TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630

Planning Department

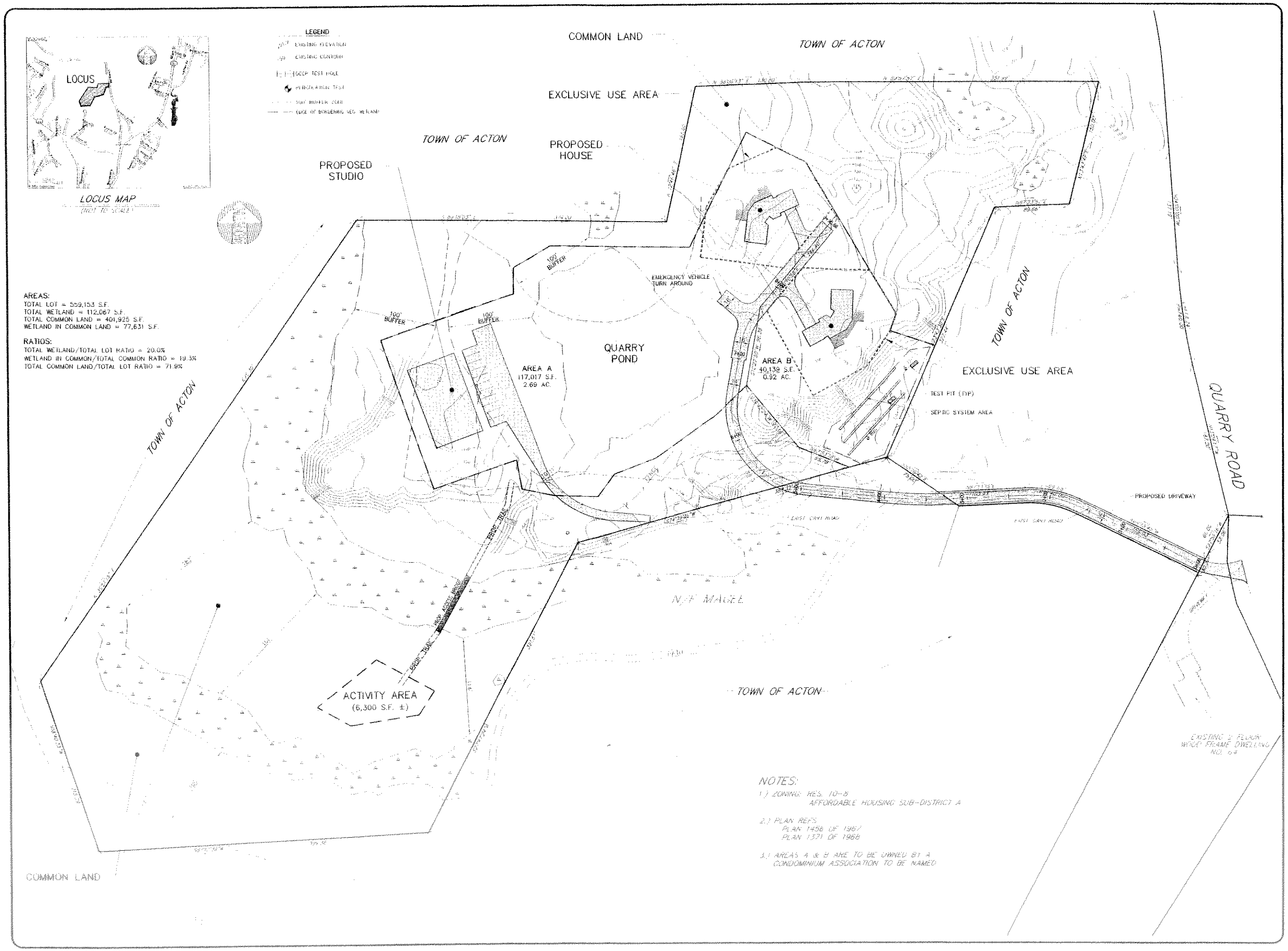
INTERDEPARTMENTAL COMMUNICATION

To: Planning Board ***Date:*** April 20, 2006

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

Subject: **Yin Peet PCRC Proposal – off Quarry Road**

Attached is a conceptual plan from Ms. Yin Peet for a Planned Conservation Residential Community (PCRC) off Quarry Road. Ms. Peet is requesting feedback from the Planning Board on the proposed plan. The PCRC would include two house lots, a studio, and an activity area in connection with the studio. As shown, the proposal meets the basic requirements for PCRCs in the Acton Zoning Bylaw. Street frontage is not required for a PCRC as long as the property owner can demonstrate (through legal documents) that they have legal rights of access to a street. Ms. Peet is planning on submitting the legal documentation demonstrating access if/when the project moves forward.



AREAS:
TOTAL LOT = 559,153 S.F.
TOTAL WETLAND = 112,067 S.F.
TOTAL COMMON LAND = 401,925 S.F.
WETLAND IN COMMON LAND = 77,631 S.F.

RATIOS:
TOTAL WETLAND/TOTAL LOT RATIO = 20.0%
WETLAND IN COMMON/TOTAL COMMON RATIO = 19.3%
TOTAL COMMON LAND/TOTAL LOT RATIO = 71.9%

NOTES:
1.) ZONING: RES. 10-8
AFFORDABLE HOUSING SUB-DISTRICT A

2.) PLAN REFS.
PLAN 1456 OF 1967
PLAN 1371 OF 1968

3.) AREAS A & B ARE TO BE OWNED BY A CONDOMINIUM ASSOCIATION TO BE NAMED

THOMAS P. DIPERSIO No. 28064
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS DIPERSIO, P.L.S.
LICENSE #28064

CONCEPTUAL P.C.R.C. PLAN ACTON, MA

No.	Date	Description

Revisions

Prepared For
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

Owner
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.

CONCEPTUAL
P.C.R.C. PLAN
OF LAND IN
ACTON, MA

SCALE 1" = 50'
DRAWN
CHECKED
FILE NAME
FIELD BOOK
SHEET 1 OF 1