



September 12, 2016

VIA REGISTERED MAIL NO.
HAND DELIVERED

EMAIL – pb@acton-ma.gov

Acton Planning Board
c/o Acton Planning Department
472 Main Street
Acton, MA 01720

VIA REGISTERED MAIL NO.
HAND DELIVERED

EMAIL – boh@acton-ma.gov

Acton Board of Health
472 Main Street
Acton, MA 01720

VIA REGISTERED MAIL NO.
HAND DELIVERED

EMAIL – clerk@acton-ma.gov

Acton Town Clerk
472 Main Street
Acton, MA 01720

Re: Definitive Subdivision Plan of Southeast Kelley's Corner Lots for
394 Massachusetts Avenue, LLC ("Definitive Plan")

Location: South side of Massachusetts Avenue (Route 111)
Lot 1, 404 Massachusetts Ave, Map 3F, Parcel 127
Lot 2, 1 Southeast Lane or 394 Massachusetts Ave, Map 3F, Parcel 118-2
containing approximately 6.46 acres

Dear Gentilepersons:

On behalf of the Applicant, 394 Massachusetts Avenue, LLC, pursuant to M. G. L. c. 41, §81T and Section 5.2 of the Subdivision Rules and Regulations Planning Board Town of Acton ("Rules and Regulations"), enclosed please find in connection with the Definitive Plan the following:

- (1) Completed Application for Approval of Definitive Plan (Form DP) in electronic PDF format plus 2 paper copies;
- (2) Completed Development Impact Report (Form D.I.R.) in electronic PDF format plus 2 paper copies;
- (3) Definitive Plan filing fee in the amount of \$2,875 payable to the Town of Acton (check #128);
- (4) Definitive Plan prepared by a registered engineer and land surveyor with the form and contents required by the Rules and Regulations in electronic PDF and scalable CADD formats and registered to the Massachusetts State Plane Coordinate System, plus 2 prints (24" x 36" sheets) and 11 copies reduced to fit legibly on 11"x17" sheets;



- (5) Completed Designer's Certificate (Form DC) in electronic PDF format plus 2 paper copies;
- (6) Complete PARTIES IN INTEREST List certified by the Board of Assessors or its authorized representative in electronic PDF, and Excel or Word table formats, plus 2 paper copies;
- (7) The record deed(s) and plan(s) for the Subdivision Land in electronic PDF format plus 2 paper copies;
- (8) A list of mortgage holders (in electronic PDF format plus 2 paper copies) which shall be kept during the period of SUBDIVISION development; and
- (9) A draft RESTRICTIVE COVENANT (in electronic PDF format plus 2 paper copies) (Form RC).
- (10) Metes & Bounds Descriptions of the two proposed lots in electronic PDF format plus 2 paper copies;

Pursuant to Section 5.2.9 of the Rules and Regulations, please also allow this letter to serve as authorization of Town representatives to enter the subdivision to complete the streets and services. Please also note that in the event that the lots are conveyed, the fee to the street should be separate and not part of the lots.

This Definitive Plan and the aforesaid materials are submitted in accordance with Massachusetts General Laws Chapters 40A and 41 and purposefully to obtain the protections afforded by both of those Chapters and any other protections afforded by the Massachusetts General Laws.

Prior to the Planning Board and Board of Health rendering their decisions on the Definitive Plan, the Applicant requests an opportunity to discuss the Definitive Plan with the Planning Board and the Board of Health. Please advise when this matter will be on the Planning Board's and Board of Health's agendas for review and discussion.

Sincerely
394 MASSACHUSETTS AVENUE, LLC
Applicant
By its duly authorized agent
BOHLER ENGINEERING

By: 

cc: 394 Massachusetts Avenue, LLC (w/encls via email - vcuttone@protechtowing.com)
Roland Bartl (w/encls via email - rbartl@acton-ma.gov)
Louis N. Levine, Esquire (w/encls via email - llevine@dlpnlaw.com)