

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

TO: Ken Kozik, Chair, Acton Board of Appeals
FROM: Nancy Tavernier, Chair, Acton Community Housing Corporation
SUBJECT: Follow-up Comments - Hearing #13-06 Comprehensive Permit 6 Post Office Sq
DATE: January 21, 2014

The Acton Community Housing Corporation (ACHC) voted in August 2012 to recommend the twelve unit 40B proposal, Post Office Crossing, located at 6 Post Office Square. We submitted comments to the ZBA on December 27 that gave a qualified recommendation for the proposed development submitted to the Town in November 2013. We suggest that you reread our comments from December 27 and consider this follow-up an update to the last paragraph in those comments.

Our hesitation in December was due to our uncertainty about whether this was the same project we had strongly supported in 2012 because the architectural, landscape and LEED plans were not included in the filing. The development team met with ACHC on January 16 and we are happy to report that our concerns have been addressed and we are satisfied that this is the identical design we previously reviewed and supported. Therefore, ACHC voted to submit these revised comments to you indicating our **full support** for the Post Office Crossing Comprehensive Permit.

ACHC reviews proposals by concentrating on the affordable housing issues. Our focus is on the design of the units, the appropriateness of the location, the affordable prices, and the overall feasibility of the proposal. To reiterate the points from our December comments, we support:

- the willingness of the developer to do a Department of Housing and Community Development (DHCD) Local Initiative Program (LIP) project which creates a collaborative process with the town.
- they willingly accepted suggestions on design and site layout that came from the ACHC, the attendees at the information session, and the Design Review Board.
- the location, which is in close proximity to existing infrastructure such as a traffic light and sidewalks to be used to access services in Acton Center and Great Road.
- the developer's commitment to doing a full LEED certified project.

There may be other issues that the developer needs to address during the approval process from other departments but ACHC is satisfied that our concerns have been satisfied. We fully support the project and urge the ZBA to streamline the approval process.