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TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
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Fax (978) 264-9630
planning@acton-ma.gov

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** April 20, 2006
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Davis Place Comprehensive Permit – 159 Prospect Street

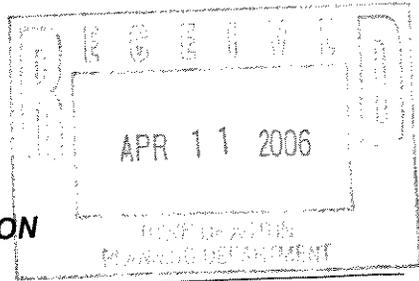
The Planning Department has reviewed the preliminary plan for the Davis Place Comprehensive Permit project at 159 Prospect Street for 8 residential units. The site is located within a ½ mile of Kelley's Corner, close to the school complex, is zoned Residence 2 (R-2), and is in the Groundwater Protection District Zone 4. The project density and location are consistent with the Acton Master Plan and Acton's draft comprehensive permit policy that seek to increase residential densities within and near Acton's villages and the Kelley's Corner commercial district. The project design and scale do not detract from the neighborhood character and incorporate some of the design elements discussed in the draft comprehensive permit policy. However, if a formal application is submitted for this project, staff will need to evaluate more closely the following issues to determine whether the project is entirely consistent with the Acton Master Plan and draft comprehensive permit policy:

1. The drainage basin location is inappropriate. The Mass. Ave. / Prospect St. intersection is fairly busy and is one of the gateways into Kelley's Corner. The draft comprehensive permit policy states: "buildings should be oriented toward the street or around a courtyard, or they should respond to a prominent site feature, *such as a corner location*" (emphasis added);
2. The ability for vehicles to exit Units 5 or 6 if vehicles are parked in the driveways;
3. Walkway connections to Mass Ave. and Prospect Street;
4. The income levels that the project serves;
5. The location of the affordable units and the number of bedrooms in each;
6. Architectural details;
7. The preservation of existing trees and vegetation;
8. Low maintenance and low water landscaping.

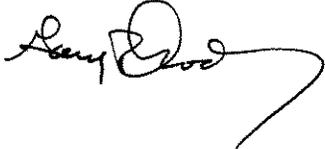
cc: Garry Rhodes, Building Commissioner
Planning Board

TOWN OF ACTON
Building Department

INTERDEPARTMENTAL COMMUNICATION



To: Doug Halley, Board of Health; Roland Bartl, Town Planner; Bruce Stamski, Town Engineer; Dean Charter, Municipal Properties Director; Tom Tidman, Natural Resources Director; Robert Craig, Fire Chief
Date: April 10, 2006

From: Garry A. Rhodes, Building Commissioner 

Subject: Davis Place, 159 Prospect Street

Attached please find a preliminary plan for Davis Place. I have been requested to circulate the plan for preliminary comments. If you have any general comments that may impact the Board of Selectmen's decision, please provide them prior to the April 24 meeting.



D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.
Attorneys at Law

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April 10, 2006

Of Counsel
Julian J. D'Agostine

BY HAND DELIVERY

Garry A. Rhodes
Building Commissioner
Town of Acton
472 Main Street
Acton, MA 01720

RE: Davis Place, 159 Prospect Street

Dear Gary:

Per our conversation, attached please find preliminary site plan, elevations, and floor plan for the above Local Initiative Program (LIP) 40B Project.

The LIP application for this project has been approved by Acton Community Housing Corporation and is scheduled to be considered by the Board of Selectmen at their April 24th meeting.

It is my understanding that Tom Tidman has been to the site and Sue Sullivan, the project's engineer, has discussed drainage issues with Bruce Stamski. The major waivers and/or variances, if not all, that will be requested will be for density, set back, and construction within 75 feet of the wetlands. I believe the attached plan delineates the exact nature of each of these waivers/variances.

Nancy Tavernier has suggested that we submit these preliminary plans to you so that staff can review and advise the Board of Selectmen if they have any comments prior to the April 24th meeting.

If you need any further information or have any questions please advise.

Thanking you for your anticipated courtesies and consideration.

Very truly yours,

D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.

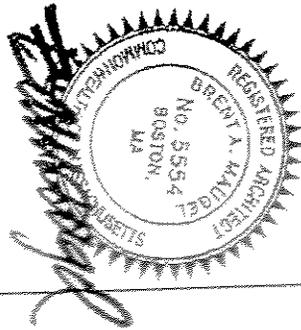
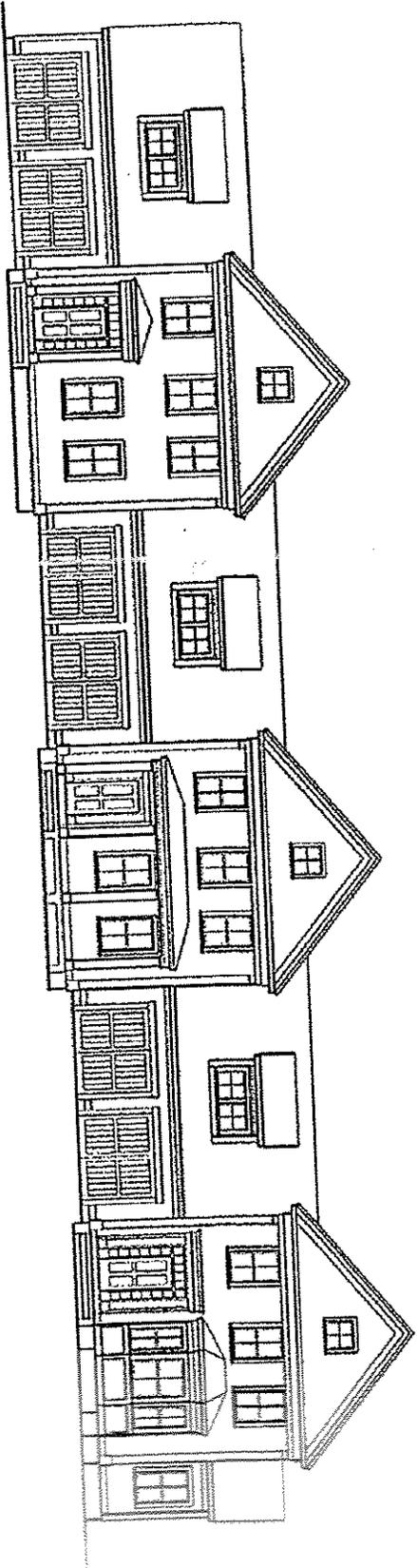
By: Louis N. Levine /tah
Louis N. Levine
e-mail llevine@dlpnlaw.com

LNL:tah

Enclosures (4)

cc: Nancy Tavernier (via email w/o enclosures)
Northeast Site Development, LLC (via email w/o enclosures)

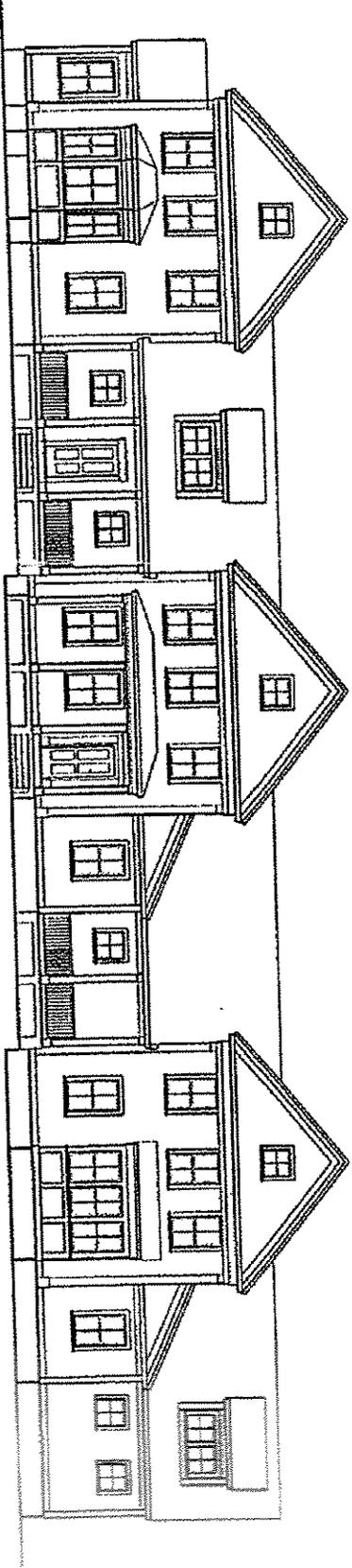
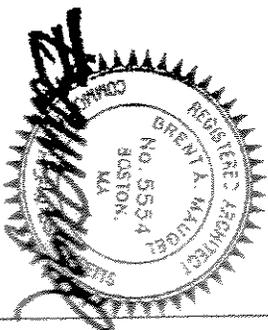
PRELIMINARY



David P. Hase
Architect
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A.201
Architect's Professional Seal
No. 5554
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COMMONWEALTH OF MASSACHUSETTS

PRELIMINARY



Project Description:
A.201
PRELIMINARY ARCHITECTURE
PRELIMINARY ARCHITECTURE

Project Name:
PROJECT NAME

Project Address:
PROJECT ADDRESS

Project City:
PROJECT CITY

Project State:
PROJECT STATE

Project Zip:
PROJECT ZIP

Project Date:
PROJECT DATE

Project Scale:
PROJECT SCALE

Project Status:
PROJECT STATUS

Project Notes:
PROJECT NOTES

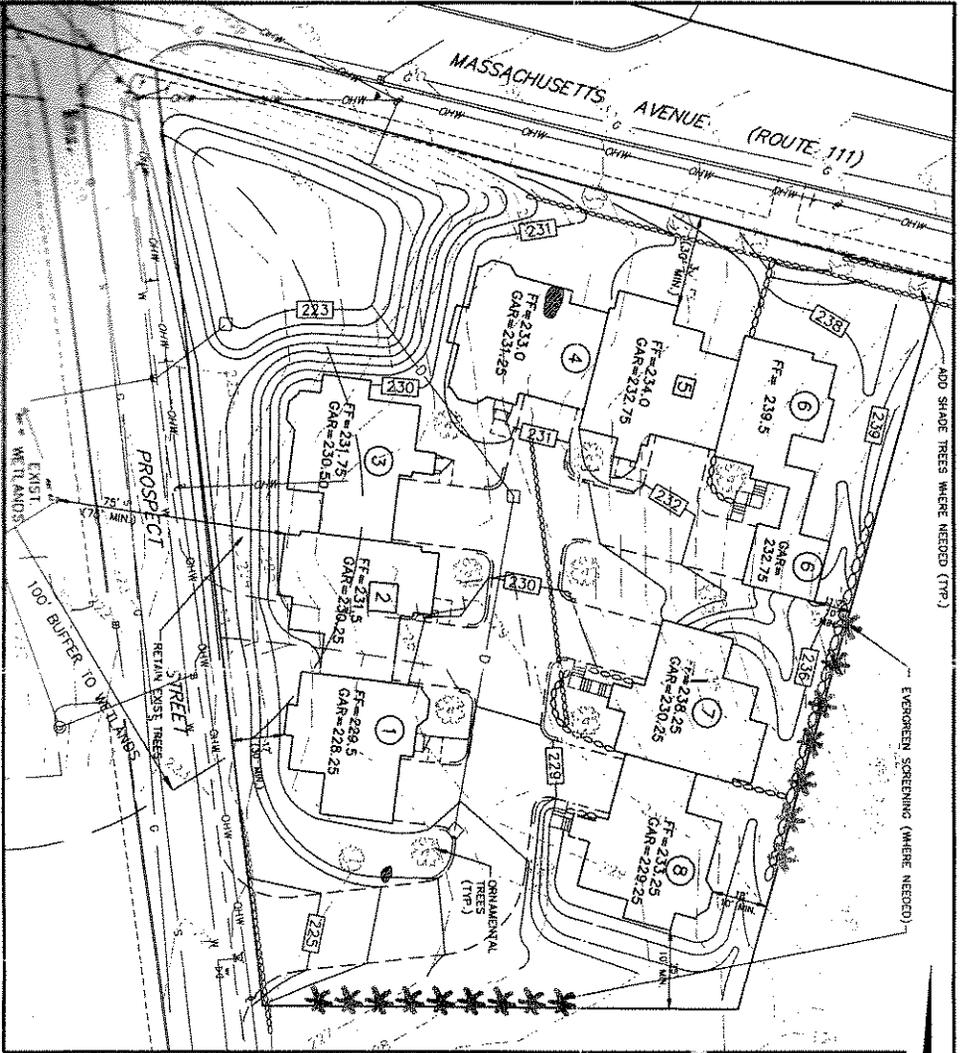
Project Contact:
PROJECT CONTACT

Project Phone:
PROJECT PHONE

Project Email:
PROJECT EMAIL

Project Website:
PROJECT WEBSITE

Project Logo:
PROJECT LOGO



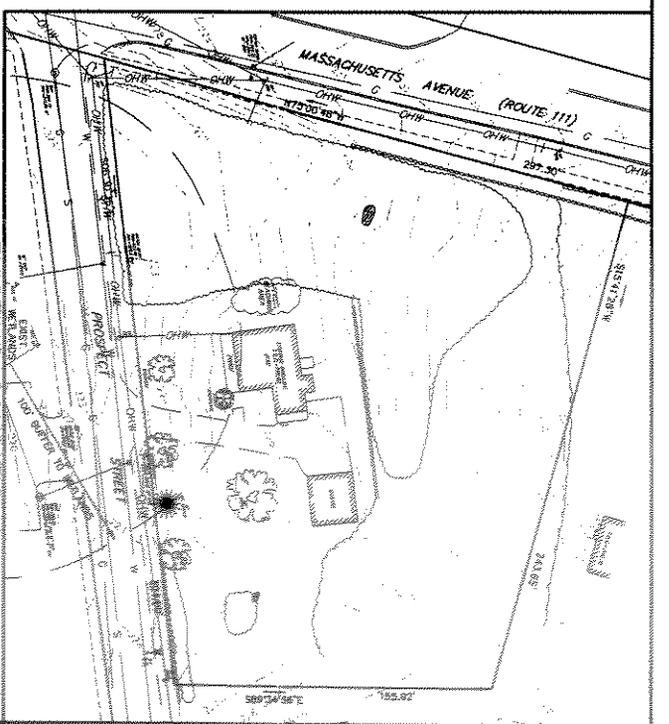
PROPOSED CONDITIONS
SCALE 1"=40'

LEGEND

EXISTING PROPOSED
 CONSTRUCTION
 WETLANDS
 BUFFER
 UTILITY LINES
 RETAIN EXIST. TREES
 SYREET

MAINE STATE SEAL
 SUSAN C. SULLIVAN
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 NO. 41270
 4-5-06

**FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION**



EXISTING CONDITIONS
SCALE 1"=60'

PRELIMINARY PLAN

40B Development Plan In
ACTON, MASS

PREPARED FOR:
 Northeast Site Development
 SCALE: AS SHOWN DATE: April 2006

PLACES
 Site Consultants, Inc.

PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING SURVEYING
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 EMAIL places@placessite.com
 MAINE STATE SEAL
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