

Christine Joyce

5/10 (5)

From: Jane E. Shurtleff [jeshurtleff@earthlink.net]
Sent: Friday, April 16, 2004 11:46 AM
To: Board of Selectmen
Subject: Next Board of Selectmen meeting

Dear Acton Board of Selectmen,

I represent Habitat for Humanity North Central Massachusetts and we are interested in talking to you about getting public land to build a Habitat home in Acton. I have talked with Nancy Tavernier and John Murray and they have pointed me to consider the 340 Massachusetts Ave. site. We would also be applying for CPA funding to raise the money required to get the house built. Myself and another representative from Habitat would like to discuss this further with the board at an upcoming meeting and we would like to know what your meeting schedule is for May and June.

Thank you,

Jane Shurtleff
jeshurtleff@earthlink.net
978-263-6824

8:00
May 10

Don Johnson

To: Don Johnson
Subject: FW: BOS/ACHC

Importance: High

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

From: Nancy Tavernier
Sent: Thursday, May 06, 2004 2:07 PM
To: Don Johnson
Subject: BOS/ACHC
Importance: High

Don,

A few things to pass on.

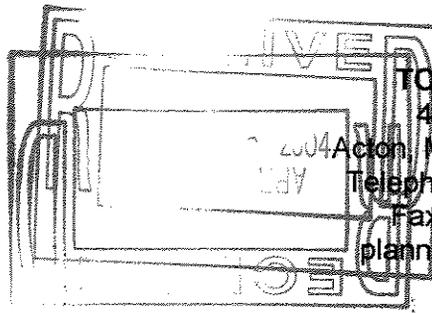
1. We have heard from Ed Marchant that he would not be able to be the consultant for the Nagog proposal because he is currently working with a developer in Westford and the two proposals will be competing for funds from the same sources so it would be a conflict for him. So getting Ed on board is now meet. ~~Too bad for us.~~

2. After giving some more thought to the Executive Session for Willow/Central, I am not sure it is appropriate to be in private session especially since you will be having an identical discussion with Habitat for Humanity on their request for acquisition of the town owned land on Mass. Ave. Therefore, I would suggest that perhaps ACHC should be folded into the Habitat discussion in regard to the disposition of the two properties being considered. Both Habitat and ACHC would be seeking CPA funds for housing purposes so what applies to one for policy would have to be applied to the other. Both properties have back tax issues but only one, Willow/Central, has clean-up cost issues. We will be looking to the Selectmen for a decision on what costs, if any, will need to be reimbursed for an affordable housing use.

Nancy



Planning Department



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INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** April 23, 2004
From: Roland Bartl, AICP, Town Planner *R. B.*
Subject: Habitat for Humanity Inquiry

The suggested site

I believe the site in question would be the Town-owned property at 344 (not 340) Mass. Avenue at the eastbound Route 2 on-ramp from Mass. Ave. The location on the highway on-ramp makes it an undesirable spot for just about anything. The Town atlas ID number is G-3/11-1. Abutting to the west are the twin office buildings. Abutting to the east is the Anestis residence. The property has 1.22 acres (+/-53,000 sf.) and 186 feet frontage on the ramp. The map shows minimal constraints in the rear by extensive adjacent wetlands and flood plains. But, that may change after a new detailed survey as the Melon's have vividly illustrated at the recent Town Meeting.

Zoning

Zoning is Office Park 2, which requires a minimum lot size of 80,000 square feet and does not allow residential uses. John Murray had suggested including this parcel with the Melon's rezoning petition to R-2, but it was decided to hold off and see how the petition would fare. With its success, rezoning this last piece back to residential would seem more like a clean-up item than a difficult zoning amendment. The parcel would qualify as a house lot in the R-2 district.

Permitting

If rezoned to R-2, zoning would not require any further permits. In addition to the usual building permit, the configuration of wetlands on the site suggests that the Conservation Commission may have jurisdiction. Lacking a rezoning to R-2, 40B would be the only alternative. A use variance is not possible under Acton's zoning bylaw.

Affordability Standards

The Department of Housing and Community Development advises:

- To be counted towards the Town's affordable housing stock (i.e. meet the 10% criteria), the unit must be subject to the same maximum price limits and other recordable restrictions as any other housing unit that we wanted to count towards the 10% goal.
- The unit is added to the affordable housing inventory as a Local Initiative Program (LIP) unit.
- There are some special DHCD documents for Habitat homes.
- If it is only one unit, no local buyer preferences could be applied. Therefore, the unit would be open to any eligible buyer in the service area of the north-central Habitat chapter.

CPA Funding

This proposal would be eligible for CPA funding support.