



TOWN OF ACTON
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Planning Department

MEMORANDUM

To: Board of Appeals **Date:** March 22, 2005
From: Planning Board *Lauren S. Rosenzweig, Chair*
Subject: Woodlands at Laurel Hill – Amended Comprehensive Permit Application, Lot 4

The Planning Board has previously commented in a memo dated October 28, 2004 on the original application for Woodlands at Laurel Hill. It has now received notice of a revised comprehensive permit application that shows a conceptual development plan for 64 additional townhouse style family units on a vacant portion of the development site previously identified as lot 4. In response to this proposed amendment, the Board has the following supplemental comments:

1. The amendment increases the overall number of proposed dwelling units in Acton to 360 and a density of nearly 10.3 units per acre. The maximum under local zoning for affordable housing is 5 units per acre. This exacerbates the projects inconsistency with the Town's Master Plan and exceeds the densities of most, if not all, other areas in the Town of Acton.
2. The Planning Board wishes to repeat its previous recommendation that lot 4 should instead be preserved as open space. The project plan shows significant open space areas across the line in Westford but none in Acton. Setting aside lot 4 as open space would balance this inequity.
3. As noted in the Board's previous comments, emergency response times to this remote corner of Acton are among the longest in Town. Given the proposed high residential density, swift emergency response becomes a necessity. The proponent should be required to make a significant contribution towards a new fire station in North Acton.

cc: Board of Selectmen
ACHC