2/3 (5)
040

Christine Joyce

From: Janet K. Adachi [jkajeg@msn.com]
Sent: Thursday, January 30, 2014 10:36 PM
To: Christine Joyce
Cc: Steve Ledoux
Subject: BOS packet, 2/3 - Post Office Crossing - Planning Dept comments (2012 and current)
Attachments: 77nmn-qw.pdf

Christine,

If there's time, the attached e-mail, and its attachment, should go in the 2/3 packet materials pertaining to the PO Cross project. If the latest Planning Dept comments are available early enough Monday, we can share them w/BOS at that time. Thanks. Janet

Janet K. Adachi
jkajeg@msn.com

Begin forwarded message:

From: Roland Bartl <rbartl@acton-ma.gov>
Subject: Hearing #13-06, Post Office Crossing 40B
Date: January 30, 2014 5:43:40 PM EST
To: Board of Appeals <BOA@acton-ma.gov>

The Planning Department review memorandum will probably not be completed until Monday.
I apologize. We will try our best to complete on Friday.

In the meantime, please note that the Planning Department provided preliminary comments in 2012 (attached).

If the project has not changed much, the pending comment to the Board of Appeals will be similar, hopefully with some of the earlier concerns address by this time.

Roland Bartl, AICP
Planning Director
Town of Acton
472 Main Street
Acton, MA 01720
978-929-6631

Planning Department

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MEMORANDUM

To: Planning Board ***Date:*** September 5, 2012

From: Kristen Domurad-Guichard, Assistant Town Planner KDG

Subject: **Post Office Crossing Comprehensive Permit - Preliminary Comments**

Location:	6 Post Office Square
Owner:	Post Office Square LLC
Applicant:	Charing Cross Realty Trust
Engineer:	Eastern Land Survey Associates Inc.
Proposed Lots:	13
Proposed Units:	12 new dwelling units (3 Affordable Units)
Proposed Streets:	Post Office Crossing
Land area:	3.6 acres
Common Land:	none
Map/Parcel:	E-4 Parcel 59-1
Zoning:	Light Industrial 1 (LI-1)

Please find the Planning Department's preliminary comments on the application for Post Office Crossing Comprehensive Permit attached.

Thank you.

PROJECT EVALUATION SUMMARY – POST OFFICE CROSSING

EVALUATION CRITERIA[1]	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
I. DEVELOPMENT PREFERENCES						
Types of Housing					X	
Includes a mix of unit styles and sizes					X	
Includes no more than 15% 3-BR units					X	
Location	X	N (1)	X		X	
Site is in or within ½ mile of a village center or Kelley's Corner	X	N	X		X	
Site is in another Preferred Location	X	N	X		X	
Mixed-Use Development			X			
Includes compatible nonresidential uses			X			
Some or all units are upper-story			X			
Density and Scale	X		X		X	
For site in a Village Center or Kelley's Corner, FAR does not exceed .80	X	N/A	X		X	
For site outside the Village Centers and Kelley's Corner, in other locations or for large-scale projects, FAR does not exceed .25	X	Y	X		X	
Height conforms to zoning	X	Y(2)	X		X	
Development comprised of approximately 12 units or less	X	Y	X			

[1] Reviewers should record their evaluation by indicating "Y" (yes) or "N" (no) for each criterion that applies to the project, based on the category that most closely fits the type of project under review.

EVALUATION CRITERIA[1]	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
Building & Landscape Design Considerations	X		X		X	
Buildings & Site						
Building designs similar to highly-rated residences in VPS	X	Y(3)	X		X	
Buildings oriented to the street or around courtyard	X	Y	X		X	
Side and/or rear parking	X	Y(4)	X		X	
Walkability: sidewalks, internal pathways	X	Y	X		X	
Connectivity: linked to surrounding neighborhoods or commercial areas	X	N(5)	X		X	
No adverse impact on historic/architectural significance (may be N/A)	X	N(6)	X		X	
Open Space & Natural Resources						
Open space at least 50% of site					X	
Not more than 50% of open space is wetlands	X	N(7)			X	
Open space is directly accessible to residents of the development	X	N/A			X	
Landscaping emphasizes low-water-use plantings	X	N/A	X		X	
Outdoor irrigation system is designed to conserve water			X		X	
Site Plan Standards						
Substantially conforms to ZBL Section 10.4, Site Plan Standards	X	N/A (8)	X		X	
Public Benefits						
Provides public benefits in addition to affordable housing			X		X	
Additional public benefits include:						
Pedestrian amenities			X		X	
Park and recreation amenities					X	
Contribution to a local capital improvements project appropriate to the scale of proposed development					X	

EVALUATION CRITERIA[1]	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
Contribution to Town's affordable housing fund					X	
II. AFFORDABILITY PREFERENCES						
Percentage of Affordable Units						
Development provides more than 25% minimum affordable units					X	
Additional affordable units are for LMI households					X	
Income Targets						
One or more units priced for households at/below 70% AMI	X	Y	X		X	
Includes any units priced for households at 50% AMI			X		X	
Includes any units priced for households at 31-50% AMI					X	
Includes any units priced for households at 81-110% AMI	X	N/A	X		X	
Term of Affordability						
Use restriction will be perpetual	X	N/A	X		X	
III. AFFIRMATIVE MARKETING & LOCAL PREFERENCE						
Local Preference Units						
Offers 70% local preference units	X	N/A	X		X	
Affirmative Marketing Experience						
Team includes person/organization with prior affordable housing lottery experience	X	Y	X		X	

EVALUATION CRITERIA[1]	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
IV. LARGE-SCALE PROJECT PUBLIC BENEFIT CRITERIA						
Project provides any of the following benefits:						
Transportation management					X	
Traffic mitigation					X	
Significant contribution to local capital improvements fund					X	
Significant contribution to Town's affordable housing fund					X	
Provision of additional affordable units in off-site locations					X	
Donation of developable land to the Town for affordable housing, community facilities, other public purposes					X	

REVIEWER'S COMMENTS

(1) The Planning Department Staff feels the location does not fit easily into the 40B policy guidelines for location. The proposed 12-unit development is located in an industrial park and will be isolated from other residential neighborhoods. There are some destinations within walking distance such as a daycare center, post office, the library and town office buildings. The location is also about .8 miles from the Donelan's Supermarket, but there are currently no safe pedestrian connections on Brook Street.

(2) The plans do not show actual height dimensions for the dwelling units, but home designs look to be normal two-story residential dwellings- which would meet the requirements of the bylaw.

(3) The Planning Staff recommends the applicant consider a more durable exterior finish rather than wood. The cost of long term maintenance is of concern especially for affordable unit owners.

(4) All but lot 9 and lot 11 show side or rear parking. Lot 9 and lot 11 show parking in the front of the house.

(5) See (1) above. Providing a safe pedestrian connection on Brook Street to the Donelan's shopping center would bring the project more in line with the Comprehensive Permit Policy. This sidewalk would be an expensive piece to construct, but there may be an opportunity to work with the developer to help fund this connection.

(6) The Planning Department is aware of the proximity to the Issac Davis Trail, but sees no negative impact from this development.

(7) The plan does not show any designated open space. "Parcel A" shows the location of the septic system for all 12 units. This lot could be used for a community recreation or child play space.

(8) This Plan does not show all information required under 10.4 such as a landscaping plan. We assume this is due to the preliminary nature of the plan.