

5/7 (9)

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Board of Selectmen

DATE: May 7, 2012

SUBJECT: Local Initiative Program Application for Comprehensive Permit
Acton Meadows, 263-265 Great Road, Acton, MA

The Board of Selectmen supports approval of the comprehensive permit for the proposed Acton Meadows project at 263-265 Great Road in Acton. The Board formally endorsed the project in a unanimous vote on November 21, 2011.

The proposal reflects input from numerous Town representatives and is consistent with the aim of the Town's own affordable housing guidelines and comprehensive permit policy to encourage the collaborative creation of smaller-scale affordable housing developments that respect local architectural traditions, natural resources, "smart growth" principles and other Town interests. Over the course of several months starting nearly one year ago, the project proponents, developer Steven Steinberg and developer/architect Peter Conant, met with Town departments, Town boards and members of the public, conducted several site walks and incorporated the Town's perspective in modifications to the conceptual plans.

The proposal consists of 26 units on a 5.47-acre parcel encompassing a meadow surrounded by trees in an area of mixed residential and business uses. Two of the units are existing single-family residences; the developers would add 22 new single-family units and one duplex unit in a mix of traditional designs. Seven of the units, including the duplex and one of the existing homes, would be affordable, and three of the seven would serve the low/lower-income population. The development would afford a sense of privacy while at the same time being within walking distance of grocery stores and other services.

The Selectmen urge the Zoning Board of Appeals to approve the comprehensive permit application. Thank you.

cc: Acton Community Housing Corporation

Christine Joyce

From: Janet K.Adachi [jkajeg@msn.com]
Sent: Sunday, April 29, 2012 4:44 PM
To: Christine Joyce
Cc: Steve Ledoux
Subject: BOS, 5/7 agenda - BOS comments to ZBA re The Meadows ch. 40B project
Attachments: Meadows.BOSmemotoZBA.2012.0427.draft1.doc; ATT00001.txt

Christine,

The ZBA will be soliciting Town board comments for its hearing, which will open on 5/14. I took the text of the Board's 11/2011 letter to the Department of Housing and Community Development, tweaked a few words here and there, and put it into a memorandum format. Thanks. Janet