

Town of Acton
Building Department

2/24/03
5

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** February 20, 2003
From: Garry A. Rhodes, Building Commissioner
Subject: Site Plan Special Permit/Special Permit #11/18/98-366 Phase II
886, 900 Main Street and 8 Eastern Road (Ashton)

The Board has received a request to continue the hearing. TAC has commented they feel the traffic study should be updated. In order for the developer to do the study and provide time for TAC review, I would recommend the hearing be continued until March 24, 2003.

STAMSKI AND MCNARY, INC.

80 Harris Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

WILLIAM F. MCNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.

February 20, 2003

Acton Board of Selectmen
c/o Gary Rhodes, Building Commissioner
472 Main Street
Acton, MA 01720

Re: Robbins Brook
Full Service Retirement Community
Site Plan/Use Special Permit Amendment

Members of the Board,

On behalf of our client, Acton Assisted Living, LLC, we hereby request a continuation of the public hearing scheduled for February 24, 2003. This request is being made in order to conduct a Traffic Study as requested by TAC. Please reschedule the hearing to the earliest available meeting following the April 2003 meeting of TAC.

Thank you for your attention to this matter. Please call our office if you have any further questions.

Respectfully,

Stamski and McNary, Inc.


George Dimakarakos, P.E.


Joseph March, P.E., P.L.S.

cc: Stephen Vazza, Acton Assisted Living, L.L.C.

Garry Rhodes

From: Ko Ishikura
Sent: Wednesday, February 12, 2003 3:12 PM
To: Garry Rhodes; Transportation Advisory Committee
Subject: RE: Robbins Brook Phase II

Gary,

First, we apologize that we were late on submitting our comments. It appears that we mixed up Robins Mills Subdivision Project and this Robbins Brook Project and we thought we provided comments already.

It is our understanding that the project is still being reviewed and the proponent has been changing the plans and there are already changes in the plans we received in our mail box.

We request that the proponent submit the traffic study on this project. The Section 3.10 Traffic Study under the Rules and Regulations for Site Plan Special Permits, states "A traffic impact study will be required in all APPLICATIONS where the proposed USES will be likely to produce an additional 30 trip ends per peak hour or an average of 400 additional trip ends per weekday" I also think it is an intent of the Rules and Regulations that the project be reviewed as a whole, not by an individual phase. The project total of 180 units warrants the new traffic study.

We will provide more comments upon receipt of the revised plans.

Ko Ishikura
Transportation Advisory Committee

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

From: Garry Rhodes [mailto:grhodes@town.acton.ma.us]
Sent: Thursday, January 30, 2003 10:24 AM
To: Transportation Advisory Committee
Subject: Robbins Brook Phase II

The Board of Selectmen requested I contact you on your review of the Site Plan Special Permit. The hearing was continued until February 10. Will you have comments by that time?

Garry