



## MEMORANDUM

Acton Board of Health - Telephone (978) 264-9634

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TO: Roland Bartl

FROM: Brent L. Reagor, R.S. 

RE: Somerset Hills Condo Conversion  
4.3.3 Waiver

DATE: July 7, 2005

The Health Department has determined that we would not disagree with a decision to waive the requirements of 4.3.3 of the Condominium Conversion Regulations, if the Board of Selectmen choose to do so.



## INTERDEPARTMENTAL COMMUNICATION

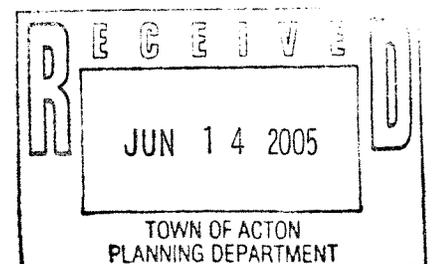
Acton Board of Health - Telephone (978) 264-9634

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TO: Board of Selectmen  
FROM: Brent L. Reagor, R.S.  
RE: Somerset Hills Condominium Conversion  
DATE: June 13, 2005

The Health Department has reviewed the application from Somerset Hill Limited Partnership for the conversion of the existing residential apartments at 10-16 Wampus Avenue to the Somerset Hills Condominiums. At this time we have the following comments:

- 1) A current Title 5 inspection of the onsite wastewater (septic) system serving the property must be submitted to the Health Department.
- 2) The Master Deed should be modified to include a section on the management of the onsite wastewater system. This section should include the creation of a separate account for repair/replacement of the system that is initially funded with a sum of money greater than \$5000, and into which annual contributions are made by all unit owners. This fund shall be dedicated solely to the repair/replacement/maintenance of the onsite wastewater system. The Health Department shall review and approve these language changes prior to filing of the Master Deed.
- 3) Health Department records show previous problems with the septic tanks and manhole structures serving the buildings. These tanks, manholes, and appurtenant pipes shall be replaced prior to conversion.
- 4) The applicant should provide proof to the Health Department that all units are in full compliance with all applicable sections of 105 CMR 410.000 prior to occupancy of units by condominium owners.



**Roland Bartl**

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**From:** Robert Craig  
**Sent:** Wednesday, July 13, 2005 3:49 PM  
**To:** Roland Bartl  
**Cc:** Don Johnson; Garry Rhodes  
**Subject:** RE: Wampus Ave. Condo Conversion  
**Importance:** High

Roland; In response to your inquiry I am not aware of any specific laws, codes or regulations that become applicable solely on the grounds that a building is changed from rental units to condominiums. Individual units when sold will most likely require an inspection and certification that they are equipped with smoke detectors per Mass. General Law Chapter 148, 26F. As far as the buildings themselves I would recommend that as part of the conversion permit they should have any fire alarm system upgrades as may be deemed necessary by this department. I have scheduled a meeting with a management representative visit the site for a review of their current fire alarm system. This visit is scheduled for the afternoon of 7/18/05.

Robert C. Craig  
Fire Chief

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**From:** Roland Bartl  
**Sent:** Tuesday, July 05, 2005 5:28 PM  
**To:** Robert Craig  
**Cc:** Don Johnson; Garry Rhodes  
**Subject:** Wampus Ave. Condo Conversion

Bob:

On July 18, the Board of Selectmen will be asked to approve an application for a conversion from rental housing to condominium ownership under ch. 548 of the acts of 1987, which regulates such conversion primarily for the protection of current tenants. This is not a site plan or special permit under any zoning laws, and no new development or addition is proposed. Renovations are planned at some later date and building permits will be sought then as necessary. For the purpose of the conversion permit, please advise if there are any State laws, codes, or regulations related to fire protection and prevention that become applicable solely on the grounds of the change in the form of ownership from rental to condominium.

Thank you

*Roland Bartl, AICP  
Town Planner, Town of Acton  
472 Main Street  
Acton, MA 01720  
978-264-9636*

7/14/2005



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Planning Department

**INTERDEPARTMENTAL COMMUNICATION**

**To: ACHC**  
**Acton Housing Authority**  
**Building Commissioner ✓**  
**Board of Health**

**Date: June 7, 2005**

**From: Kim DelNigro, Secretary for Planning & Engineering** (KD)

**Subject: Proposed Condo Conversion**  
**10-16 Wampus Avenue**

Attached is the application for a permit to convert the existing residential apartments at 10-16 Wampus Avenue to the "Somerset Hills Condominium".

Please review, and if there are any comments, please respond by July 5, 2005.

Thank you.

NO COMMENTS (Signature)

GARRY RHODES' COMMENT.