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February 11, 2016

**Roland Bartle, AICP
Planning Director
Town of Acton
472 Main Street
Acton, MA 01720**

Re: Proposed Project at 7, 9, 19-29 Great Road, Acton, MA (“Project”)

Dear Roland:

I own commercial properties on Great Road, several of which are near the proposed Project. I also was a member of the committee that drafted, with the guidance of the Acton Planning Department, the East Acton Village Bylaw. I have been in business in East Acton for 45 years.

I have reviewed the site plan for the Project, and I support with enthusiasm this excellent undertaking.

The East Acton Village committee studied intensively East Acton in a thorough process that lasted over two years and involved Town Departments and Boards, business owners, and East Acton residents. This committee completed its work many years ago, and its efforts culminated in a unique and visionary Bylaw that was adopted overwhelmingly by the Town Meeting.

Since the Bylaw’s passage, sadly, four members of the committee have died; and prior to the Project before you now, to my knowledge, no other development under the Bylaw has been proposed.

The Project meets the core development goals that the East Acton Bylaw envisioned in several ways:

***The Project is a mixed use development which blends harmoniously retail buildings along Great Road with homes behind them. It will offer apartment rentals as well as homes for sale.**

***It preserves historic homes that are an integral part of the historical village.**

***It utilizes the density bonus options provided in the Bylaw.**

***It makes use of the transfer of development rights, a superb zoning tool that has previously not been well utilized by developers.**

The Project is an ambitious and extensive undertaking that will become the dramatic entry point to the East Acton Village. I have no doubt that the homes will be sought after.

In regard to the density of the Project, the East Acton Village Bylaw intended dense and compact developments as desirable for a village. That is precisely why the bonus for historic preservation and the transfer of development rights were made applicable to East Acton Village. If the number of homes conforms to the zoning Bylaw, the concept of the developer should not be overruled. The costs of land acquisition, site development, and construction require density. Also, today's buyer does not wish large yards.

I have known Cynthia First and her family for over forty years. She owns and operates a vibrant and successful Acton business. Her relocation to the Project will abet the success of the Project. Mahoney Architects is an excellent local firm and will do a fine job in designing the buildings.

I have no connection-financial or otherwise- to the Project.

Sincerely,

Stephen P. Steinberg