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**EXTRA INFORMATION**

[on BOS letterhead]

February \_\_\_\_, 2014

TO: Acton Zoning Board of Appeals

FROM: Acton Board of Selectmen

RE: Local Initiative Program Application for Comprehensive Permit  
Post Office Crossing, 6 Post Office Square, Acton, MA

The Acton Board of Selectmen supports approval of the Local Initiative Program (LIP) comprehensive-permit application for the proposed Post Office Crossing development at 6 Post Office Square in Acton. LIP contemplates that a municipality and Chapter 40B developer will work together to create an affordable housing project that is well-suited to local needs. The Selectmen initially endorsed the project in October 2012, in a letter to the Massachusetts Department of Housing and Community Development (DHCD), supporting the developers' request for a Determination of Site Eligibility. The DHCD issued its Determination of Site Eligibility in August 2013.

The proposal before your board is consistent with the aim of not only the Town's Comprehensive Permit Policy but the goals of the Town's new Comprehensive Community Plan to encourage smaller-scale developments in or near village centers that diversity the Town's housing stock, respect the Town's architectural traditions and environmental values and are in close proximity to shops and other services. The developers are proposing a LEED-certified project consisting of 12 detached houses on a vacant 3.6-acre wooded parcel that is in the Light Industrial district but is surrounded by residential areas. The location is walking-distance via sidewalk from the Town center and retail businesses on Great Road. Three of the houses will be deed-restricted affordable units.

The project reflects the guidance of Town departments and boards, whose input the applicants have sought and incorporated from the outset. The Design Review Board (DRB), which is advisory to the Selectmen, worked very productively with the applicants to refine their earlier plans; the DRB has provided updated comments, dated February 20, 2014, that we are including with this memorandum and hope that you will give serious consideration in your deliberations. [mention railing suggestion? disclosure to buyers re IL zoning?]

The Board of Selectmen respectfully requests that the Zoning Board of Appeals approve the comprehensive permit application. Thank you.

Enclosure

cc (w/enclosure): Acton Community Housing Corporation