

Planning Department

TOWN OF ACTON
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MEMORANDUM

To: Planning Board

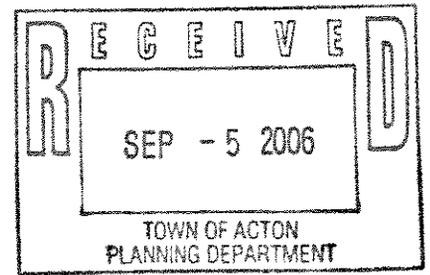
Date: September 8, 2006

From: Roland Bartl, AICP, Town Planner *R.B.*

Subject: New View Shed

Please see attached the request from New View Co-Housing to allow an amendment to the New View PCRC plans and permit for a new tractor shed. New View believes that they can fit it in the lower parking lot without loss of parking spaces by consolidating landscaping dividers. The sketches submitted are a fair representation of what is there and what could potentially happen, but they are not to scale. I checked the approved plans for verification on scaled plan. It appears that they can accomplish their goals as proposed, but I cannot be certain. I don't think we need an engineer's certification, but I would like to confirm the measurements on Monday or Tuesday before I give my final recommendation for approval, which will then be forthcoming at the meeting on Tuesday evening.

A Proposed Structure on Half Moon Hill



Introduction

New View Condominium Trust, which oversees the New View cohousing community on Half Moon Hill in West Acton, seeks a permit to site a 10' by 16' shed on the property. This shed would be used to house one of two tractors that the neighborhood needs for its ongoing maintenance requirements. Relevant factors include the following:

- Our original site plan does include a shed. The shed location chosen by our original architects is, in a word, impractical. It is situated approximately 150' from the paved road. [See Figure 1] Heavy snowfall would render the shed and tractor inaccessible. Also, the open space on which the architects envisioned the shed is part of a meadow which is frequently used for outdoor recreation.
- The neighborhood needs two tractors to fulfill all its needs, especially during winter months. When a single tractor breaks down in winter – a not-uncommon occurrence – residents must clear all pedestrian paths by snow blower and hand shovel. During the mowing season, residents do much of the mowing themselves. Two tractors ease this burden by enabling two people to mow simultaneously. Tractors break down in the summertime, too, so a second, “backup” tractor is extremely useful. Since we have no large commonly-held garage space, two tractors require two sheds.
- The neighborhood’s existing shed is situated behind the “Common House.” [See Figure 2] Because of access paths, a large boulder and underground utilities at this location, we were not able to install a garage space or a second shed large enough to accommodate the tractor we need. However, we have identified a site in a parking lot which would accommodate this shed. Because the shed will be built on two combined strips of landscaping, we would not lose any parking spaces.

Proposed Parking Lot Revision

Currently, the northern edge of the “middle parking lot” at Half Moon Hill provides 14 parking spaces, including 1 handicapped access space closest to the Common House. Parking spaces are interspersed with two landscaping strips. [See Figure 2]

We propose to eliminate the two landscaping strips and use the consolidated space for the shed. In combination, the existing landscaping strips provide enough space for the shed without sacrificing a single parking space. [See Figure 3]

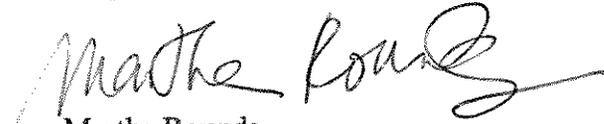
Proposed Shed

The proposed shed will be a 10' x 16' structure. [See Figures 4-6] It will conform to all local building requirements.

For more information

For more information, please contact Steven Hecht ((978-635-1145), Nola Sheffer (978-635-1140) or Martha Rounds (978-263-7227).

Respectfully submitted,

A handwritten signature in black ink that reads "Martha Rounds". The signature is written in a cursive style with a long, sweeping underline.

Martha Rounds
Presiding Officer
New View Condominium Trust

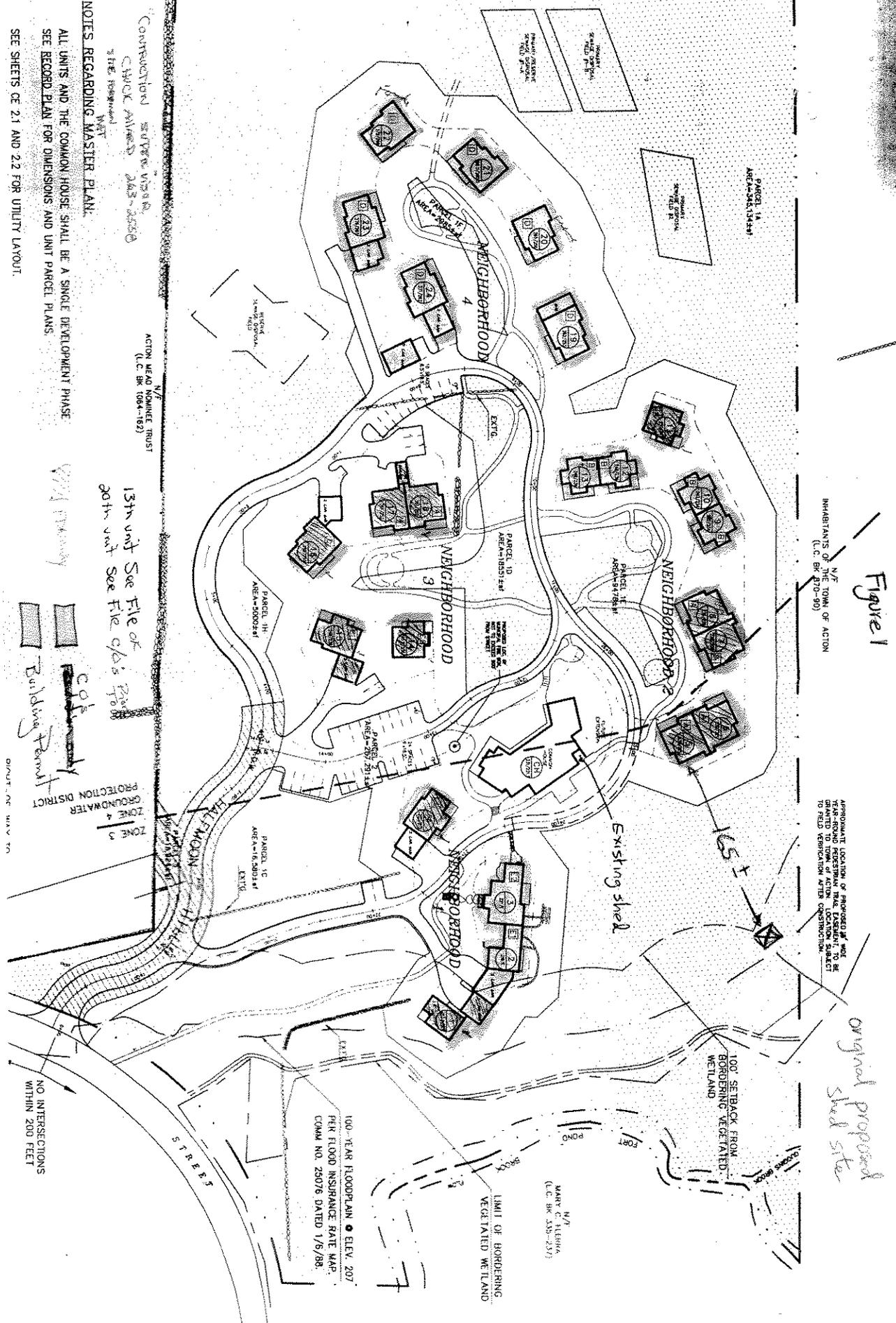


Figure 1

N/E TOWN OF ACTION
INMATES OF THE TOWN OF ACTION
(L.C. BK. 870-90)

APPROXIMATE LOCATION OF PROPOSED OR EXISTING BUILDINGS SHALL BE GRANTED TO TOWN OF ACTION. LOCATION SUBJECT TO FIELD VERIFICATION AFTER CONSTRUCTION.

original proposed shed site

CONTRACTOR: SUTHERLAND
CHECK AMOUNT: 243,000
3 THE RESERVED
ACTION HEAD NOMINEE TRUST
(L.C. BK. 1064-182)

13th unit See File of
20th unit See File of
COFF
Building Footprint

PROTECTION DISTRICT
ZONE 4
ZONE 3

NO INTERSECTIONS
WITHIN 200 FEET

100-YEAR FLOODPLAIN • ELEV. 207
PEAK FLOOD INSURANCE RATE MAP
COMM. NO. 25076 DATED 1/6/88.

LIMIT OF BORDERING
VEGETATED WETLAND
MAY N/E TOWN OF ACTION
(L.C. BK. 55-257)

- Prime**
- Amach**
136 Mt. /
617/868
Contact:
- Charles**
Site Engr
10 Cent
508/877
Contact:
- Elena S**
102 Eller
617/547
Contact:
- Due Nk**
10 Centre
508/877
Contact:
- Christo**
Environm
P.O. Box
617/259
Contact:
- Project**
Stocka
10 Conco
617/876
Contact:

FIGURE 2

Current Parking - North Side

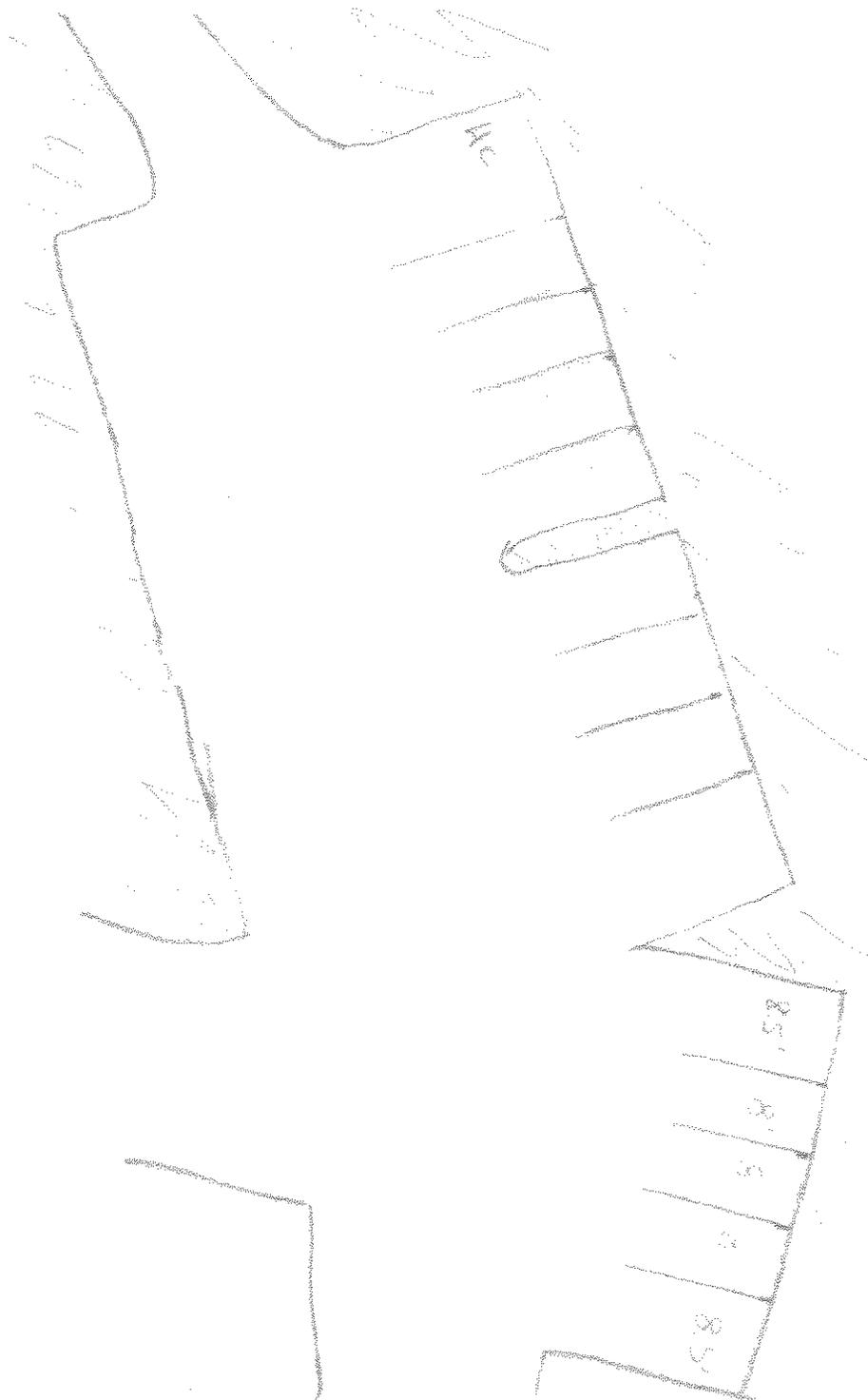


FIGURE 3
Proposed Parking - North Side

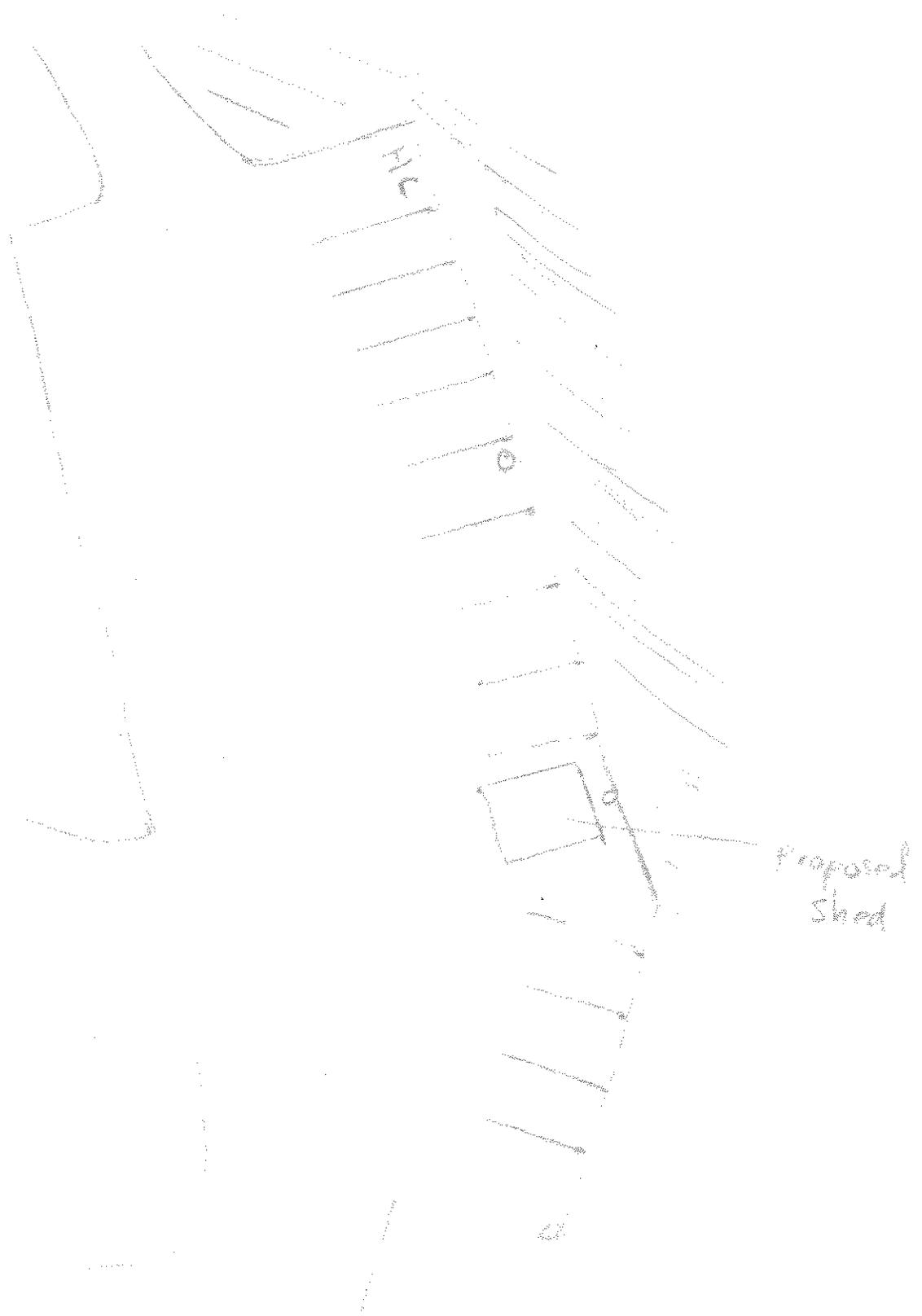


Figure 4

Front of Shed

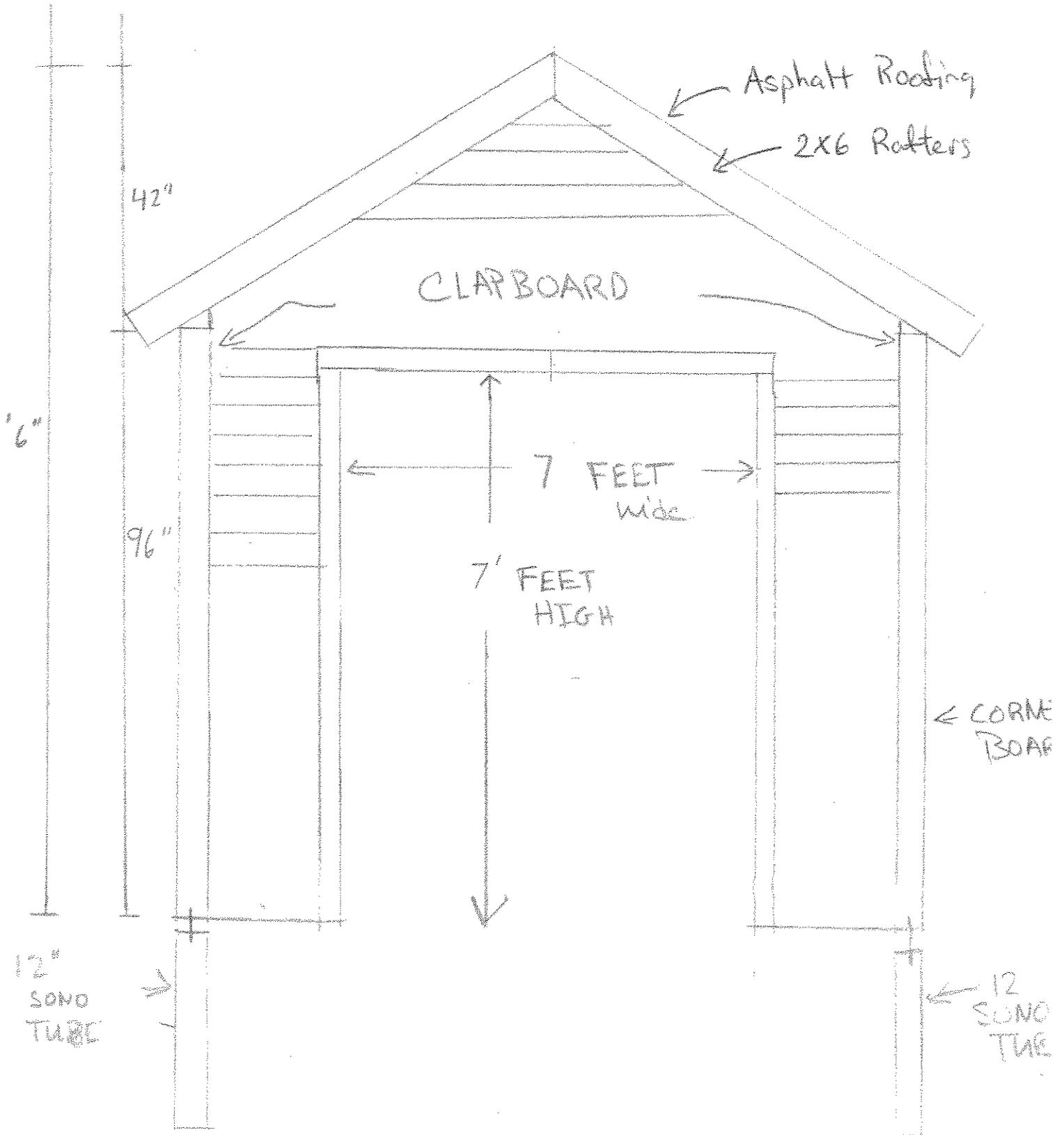


Figure 5

Shed -

PLAN VIEW

WINDOW

DOOR

← Clapboard Siding

12" SONO TUBES

← 2x4 Plate

NO FLOOR

2x4 WALL FRAMING
16" OC

1/2" Plywood EXT
Walls

16'

7'

FRONT DOORS

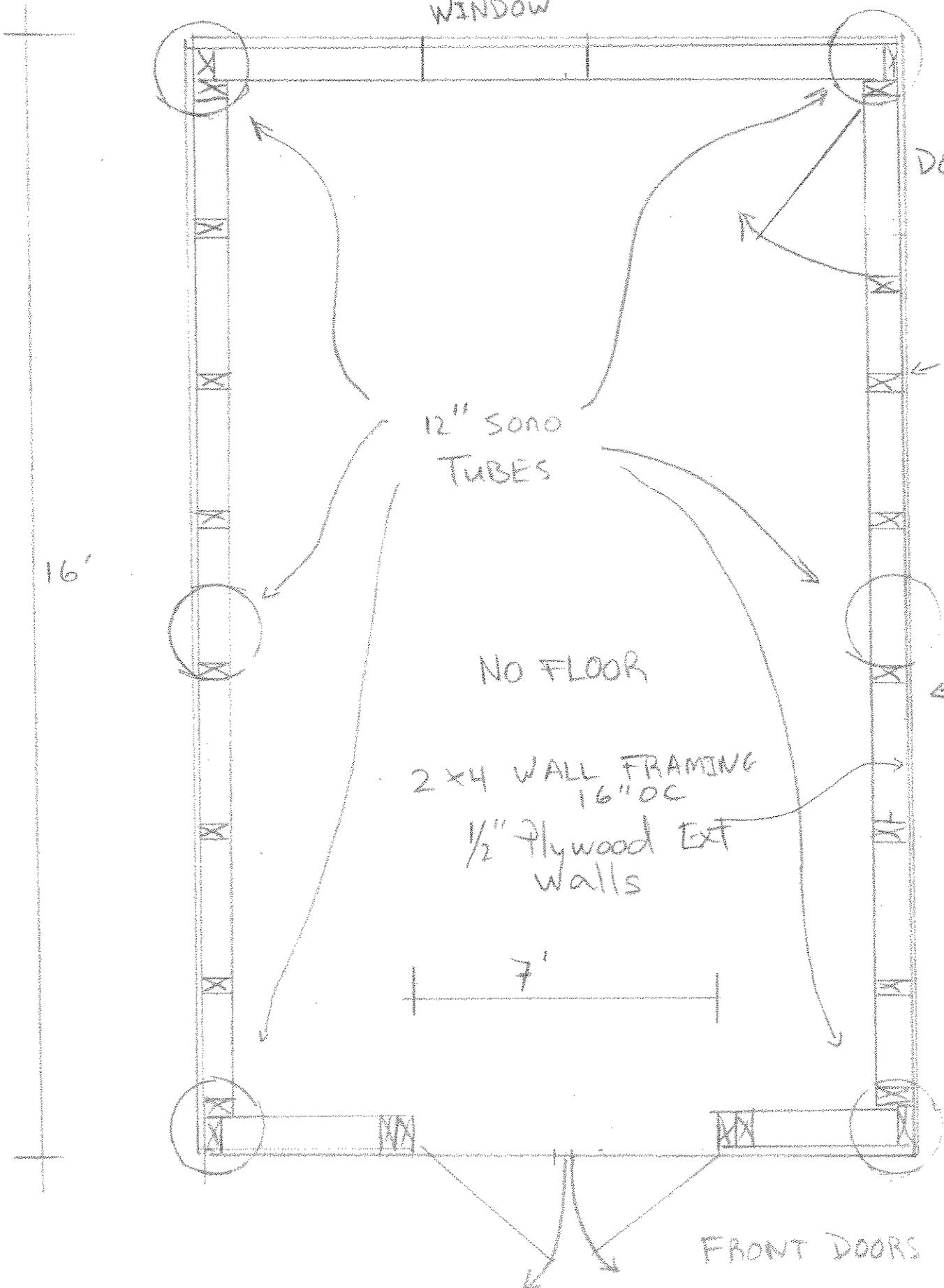


Figure 6- Side View Sketch

