TRENCHES: 0.50 FT<sup>2</sup>/LF  
 2-FT W X 2-FT D TRENCHES: 1,364 L.F. OF TRENCHES

SEWAGE DISPOSAL LAYOUT:  
 10 TRENCHES (2' W X 2' D X 80' L)  
 0-FT CLEAR BETWEEN: 0-FT O.C.  
 RESERVE TRENCHES BETWEEN PRIMARY TRENCHES

**DEVELOPMENT DATA CONCEPT 'A'**

PROPOSED DEVELOPMENT AREA: 2.5 ACRES  
 UPLAND AREA: 2.5 ACRES  
 PROPOSED NUMBER OF UNITS: 20 UNITS  
 DEVELOPMENT UNITS PER ACRE: 8 DU'S/ACRE  
 PROP NO. OF BEDROOMS/UNIT: 2 BEDROOMS/UNIT  
 PROPOSED PARKING: 2 SPACES PER UNIT  
 VISITOR PARKING: 4 SPACES

**LEGEND**

- 240- EXISTING 10-FT CONTOUR (TYP.)
- 236- EXISTING 2-FT CONTOUR (TYP.)
- 220- PROPOSED 10-FT CONTOUR (TYP.)
- 210- PROPOSED 2-FT CONTOUR (TYP.)
- ⑦ UNIT NUMBER (TYP.)
- ⊗ 'X' NUMBER OF PARKING SPACES
- ⊙ PROPOSED CATCHBASIN
- ⊕ PROPOSED DRAIN MANHOLE
- ⊔ PROPOSED FLARED END OUTLET
- ⊞ PROPOSED OUTLET CONTROL STRUCTURE



**"MCCARTHY VILLAGE II"**

CONCEPTUAL COMPREHENSIVE PERMIT PROTECT  
 ACTION, MASSACHUSETTS

**CONCEPT PLAN 'A'**

SHEET 2 OF 3

SITE LOCATION: MCCARTHY VILLAGE - SACHEM WAY  
 ACTON, MASSACHUSETTS 01720  
 ASSESSORS MAP: C5 PARCEL 10

PREPARED FOR: ACTON HOUSING AUTHORITY  
 88 WINDSOR AVENUE  
 ACTON, MASSACHUSETTS 01720

DATE: MARCH 23, 2000 SCALE: 1"=20'

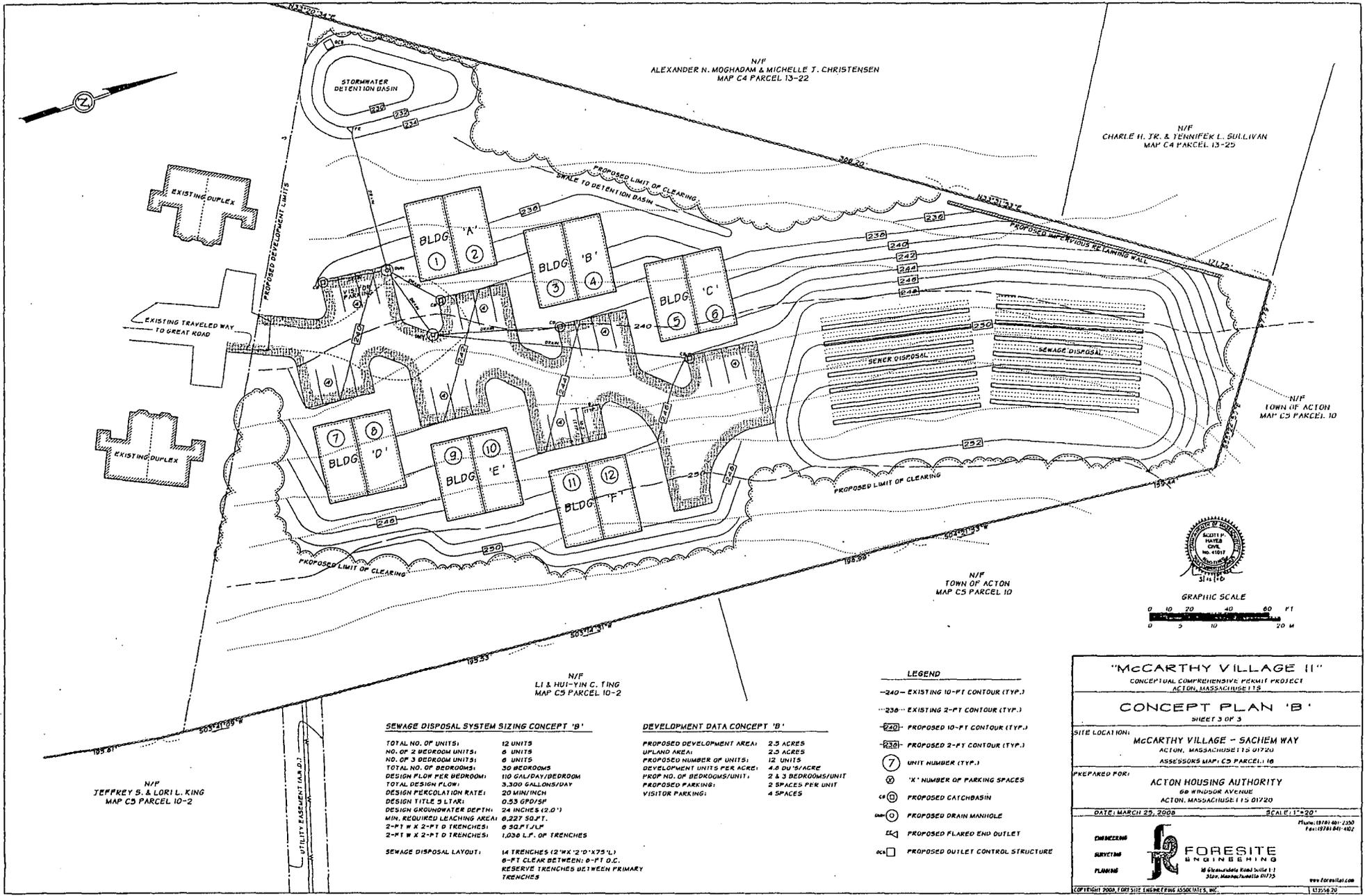
Phone: 978-681-3320  
 Fax: 978-681-4022

ENGINEERING  
 SURVEYING  
 PLANNING

**FORESITE**  
 ENGINEERING

100 Commonwealth Road Suite 1-1  
 Stone, Massachusetts 01775  
 www.foresite.com

COPYRIGHT 2000, FORESITE ENGINEERING ASSOCIATES, INC. 13355420



N/F  
ALEXANDER N. MOGHADAM & MICHELLE J. CHRISTENSEN  
MAP C4 PARCEL 13-22

N/F  
CHARLE H. JR. & JENNIFER L. SULLIVAN  
MAP C4 PARCEL 13-25

N/F  
TOWN OF ACTON  
MAP C5 PARCEL 10

N/F  
TOWN OF ACTON  
MAP C5 PARCEL 10

N/F  
LI & HUI-YIN C. TING  
MAP C5 PARCEL 10-2

N/F  
JEFFREY S. & LORI L. KING  
MAP C5 PARCEL 10-2

**SEWAGE DISPOSAL SYSTEM SIZING CONCEPT 'B'**

TOTAL NO. OF UNITS: 12 UNITS  
 NO. OF 2 BEDROOM UNITS: 6 UNITS  
 NO. OF 3 BEDROOM UNITS: 6 UNITS  
 TOTAL NO. OF BEDROOMS: 30 BEDROOMS  
 DESIGN FLOOR PER BEDROOM: 110 GAL/DAY/BEDROOM  
 TOTAL DESIGN FLOW: 3,300 GALLONS/DAY  
 DESIGN PERCOLATION RATE: 20 MIN/INCH  
 DESIGN TITLE 3 LTR: 0.53 GPD/SP  
 DESIGN GROUNDWATER DEPTH: 24 INCHES (2.0')  
 MIN. REQUIRED LEACHING AREA: 6,227 SQ.FT.  
 2'-FT W X 2'-FT D TRENCHES: 0 SQ.FT./L.F.  
 2'-FT W X 2'-FT D TRENCHES: 1,036 L.F. OF TRENCHES

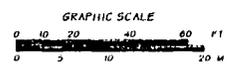
SEWAGE DISPOSAL LAYOUT:  
 14 TRENCHES (2' W X 2' D X 75' L)  
 6'-FT CLEAR BETWEEN: 6'-FT O.C.  
 RESERVE TRENCHES BETWEEN PRIMARY TRENCHES

**DEVELOPMENT DATA CONCEPT 'B'**

PROPOSED DEVELOPMENT AREA: 2.5 ACRES  
 UPLAND AREA: 2.5 ACRES  
 PROPOSED NUMBER OF UNITS: 12 UNITS  
 DEVELOPMENT UNITS PER ACRE: 4.8 DU'S/ACRE  
 PROP NO. OF BEDROOMS/UNIT: 2 & 3 BEDROOMS/UNIT  
 PROPOSED PARKING: 2 SPACES PER UNIT  
 VISITOR PARKING: 4 SPACES

**LEGEND**

- 240- EXISTING 10'-FT CONTOUR (TYP.)
- 236- EXISTING 2'-FT CONTOUR (TYP.)
- 220- PROPOSED 10'-FT CONTOUR (TYP.)
- 210- PROPOSED 2'-FT CONTOUR (TYP.)
- 7 UNIT NUMBER (TYP.)
- ⊗ 'X' NUMBER OF PARKING SPACES
- ⊕ PROPOSED CATCHBASIN
- ⊙ PROPOSED DRAIN MANHOLE
- ⊘ PROPOSED FLARED END OUTLET
- ⊚ PROPOSED OUTLET CONTROL STRUCTURE



"MC CARTHY VILLAGE II"  
 CONCEPTUAL COMPREHENSIVE PERMIT PROJECT  
 ACTON, MASSACHUSETTS

**CONCEPT PLAN 'B'**  
 SHEET 3 OF 3

SITE LOCATION: MCCARTHY VILLAGE - SACHEM WAY  
 ACTON, MASSACHUSETTS 01720  
 ASSESSORS MAP: C5 PARCEL 10

PREPARED FOR: ACTON HOUSING AUTHORITY  
 60 WINDSOR AVENUE  
 ACTON, MASSACHUSETTS 01720

DATE: MARCH 25, 2008 SCALE: 1"=20'

Planned: 1979/01-2000  
 Fax: 978/861-4022

ENGINEERING SURVEYING PLANNING

**FORESITE ENGINEERING**  
 10 Glenhurst Road Suite 11  
 Acton, Massachusetts 01725  
 www.foresite.com

COPYRIGHT 2008, FORESITE ENGINEERING ASSOCIATES, INC. 4/25/08 20

ACTON  
HOUSING  
AUTHORITY

McCARTHY  
VILLAGE  
II

SACHEM WAY  
ACTON, MA

BAKER/WOHL ARCHITECTS



132 LINCOLN STREET, 84  
BOSTON, MA 02111  
TEL: 617.350.7400  
FAX: 617.390.5383

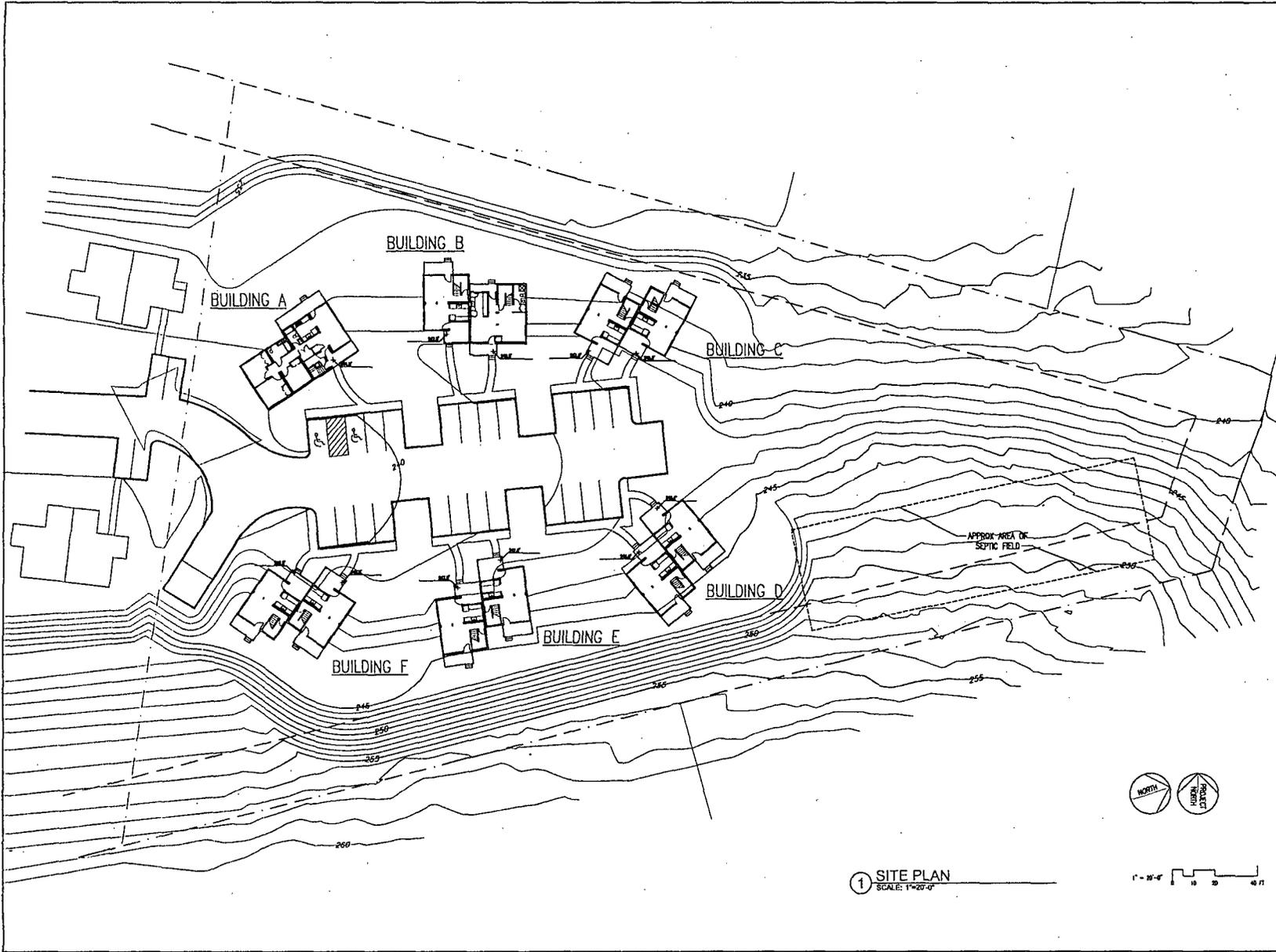
Project No: 2915  
Drawn By: JT  
Checked By: AUMB  
Issue Date: 01 APRIL 2010

| Revisions | No | Date | Description | By |
|-----------|----|------|-------------|----|
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |

Drawing Title:  
SITE PLAN

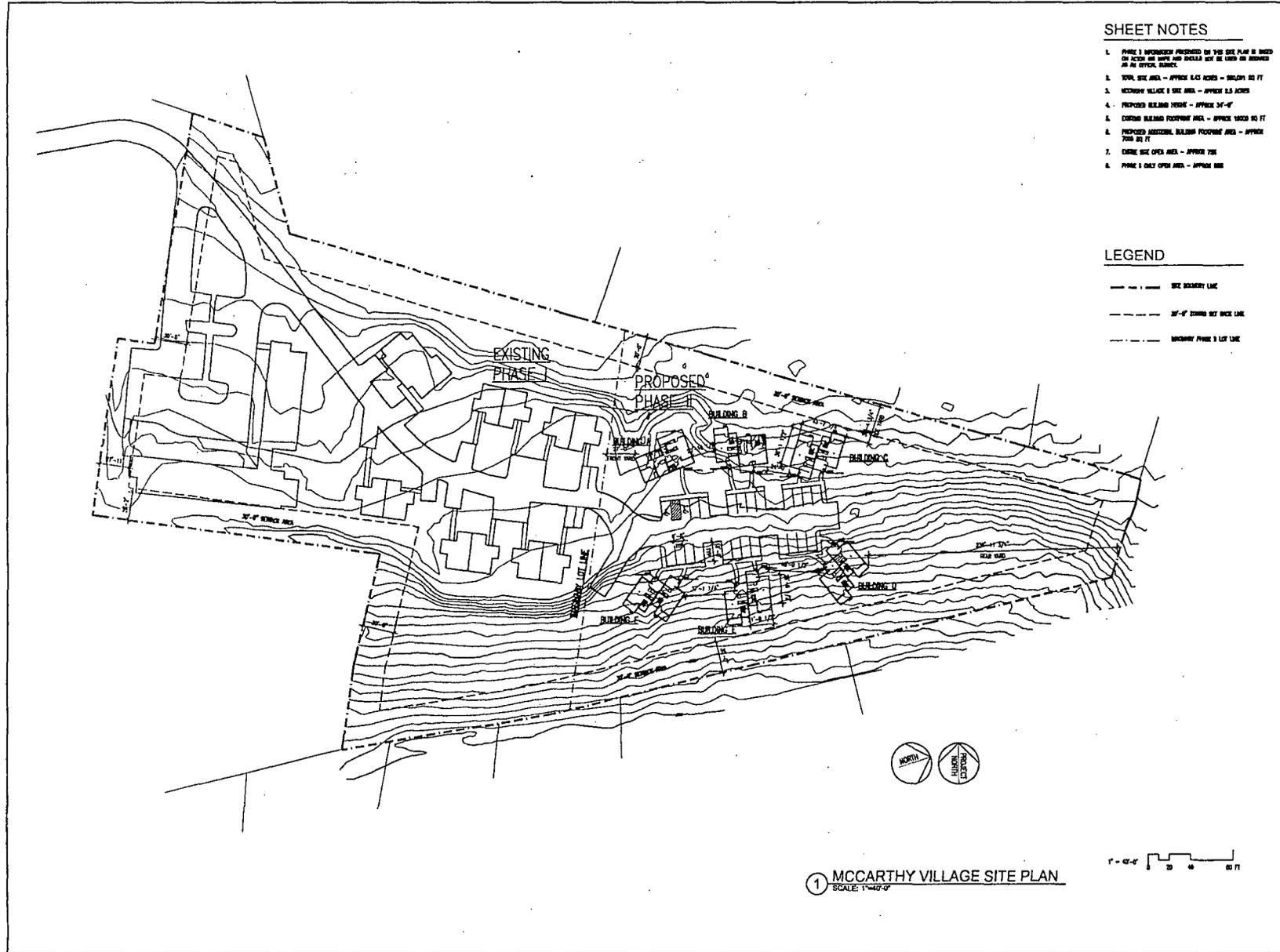
Drawing Number:  
A1.1

©Copyright Baker/Wohl Architects



1 SITE PLAN  
SCALE: 1"=20'-0"

1" = 20'-0"  
10 20 40 FT



**SHEET NOTES**

1. PHASE I DEVELOPMENT PRECEDED BY THIS SITE PLAN IS BASED ON ACTS AND DEEDS AND SHOULD NOT BE USED OR ASSUMED AS AN OFFICIAL SURVEY.
2. TOTAL SITE AREA - APPROX 6.43 ACRES - 360,000 SQ FT
3. MCCARTHY VILLAGE I SITE AREA - APPROX 4.8 ACRES
4. PROPOSED BUILDING I SITE AREA - APPROX 0.4 ACRES
5. PROPOSED BUILDING II SITE AREA - APPROX 0.4 ACRES
6. PROPOSED BUILDING III SITE AREA - APPROX 0.4 ACRES
7. PROPOSED BUILDING IV SITE AREA - APPROX 0.4 ACRES
8. PROPOSED BUILDING V SITE AREA - APPROX 0.4 ACRES
9. PROPOSED BUILDING VI SITE AREA - APPROX 0.4 ACRES
10. PROPOSED BUILDING VII SITE AREA - APPROX 0.4 ACRES
11. PROPOSED BUILDING VIII SITE AREA - APPROX 0.4 ACRES
12. PROPOSED BUILDING IX SITE AREA - APPROX 0.4 ACRES
13. PROPOSED BUILDING X SITE AREA - APPROX 0.4 ACRES
14. PROPOSED BUILDING XI SITE AREA - APPROX 0.4 ACRES
15. PROPOSED BUILDING XII SITE AREA - APPROX 0.4 ACRES
16. PROPOSED BUILDING XIII SITE AREA - APPROX 0.4 ACRES
17. PROPOSED BUILDING XIV SITE AREA - APPROX 0.4 ACRES
18. PROPOSED BUILDING XV SITE AREA - APPROX 0.4 ACRES
19. PROPOSED BUILDING XVI SITE AREA - APPROX 0.4 ACRES
20. PROPOSED BUILDING XVII SITE AREA - APPROX 0.4 ACRES
21. PROPOSED BUILDING XVIII SITE AREA - APPROX 0.4 ACRES
22. PROPOSED BUILDING XIX SITE AREA - APPROX 0.4 ACRES
23. PROPOSED BUILDING XX SITE AREA - APPROX 0.4 ACRES
24. PROPOSED BUILDING XXI SITE AREA - APPROX 0.4 ACRES
25. PROPOSED BUILDING XXII SITE AREA - APPROX 0.4 ACRES
26. PROPOSED BUILDING XXIII SITE AREA - APPROX 0.4 ACRES
27. PROPOSED BUILDING XXIV SITE AREA - APPROX 0.4 ACRES
28. PROPOSED BUILDING XXV SITE AREA - APPROX 0.4 ACRES
29. PROPOSED BUILDING XXVI SITE AREA - APPROX 0.4 ACRES
30. PROPOSED BUILDING XXVII SITE AREA - APPROX 0.4 ACRES
31. PROPOSED BUILDING XXVIII SITE AREA - APPROX 0.4 ACRES
32. PROPOSED BUILDING XXIX SITE AREA - APPROX 0.4 ACRES
33. PROPOSED BUILDING XXX SITE AREA - APPROX 0.4 ACRES

**LEGEND**

- SITE BOUNDARY LINE
- 30'-0" COMMON SET BACK LINE
- MINIMUM PHASE I LOT LINE

ACTON HOUSING AUTHORITY  
 MCCARTHY VILLAGE II  
 SACHEM WAY  
 ACTON, MA

BAKER/WOHL ARCHITECTS



132 LINDOLEN STREET, #4  
 BOSTON, MA 02111  
 TEL: 617.252.7420  
 FAX: 617.249.4390

Project No: 2915  
 Drawn By: JT  
 Checked By: AJBB  
 Issue Date: 07 APRIL 2010

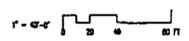
| Revisions | No | Date | Description | By |
|-----------|----|------|-------------|----|
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |
|           |    |      |             |    |

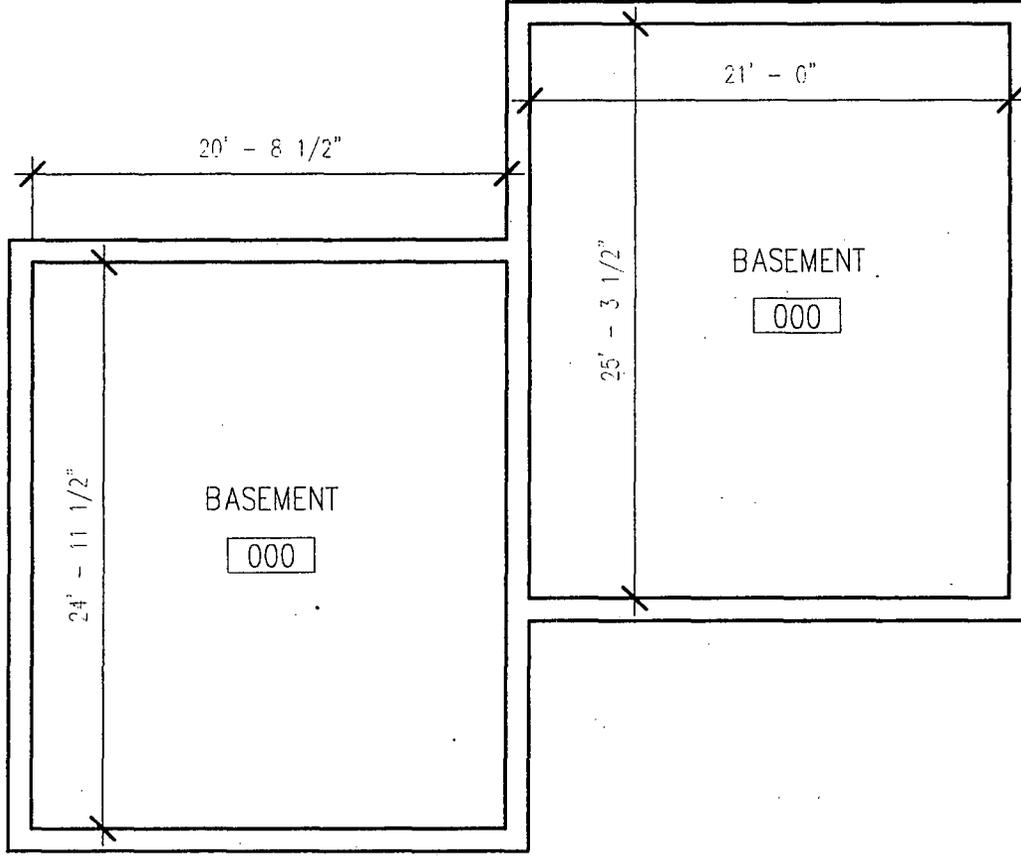
Drawing Title:  
**COMBINED SITE PLAN**

Drawing Number:  
**A1.2**

Copyright Baker/Wohl Architects

① MCCARTHY VILLAGE SITE PLAN  
 SCALE: 1"=40'-0"



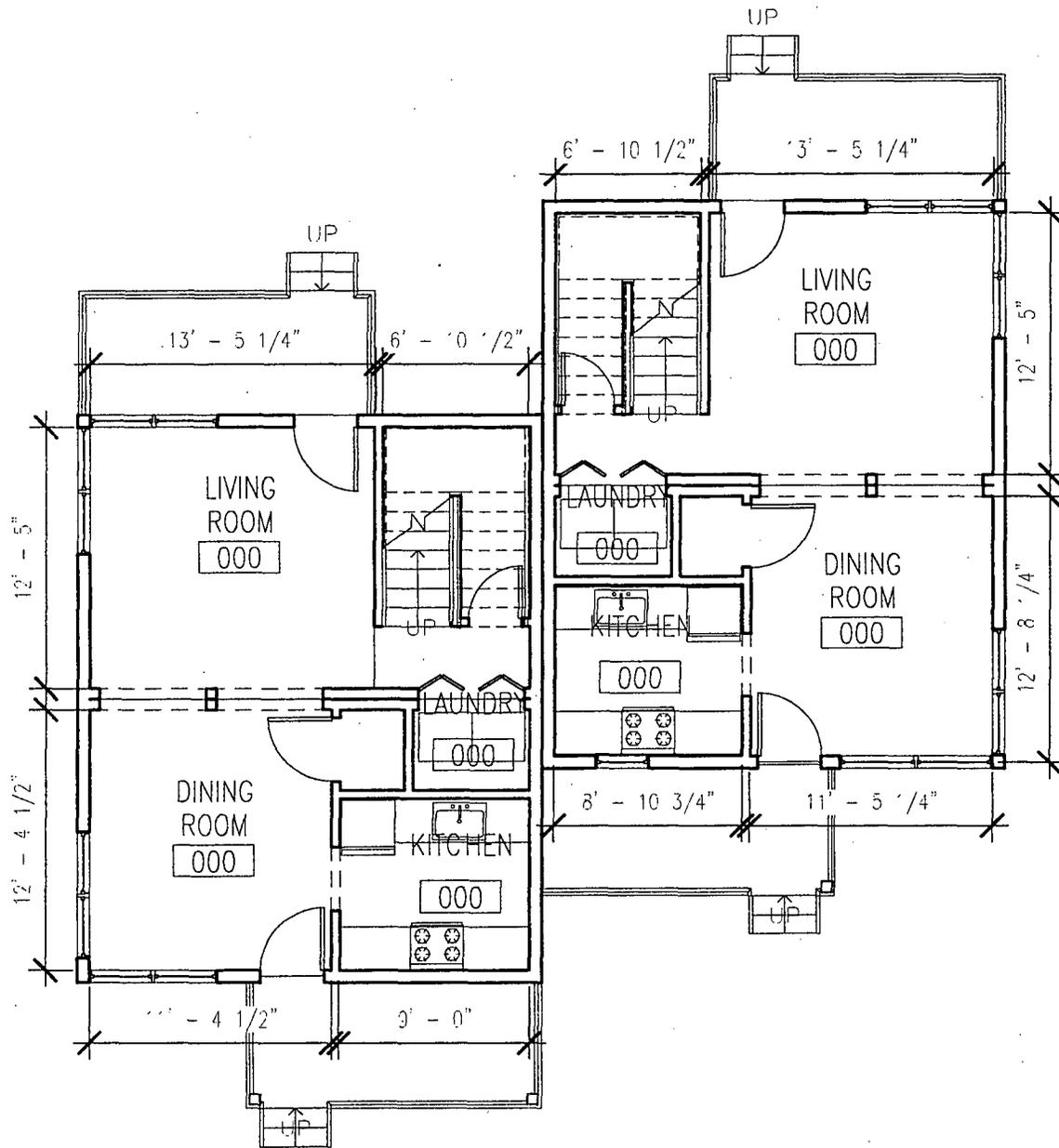


**1 BUILDINGS C-F BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0"

NO. **A3.1**

PROJECT: MCCARTHY VILLAGE II  
 DRAWING: BUILDING C-F BASEMENT PLAN  
 DATE: 07 APRIL 2010 SCALE: 1/8" = 1'-0"

**BAKER/WOHL ARCHITECTS**  
 132 LINCOLN STREET, #4  
 BOSTON MA 02111  
 TEL: 617.350.7420  
 www.baker-wohl.com



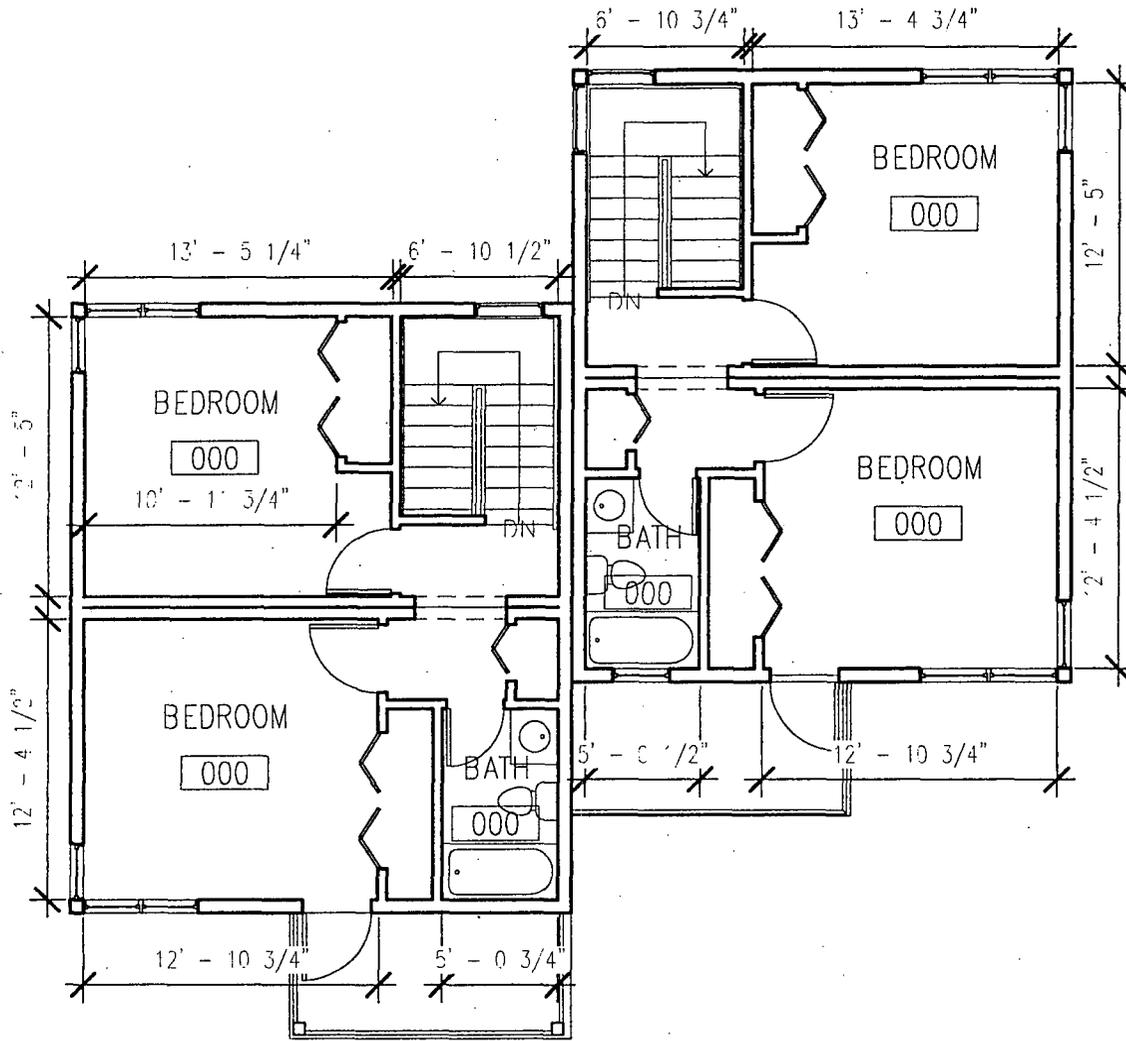
**1 BUILDINGS C-F FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

NO. **A3.2**

PROJECT: MCCARTHY VILLAGE II  
 DRAWING: BUILDINGS C-F FIRST FLOOR PLAN  
 DATE: 07 APRIL 2010 SCALE: 1/8" = 1'-0"

BAKER/WOHL ARCHITECTS  
 132 LINCOLN STREET, #4  
 BOSTON MA 02111  
 TEL: 617 . 350 . 7420  
 www.baker-wohl.com





**1 BUILDINGS C-F SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

NO. **A3.3**

PROJECT: MCCARTHY VILLAGE II  
 DRAWING: BUILDINGS C-F SECOND FLOOR PLAN  
 DATE: 07 APRIL 2010 SCALE: 1/8" = 1'-0"

**BAKER/WOHL ARCHITECTS**  
 132 LINCOLN STREET, #4  
 BOSTON MA 02111  
 TEL: 617 . 350 . 7420  
 www.baker-wohl.com

NO.

A3.4

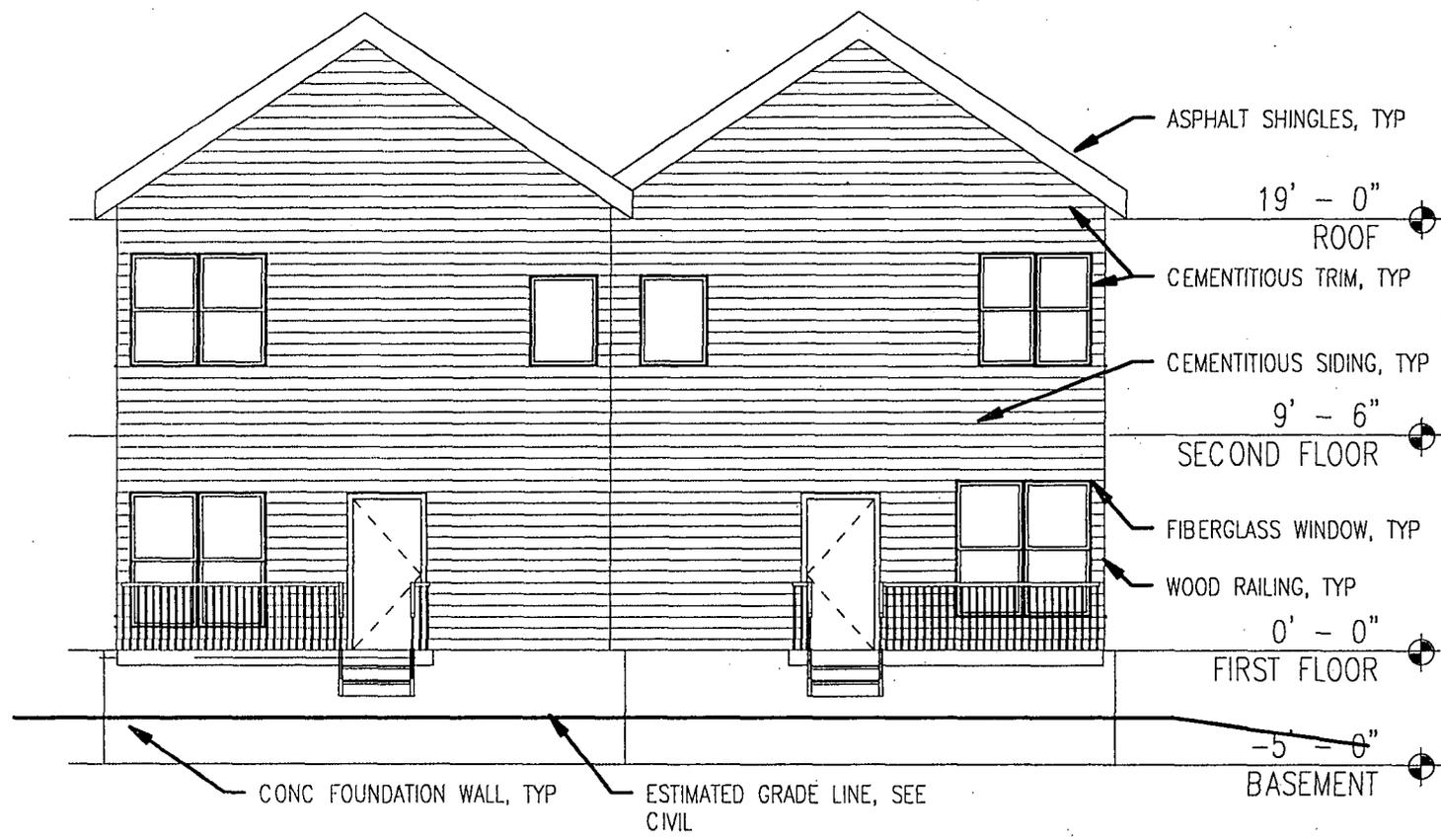
PROJECT: MCCARTHY VILLAGE II

DRAWING: BUILDINGS C-F NORTHERN ELEVATION

DATE: 07 APRIL 2010 SCALE: 1/8" = 1'-0"

BAKER/WOHL ARCHITECTS

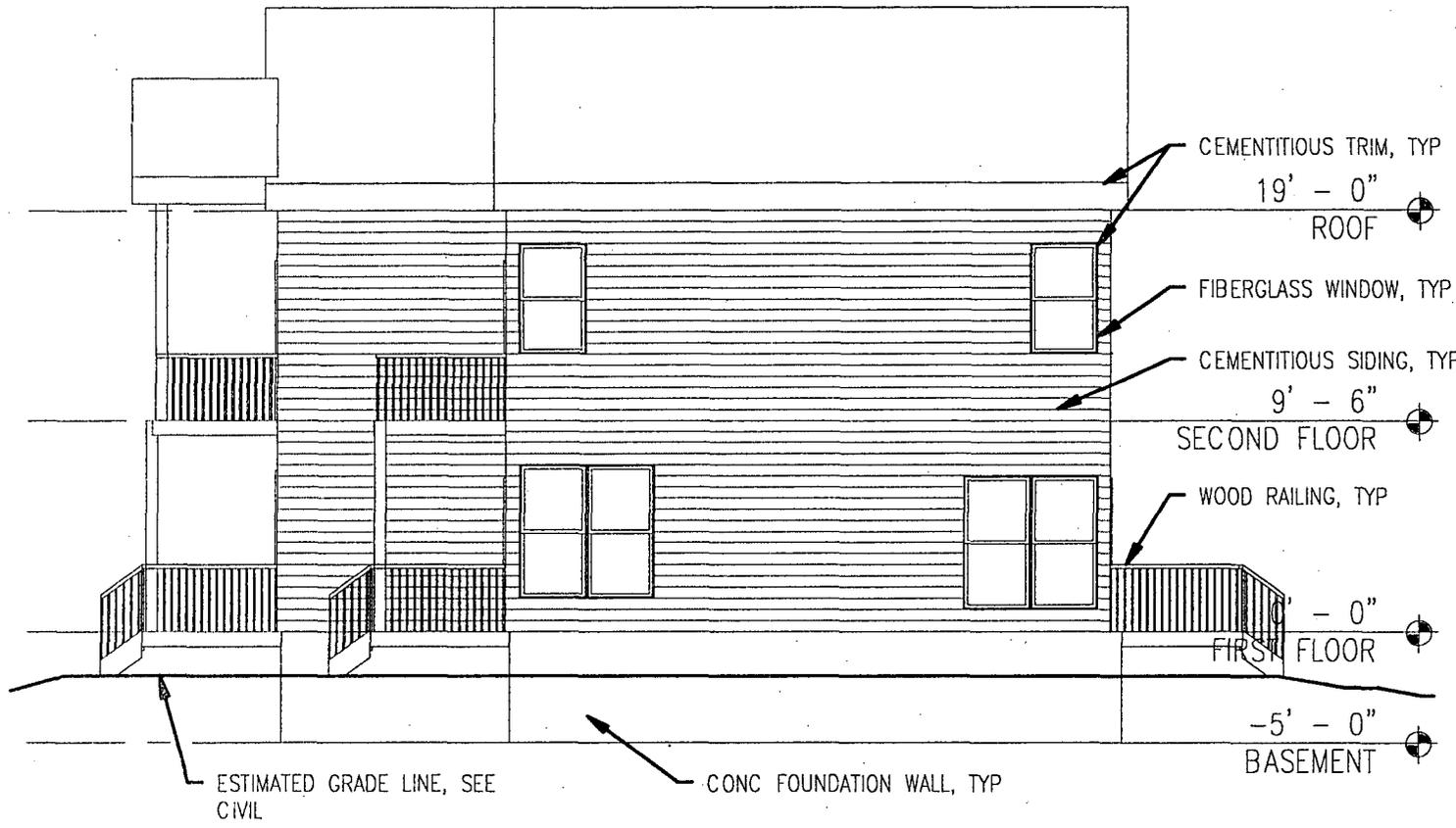
132 LINCOLN STREET, #4  
BOSTON MA 02111  
TEL: 617 . 350 . 7420  
www.baker-wohl.com



**1 BUILDINGS C-F NORTHERN ELEVATION**  
SCALE: 1/8" = 1'-0"

NO.

A3.5A



PROJECT: MCCARTHY VILLAGE II

DRAWING: BUILDINGS C-F EASTERN ELEVATION

DATE: 07 APRIL 2010 SCALE: 1/8" = 1'-0"

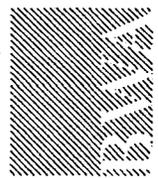
BAKER/WOHL ARCHITECTS

132 LINCOLN STREET, #4

BOSTON MA 02111

TEL: 617.350.7420

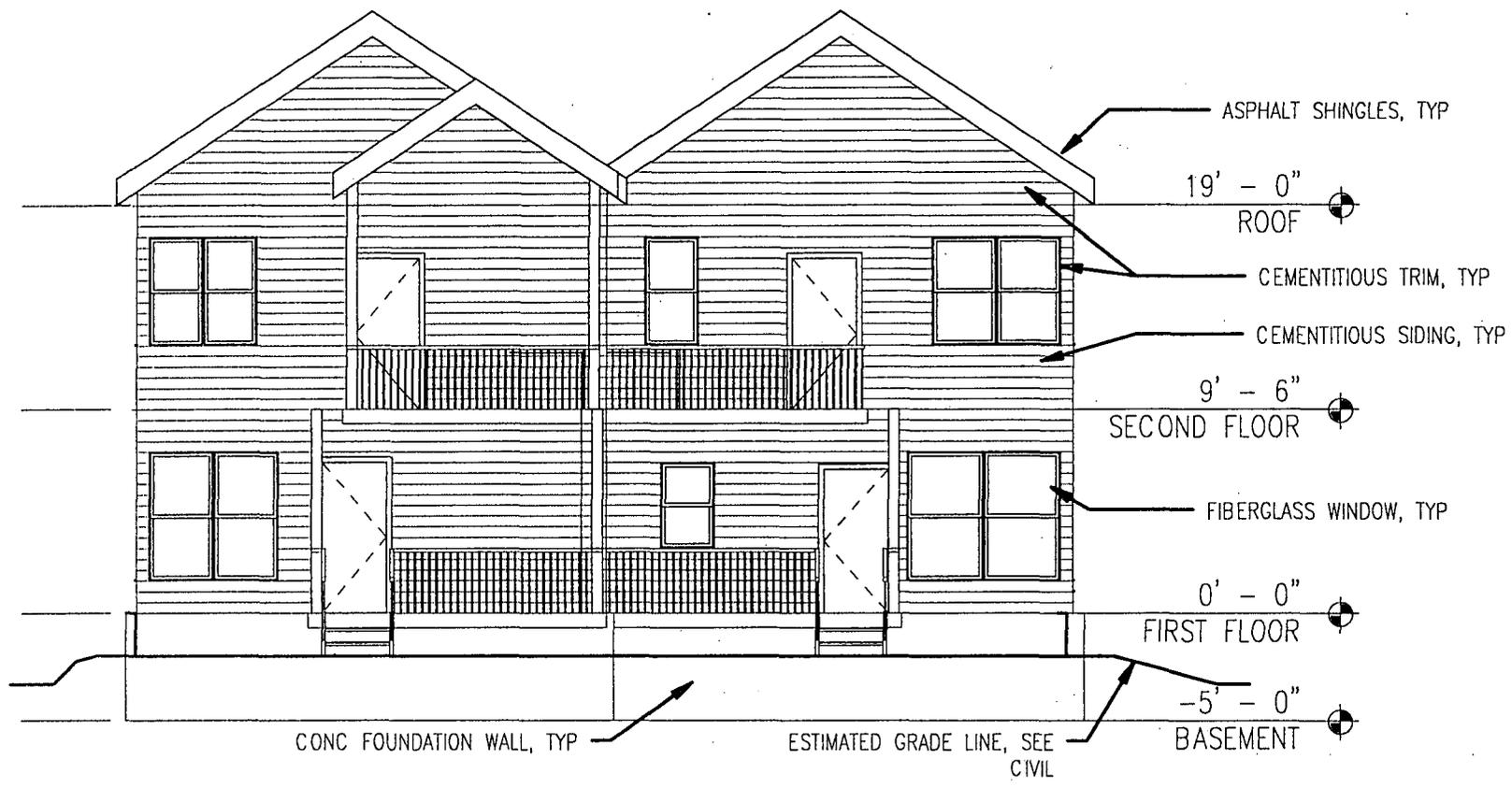
www.baker-wohl.com



1 BUILDINGS C-F EASTERN ELEVATION  
SCALE: 1/8" = 1'-0"

NO.

A3.6A



PROJECT: MCCARTHY VILLAGE II

DRAWING: BUILDINGS C-F SOUTHERN ELEVATION

DATE: 07 APRIL 2010 SCALE: 1/8" = 1'-0"

BAKER/WOHL ARCHITECTS

132 LINCOLN STREET, #4

BOSTON MA 02111

TEL: 617 . 350 . 7420

www.baker-wohl.com



1 BUILDINGS C-F SOUTHERN ELEVATION  
SCALE: 1/8" = 1'-0"

NO.

A3.7

PROJECT: MCCARTHY VILLAGE II

DRAWING: BUILDINGS C-F WESTERN ELEVATION

DATE: 07 APRIL 2010 SCALE: 1/8" = 1'-0"

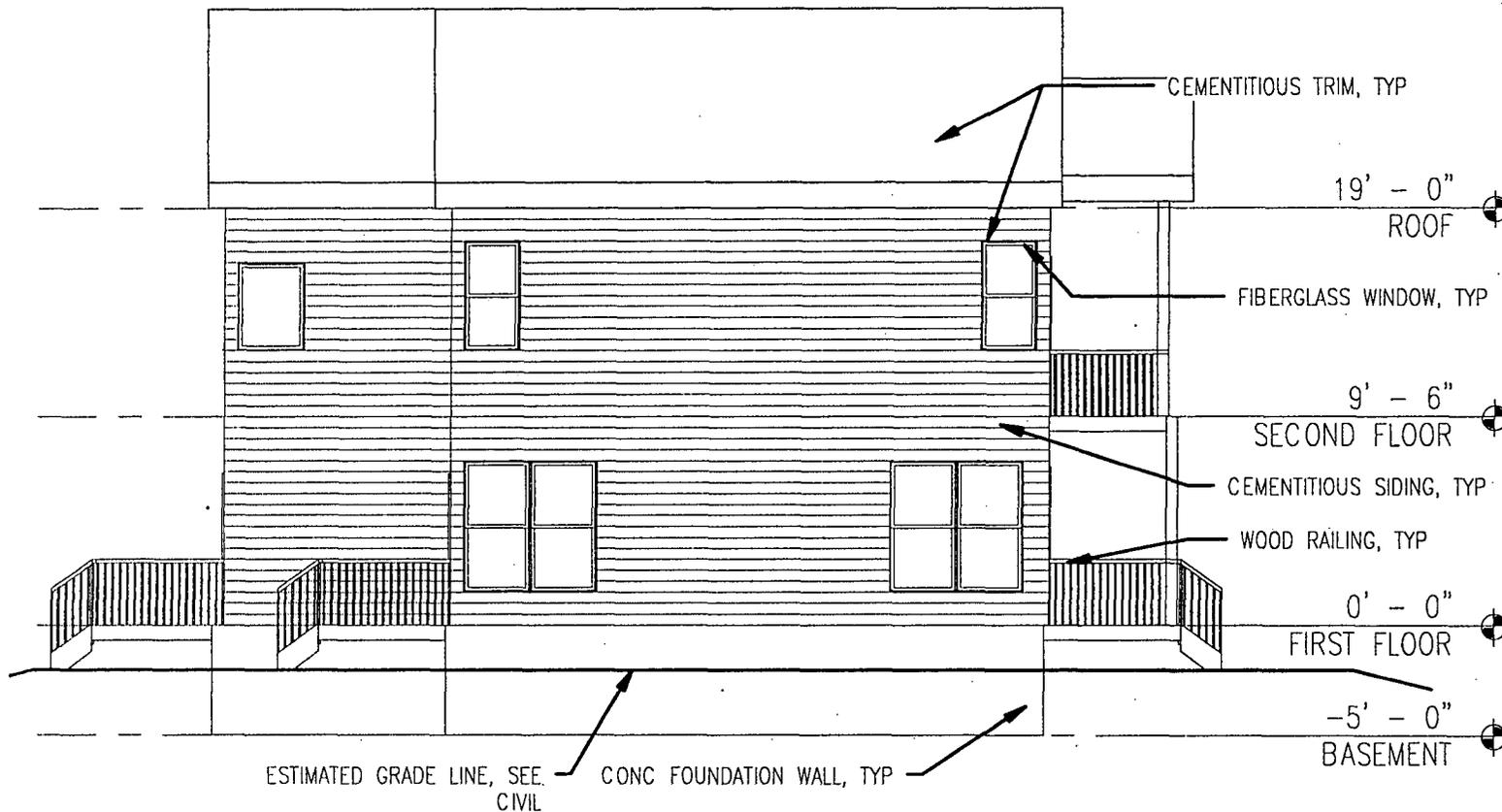
BAKER/WOHL ARCHITECTS

132 LINCOLN STREET, #4

BOSTON MA 02111

TEL: 617 . 350 . 7420

www.baker-wohl.com



1 BUILDINGS C-F WESTERN ELEVATION  
SCALE: 1/8" = 1'-0"



132 Lincoln Street  
Boston, MA 02111  
T: 617 . 350 . 7420  
www.baker-wohl.com

**MEMORANDUM**

**DATE:** 16 April 2010  
**TO:** Kelley Cronin, AHA, Rebecca Mautner, AHA  
**FROM:** Ahmed Idris, BWA  
**RE:** **Acton Housing Authority, McCarthy Village II – PEL Narrative**

---

Introduction:

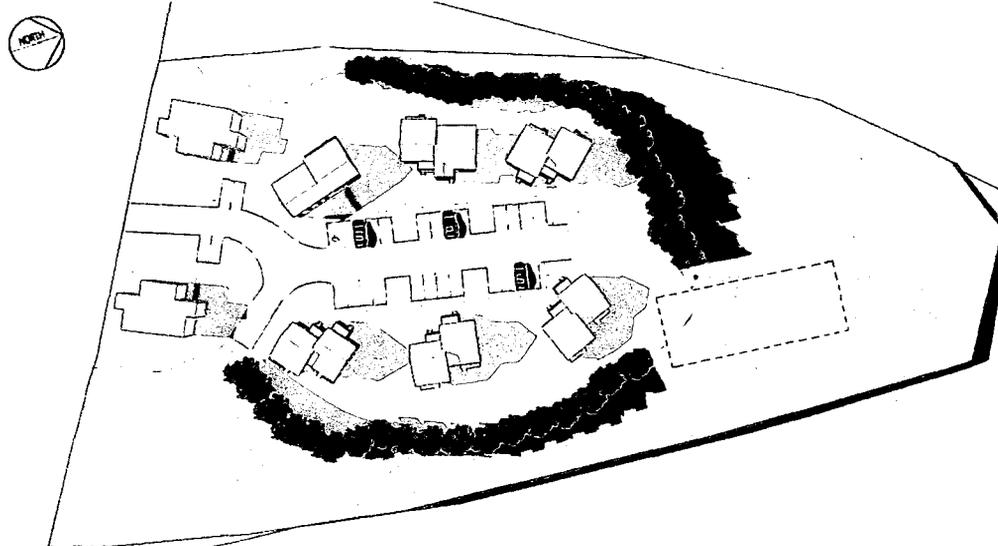
Baker / Wohl Architects (BWA) and its subconsultants have been engaged by the Acton Housing Authority to provide design and construction administration services for the development of McCarthy Village II. The project site is located immediately North of McCarthy Village I. The site is approximately 2.5 acres and is currently an undeveloped wooded area. The site has several challenges. Among them are; a significant east-west slope; a high water table and the site narrows as you move north. The site is bounded by two homes on the west, conservation land on the north and two homes on the east. BWA's approach is to make the best use of the site's unique features.

Site Design Approach:

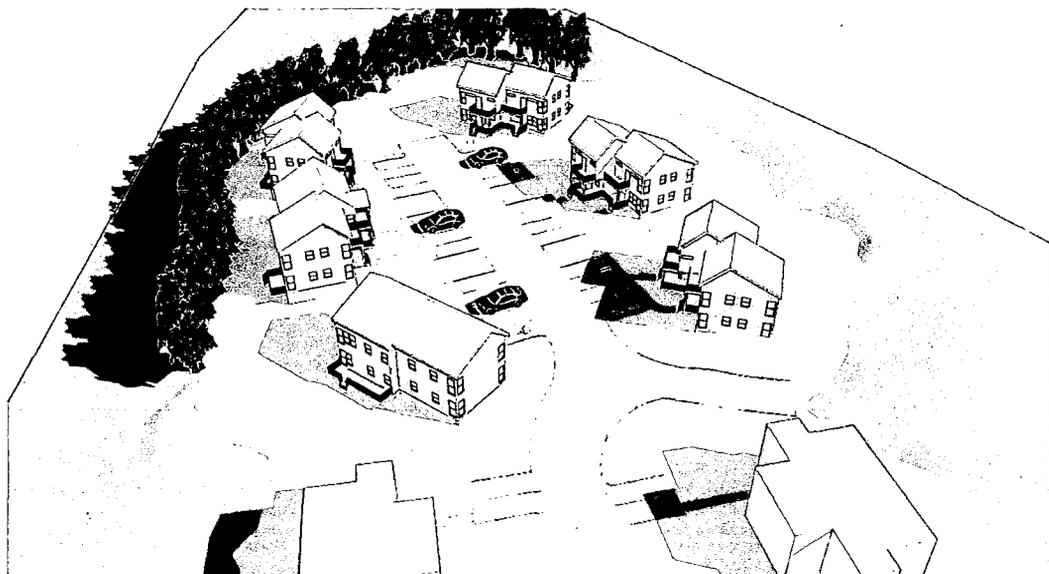
BWA sought input from the various stakeholders including the Acton Housing Authority Board, immediate abutters and the wider community in order to guide our design approach. After a series of discussions, we identified the following project goals:

1. Minimize Impact and Foster a Sense of Community
  - Provide play space for children
  - Create social gathering area
  - Seamless integration with McCarthy Village I
  - Provide connection to conservation land (with safeguards)
2. Low Impact Development
  - Preserve existing trees
  - Compact design
  - Minimize re-grading
  - Minimize paving
  - Limit site disturbance during construction
  - Protect the brook
3. Minimize Impact on Neighbors
  - Keep septic from low end of site
  - Protect abutters' property boundaries
  - Landscape screening at perimeter
  - Keep roof lines low
  - Minimize light trespass
4. Energy Efficient Building Goals
  - Comply with "Stretch" Energy Code
  - Solar orientation
  - Maximize daylighting
5. Cost Effective / Meet Project Budget

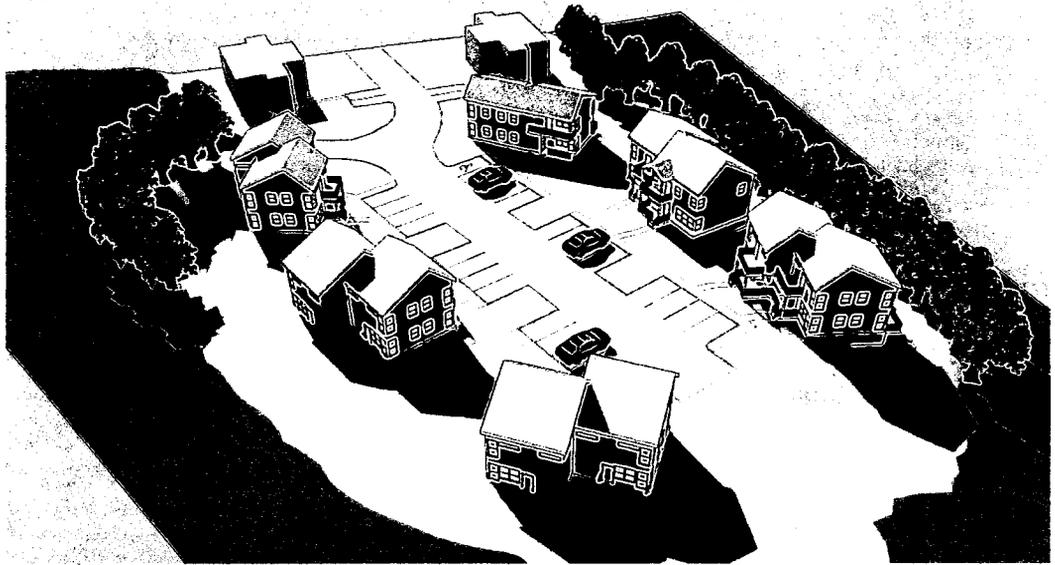
After reviewing over a dozen options, we obtained consensus from the stakeholders on the following site plan, which we believe can achieve all of the project goals.



We minimized site disturbance by limiting the new development to the south side of the site. The buildings are tightly grouped around a very efficient layout for parking and vehicular access thus minimizing paving. The buildings are arranged around an imaginary oval to increase the sense of community. The access road creates a seamless connection with McCarthy Village I. The sense of continuity is also realized by using the same "Duplex" building typology. The proposed duplexes will closely match the massing of the existing duplexes on the site (see the following models and photos). We are proposing porches and decks to help foster the sense of community.



View Looking Northeast – massing of existing duplexes shown in foreground



View Looking Southeast – The natural topography screens buildings on the east from immediate abutters. Trees will be planted to screen buildings on the west side.



Existing Site Aerial Looking North



Eye Level View of Proposed Buildings Looking Northeast



Photos of Existing McCarthy Village I

The proposed exterior building materials are: cement siding and vinyl trim (to mimic existing buildings but provide durability than wood siding and trim); fiberglass windows and doors (for their thermal efficiency); asphalt shingle roofs.



### 1 BUILDING B NORTHERN ELEVATION

SCALE: 1/8" = 1'-0"

The overall buildings heights will be 34'-0" on average. The roof pitch closely resembles the roof pitch of the existing buildings. The window openings will be designed to maximize penetration of sunlight into the buildings and to provide cross ventilation to minimize use of mechanical ventilation.

\*Phase I + Phase II – Open Area

|   |            |
|---|------------|
| Site Area                                   | 6.43 acres |
| % Occupied by Buildings                     | 9%         |
| % Occupied by Parking and other paved areas | 16%        |
| Parking/ Dwelling Unit Ratio                | 1.5:1      |
| Open Space                                  | 75%        |

\*Phase I info is based on Acton GIS and original site layout plan and not an existing conditions survey.

**Sachem Way**

**Development Budget**

**Sources & Uses**

12

| Sources                 | Total              | Per Unit         |
|-------------------------|--------------------|------------------|
| First Mortgage from MHP | \$1,150,000        | \$95,833         |
| MHP Subsidy             | \$750,000          | \$62,500         |
| DHCD Subsidy (HSF)      | \$1,000,000        | \$83,333         |
| Additional DHCD Funds:  | \$390,000          | \$32,500         |
| Additional Local Funds: | \$500,000          | \$41,667         |
| CPA Funds               | \$400,000          | \$33,333         |
| <b>Total Sources:</b>   | <b>\$4,190,000</b> | <b>\$349,167</b> |

\$115,833 DHCD subsidy /unit  
 \$175,000 from condos and \$330,000 from Boxborough  
 committed

| Uses | Total Cost | Per Unit |
|------|------------|----------|
|------|------------|----------|

Acquisition \$0 \$0

|                           |                    |                  |
|---------------------------|--------------------|------------------|
| <b>Construction Costs</b> | <b>\$3,293,219</b> | <b>\$274,435</b> |
| Residential               | \$2,244,648        | \$187,054        |
| Site Work                 | \$534,000          | \$44,500         |
| GC, OH & P:               | \$284,811          | \$23,734         |
| Contingency 7.5%          | \$229,759          | \$19,147         |

112 per Leslie labor and m:  
 150  
 \$3,063,459 \$255,288

|                                 |                  |                 |
|---------------------------------|------------------|-----------------|
| <b>Soft Costs</b>               | <b>\$763,750</b> | <b>\$63,646</b> |
| Architecture & Engineering      | \$218,000        | \$18,167        |
| Owner's Representative          | \$30,000         | \$2,500         |
| Survey/Testing                  | \$30,500         | \$2,542         |
| Permits & Fees                  | \$48,098         | \$4,008         |
| Bond Premium 1.00%              | \$30,635         | \$2,553         |
| Legal                           | \$57,500         | \$4,792         |
| Title & Recording               | \$15,000         | \$1,250         |
| Accounting & Cost Certification | \$7,500          | \$625           |
| Marketing & Lease-up            | \$5,000          | \$417           |
| Real Estate Taxes               | \$0              | \$0             |
| Insurance 1.50%                 | \$49,398         | \$4,117         |
| Relocation                      | \$0              | \$0             |
| Appraisal & Market Study        | \$4,500          | \$375           |
| Construction Loan Interest      | \$40,250         | \$3,354         |
| Construction Loan Fees          | \$23,500         | \$1,958         |
| Permanent Loan Fees             | \$58,500         | \$4,875         |
| Inspecting Engineer:            | \$17,000         | \$1,417         |
| Predevelopment Interest:        | \$0              | \$0             |
| Development Consultant          | \$92,000         | \$7,667         |
| Soft Cost Contingency 5.00%     | \$36,369         | \$3,031         |

Leslie: shd be \$40 - \$!

|                                |                  |                 |
|--------------------------------|------------------|-----------------|
| <b>Reserves &amp; Fee</b>      | <b>\$131,390</b> | <b>\$10,949</b> |
| Capitalized Reserves           | \$29,966         | \$2,497         |
| Developer Overhead & Fee 2.50% | \$101,424        | \$8,452         |

**Total Development Cost: \$4,188,359 \$349,030**

\$295,630 w/o site work

**Surplus / Gap: \$1,641 \$137**

# Sachem Way

# Development Budget

## Budget Detail

### Mortgage

|                        |             |               |           |
|------------------------|-------------|---------------|-----------|
| NOI:                   | \$116,822   | Rate:         | 8.00%     |
| Debt Service Coverage: | 1.15        | Amortization: | 30        |
| Available Year 1:      | \$101,584   | Annual Pmt:   | \$101,260 |
| Maximum Loan Amount:   | \$1,153,686 |               |           |
| Loan Amount:           | \$1,150,000 |               |           |

121,275

### Acquisition \$0

|                |     |
|----------------|-----|
| Building       | \$0 |
| Land           | \$0 |
| Carrying Costs | \$0 |

*soft cost check:* \$445,598

### Architecture & Engineering \$218,000

|                                     |                    |
|-------------------------------------|--------------------|
| Architecture                        | \$160,000          |
| Geotechnical - <i>excl from RFS</i> | \$18,000           |
| Landscaping                         | <i>incl in RFS</i> |
| Soil Testing                        | <i>incl in RFS</i> |
| Drainage/Septic                     | <i>incl in RFS</i> |
| Waste Mgt/Recycling                 | \$0                |
| Additional Services (40B)           | \$20,000           |
| A&E Reimbursables                   | \$5,000            |
| LEED for Homes:                     | \$15,000           |

### Construction \$3,369,805

|                        |             |                 |
|------------------------|-------------|-----------------|
| Residential            | \$2,244,648 | \$168           |
| Commercial:            | 0           |                 |
| Site Improvements      | \$534,000   |                 |
| General Conditions:    | \$138,932   | 5%              |
| OH & P                 | \$145,879   | 5%              |
| Landscaping            |             | <i>included</i> |
| Estimating Contingency | \$306,346   | 10%             |

### Legal \$57,500

|                     |                          |
|---------------------|--------------------------|
| Organizational      | <i>incl in financing</i> |
| Zoning & Permitting | \$10,000                 |
| Financing           | \$45,000                 |
| Expenses            | \$2,500                  |

### Survey/Testing \$30,500

|                             |          |
|-----------------------------|----------|
| ALTA/Topo/Survey            | \$12,000 |
| Wetlands                    |          |
| 21E -- <i>excl from RFS</i> | \$3,500  |
| Hazardous Materials         |          |
| ENF/EIR                     |          |
| Traffic                     | \$5,000  |
| Peer Review                 | \$10,000 |

### Marketing \$5,000

|                       |         |
|-----------------------|---------|
| Advertising           | \$5,000 |
| Staffing              |         |
| Rent Concessions      |         |
| Lottery               |         |
| Rent during lease-up: |         |

### Permits & Fees \$48,098

|                    |      |          |
|--------------------|------|----------|
| Building Permit    | 1.0% | \$33,698 |
| Water Hook-up Fees |      | \$14,400 |
| Sewer Hook-up Fees |      |          |
| Gas Hook-up Fees   |      |          |

### Relocation \$0

|                 |  |
|-----------------|--|
| Rent            |  |
| Moving Expenses |  |
| Other           |  |

### Permanent Loan \$58,500

|                          |      |          |
|--------------------------|------|----------|
| Loan Fees - MHP Mtg:     | 1.5% | \$17,250 |
| Loan Fees - MHP Subsidy: | 1.5% | \$11,250 |
| Legal - OneSource        |      | \$25,000 |
| Legal - MassDocs         |      | \$5,000  |

### Appraisal/Market Stud \$4,500

|              |         |
|--------------|---------|
| Appraisal    | \$0     |
| Market Study | \$4,500 |

### Predevelopment Loan \$0

|                  |           |
|------------------|-----------|
| Average Balance: |           |
| Length of Time:  | 24 months |
| Rate:            | 7.0%      |

### Construction Loan \$23,500

|                    |             |      |
|--------------------|-------------|------|
| Loan Amount:       | \$1,150,000 |      |
| Interest Rate:     | 7.0%        |      |
| Loan Fees:         | \$11,500    | 1.0% |
| Legal & Appraisal: | \$12,000    |      |
| Avg Balance:       | 50%         |      |
| Term:              | 12          |      |

### Inspecting Engineer \$17,000

|                 |         |    |
|-----------------|---------|----|
| Months:         | \$1,000 | 12 |
| Initial Review: | \$5,000 |    |

**Acton Community Housing Corporation**

**Nancy Tavernier, Chairman**

**TOWN OF ACTON**

Acton Town Hall

472 Main Street

Acton, Massachusetts, 01720

Telephone (978) 263-9611

[achc@acton-ma.gov](mailto:achc@acton-ma.gov)

---

July 6, 2010

Board of Appeals  
Town of Acton  
Acton Town Hall

RE: McCarthy Village II, Acton, MA

Dear Board Members,

The Acton Community Housing Corporation (ACHC) strongly supports the new 40B for the expansion of McCarthy Village owned by the Acton Housing Authority. The role of the ACHC is to act as the Town's initial contact with developers of proposed affordable residential housing projects, which may be site-specific or exploratory.

We have been working with the Acton Housing Authority since the concept phase of the proposed expansion of McCarthy Village which began in 2007. We have supported them every step of the way. We have partnered with the AHA in helping them acquire scattered site condo units in the town, including two brand new units in 40B developments. CPA funds and housing gift funds have been used jointly for this purpose and four units have been added to the Town's 10%. We recognize the critical need for more low income rental housing in Acton as evidenced by the long waiting list retained by the AHA. It is the single most critical housing need at this time. ACHC is often contacted by families in need of housing but since our program is home ownership, they must be turned away. While 12 units may seem like a small number given the significant need, it is huge in the world of affordable housing. Two very difficult Town Meeting votes were won thanks to the perseverance of the Acton Housing Authority director and Board and the support of the major town boards. The townspeople in Acton recognize the need and stood in support of the plan.

The Acton Housing Authority has gone out of its way to reach out to the abutters of this project and to mitigate their concerns. They have done more outreach than any other developer we have worked with. The project is well designed, efficient and attractive. The cooperation of the Health Department was instrumental in eliminating the need to install a large septic system.

They helped broker an agreement to use the North Acton Treatment facility which results in preserving more open space on the site and keeping buffer areas intact.

A friendly 40B project such as this that has received two strong Town Meeting votes, preceded by votes of support from the Community Preservation Committee, the Board of Selectmen and the Finance Committee, deserves an expeditious review and approval by the Board of Appeals.

ACHC urges you to support this project.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Tavernier". The signature is written in black ink and is positioned above the typed name.

Nancy Tavernier, Chair  
Acton Community Housing Corporation