



Planning Board

**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts 01720  
Telephone (978) 264-9636  
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**MEMORANDUM**

**To:** Board of Appeals **Date:** August 23, 2005  
**From:** Planning Board  
**Subject:** The Woodlands at Lauren Hill – Revised Concept Plans, July/August '05

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The proponent has revised the conceptual development plan (see Proponent's Preferred Plan - 7/29/05). You have requested further comments. The Planning Board has reviewed the concept plan and notes the following:

The overall unit count would stay the same, but there would be fourteen units changing from 1-bedroom to 2-bedrooms. We do not consider this a major change.

Parking spaces have increased from 1.6 spaces/unit to 1.9 spaces/unit. The resulting 2% increase of impervious area is about 3500 square feet. While this is a small increase we do not believe that the proposed increase in parking will be necessary in such a large project with so many 1- and 2-bedroom units. The Planning Board suggests a set-aside of reserve parking areas that would not be built initially, but could be added later if really needed. Another option to consider is parking underneath the buildings as has been approved for Faulkner Mills in South Acton. It looks like about a third of all parking spaces could be garaged under the buildings. The hillside topography of the site might lend itself rather well to this alternative. It would certainly be a huge improvement to the outdoor appeal of the development, reduce storm water runoff, and help avoid a motel ambiance.

Several buildings near Nagog Park Drive, including the amenities building, have been combined into one large 86-unit building complex. The applicant outlines the reasons for this change in his enclosed letter. The implications of this should be evaluated by the Fire Chief. We do not believe the increase in building size affects anything else in a major way.

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Gregory E. Niemyski  
Chairman, Planning Board



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Gregory E. Niemyski  
Chairman, Planning Board



## ***The Woodlands at Laurel Hill, LLC***

676 Elm Street, Suite 300  
Concord, Ma 01742  
Tel. 978-369-4884 • Fax 978-369-4983

Mr. Wagner  
Chairman  
Zoning Board of Appeals  
Town of Acton  
Acton MA

7-29-2005  
By hand delivery

Re: Submission of revised The Woodlands at Laurel Hill, LLC Plans

Dear Mr. Wagner:

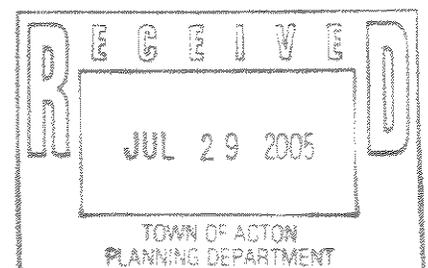
Based on the results of the public hearing held on July 21, 2005, The Woodlands at Laurel Hill, LLC hereby formally submits the following plans to update and amend the plans incorporated in its 40B application:

- The plan dated 7-29-05, labeled "revised/updated," which incorporates both responses to comments from town boards and town agents and adjustments by the applicant to make the project more operationally efficient and marketable, and
- The site plan labeled "Proponent's Preferred Plan" dated July 29, 2005.

Also attached are supporting materials for the consideration of the town. We look forward to receiving input from the Town so that we can arrive at a final design for the Project. Thank you.

Sincerely,

David E. Hale  
Manager,  
The Woodlands at Laurel Hill, LLC.



# *PLACES Site Consultants, Inc.*

PLANNING, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING & SURVEYING

## **Woodlands at Laurel Hill, Acton Plan revisions.**

The Acton Zoning Board of Appeals (ZBA) has been considering and taking comments on a plan submitted in April 2005, which includes 296 apartments and 64 townhouse condominiums. Attached are:

- 1) A plan dated 7-29-05, labeled "Revised/Updated Site Plan" and which incorporates a) responses to comments from town boards and town agents and b) adjustments by the applicant to make the project more operationally efficient and marketable. Highlights of the revision are outlined below. This plan represents the proposed project based on prior town comments and can be considered the "base line" for comparison with the plan described in item (2) below.
- 2) A plan labeled "Proponent's Preferred Plan" dated 7-29-05, which is hereby incorporated in the proponent's application. This plan incorporates the changes outlined in (1) above but also consolidates the 4 apartment buildings, club house and amenities at the entrance of the project into one building that has 86 units served by 2 elevators and is 100% accessible to handicapped and mobility challenged tenants. The building and site design changes and the benefits of this plan are described below. Also included are:
  - a) An aerial photograph with the site plan superimposed to place the scale of the proposed building in the context the surrounding buildings.
  - b) A landscape plan showing the pool and proposed planting at the entrance to the project.

### **I. Plan adjustments- "Revised/updated Site Plan" plan dated 7-29-05.**

- 1.) Parking/circulation
  - Adjusted plan increases parking spaces/unit to approximately 1.9 from 1.6.
  - Decreases extent of parking waiver (Zoning requirement 2.0 spaces/unit)
  - Parking better located generally at front door/main entrance to buildings
  - Circulation around buildings improved, turning radius templates used to confirm accessibility of buildings by fire safety equipment.
- 2) Buildings
  - Size of buildings varied to reduce monotony
  - Buildings/bedrooms distributed to match availability of parking.
  - Parking generally located at front door main level of buildings
  - Acton unit count the same, increase of 14 two bed units
  - Architectural style/heights the same

3) Conservation

- Buildings and driveway moved further from sensitive wetland areas
- Impervious area for parking increased by 2%+/- attenuated by site design.

**II. "Proponent's Preferred Plan" dated 7-29-05.**

1. Layout of the development is similar to Revised/Updated Plan with the exception of the addition of a single 'main' building in lieu of three smaller buildings. The benefits of this scheme are addressed below, item (2).
2. Main building:
  - 2 elevators
  - All 86 units ADA compliant or adaptable
  - All amenities accessible from within the building (Club house, mgt-rental office, exercise room, basketball court, pool area, package – dry cleaner drop off/concierge station).
  - Greater sense of community
  - Higher sense of security (especially important for older tenants)
  - Architectural style – shaped to minimize mass of buildings - no facade larger than the façade of standard buildings on site.
  - Height – same
  - Target Demographics – Older and mobility challenged tenants.

	2004	2009	% Increase
Total population (5mi radius)	52875	53934	2.00%
<b>Percent of Population</b>			
Age 55-59	6.80%	7.80%	17.70%
Age 60-64	4.50%	5.40%	23.90%
Age 65-69	3.10%	3.70%	22.60%
Age 55+	20.20%	22.80%	14.90%
Age 65+	9.00%	9.60%	8.30%

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