

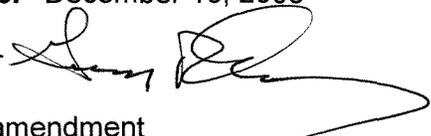
12-19-
9

TOWN OF ACTON

Building Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** December 16, 2005

From: Garry A. Rhodes, Building Commissioner 

Subject: Site Plan Special Permit #02/19/03-388 amendment
Class I license Acton Suzuki & Class II Autoplex Companies, LLC

Mr. Bertolami is requesting a renewal of a Class II license for Autoplex Companies and a new Class I license for Acton Suzuki both for 60 Powdermill Road. In addition, he is requesting an amendment for the Site Plan Special Permit # 02/19/03-388 for the same property.

Mr. Bertolami has provided two plans that show where the vehicle display/storage will be. The difference between the two plans centers on how many parking spaces are needed to satisfy zoning. I have reviewed both plans and have determined 21 parking spaces are needed to satisfy zoning.

I do not have any issues with two licenses being issued for the same property. I would recommend the licenses be limited to 19 vehicles and the vehicles to be displayed as shown on option 1 plan dated December 12, 2005.

MGL 140 § 59 provides in part "The license shall specify all the premises to be occupied by the licensee for the purpose of carrying on the licensed business". I would further recommend, the license be limited only to this property unless a request is submitted requesting additional locations.

I have discussed the requested amendment for the Site Plan Special Permit with the Fire Chief, Town Planner, Police Chief, and Natural Resources Director. The plan reflects the changes necessary to comply with an agreement with the Conservation Commission for a Conservation Restriction. The connector ramp between this property and the adjoining property has been eliminated. Because of the similar uses staff does not object. However, we would recommend if the use of either property changes the Board reserves the right to require future construction of the ramp. I have attached a draft Amendment for the Boards consideration. According to the Rules and Regulations of Site Plan Special Permits the fee for a minor amendment is \$250. Mr. Bertolami has not paid the fee.

TOWN OF ACTON
BOARD OF SELECTMEN

SITE PLAN SPECIAL PERMIT #02/19/03-388

60 Powdermill, ACTON, MASSACHUSETTS

AMENDMENT OF DECISION

The Applicant has requested certain modifications to Site Plan Special Permit #02/19/03-388 (the "Permit"). The requested change would revise the parking lot layout as shown on RED-LINE CHANGE dated November 18, 2005 and as provided in the letter from Acton Survey & Engineering dated November 18, 2005.

Pursuant to Section 4.7 of the Permit, the Board of Selectmen reserve the right to amend the Permit at the request of the Applicant. The Board of Selectmen reserve the right to require the construction of the common driveway if the USE changes. The changes set forth herein do not change the result of the original decision.

Except as specifically amended by this Amendment of Decision, the Permit is in full force and effect.

WITNESS our hand this _____ day of December 2005.

Board of Selectmen,

By, Peter Ashton Chairman

Acton Survey & Engineering, Inc.
97 Great Road, Suite 6 • PO Box 666 • Acton, MA • 01720
Phone: (978) 263-3666 • Fax: (978) 635-0218
Email: actonsurvey@verizon.net

December 13, 2005

Mr. Garry Rhodes
Acton Building Commissioner
472 Main Street
Acton, MA 01720

Re: 60 Powder Mill Road
Site Plan # 02/19/03-388
5235,b26

Dear Mr. Rhodes:

As requested by the Board of Selectmen we are submitting site plans for 60 Powder Mill Road showing two options for parking of display vehicles to serve the automobile dealership building nearing completion at the site.

Four [4] full scale and eight [8] reduced scale copies of the plans are enclosed.

As the two options are essentially "overlays" of the red line revisions to the site plan submitted to the Board, DEP and Conservation Commission on November 18, 2005 we have included that plan with our submission. Our letter of November 18, 2005 is attached.

Option 1 shows the 21 spaces required by the Zoning Bylaw based on the building containing 5 services bays. The remaining paved areas of the site are shown to be capable of containing 19 display automobiles, if they are placed in "stacked" parking spaces.

Unknown to me, when we last met to discuss this matter, was that the service bay on the left side of the building extends for the full depth of the building to serve for automobile inspections and the building should only be considered as having four service bays. On this basis 18 spaces are required by the Zoning Bylaw and room for 25 display automobiles can be achieved.

Display automobile spaces are assumed to be 8 feet wide by 16 feet long. The longest vehicles made by Suzuki are 15.5 feet long.

If Town Staff should have any questions concerning this matter, or if a meeting should be desirable, prior to the Selectmen's considering this matter on December 19th, please inform us.

Very truly yours,
Mark T. Donohoe, PE


for
Acton Survey & Engineering, Inc.

cc: Leo Bertolami
Board of Selectmen

Acton Survey & Engineering, Inc.

97 Great Road, Suite 6 • PO Box 666 • Acton, MA • 01720

Phone: (978) 263-3666 • Fax: (978) 635-0218

Email: actonsurvey@verizon.net

November 18, 2005

Board of Selectmen
472 Main Street
Acton, MA 01720

Re: Autoplex Realty – 60 Powder Mill Road
Site Plan # 02/19/03-388
5235,b26

Dear Board Members:

The purpose of this letter is to request that the Board allow as “red line revisions” the modifications to the site construction, at 60 Powder Mill Road, summarized in this letter.

The building and site are presently under construction.

As a result of negotiations between the proponent and the Department of Environmental Protection pertaining to the issuance of a Wetlands Protection Act Superceding Order of Conditions a Conservation Restriction [CR] was granted along the Assabet River. The limit of the CR was established along the landward side of a temporary construction easement created for granting to the Town for the construction of a “river walk”. The construction easement extended into the easterly portion of the parking lot and the CR prohibits the previously approved construction, requiring the truncation of the parking lot and a loss of parking spaces.

The proponent has also revised the interior of the building and based on computations made with Building Commissioner Garry Rhodes 21 spaces are required for the intended use.

The red line revision changes are summarized as follows:

1. Decreasing the parking lot to the size necessary to eliminate alterations within the Conservation Restriction. The paved area to the east of the designated customer and employee parking spaces is to be retained for display car storage.
2. To eliminate the ramp between the 60 Powder Mill Road and the property to the west. The property to the west is under lease by an automobile vendor who does not desire the ramp to be constructed due to the intrusion interrupting vehicle circulation and snow removal. The ramp is not required, as vehicles will not travel between the properties and Chief Craig has indicated that it is not necessary for fire suppression or other emergency uses.
3. To increase the width of the walkway along the west side of the building from 5 to 6-feet to provide better access to a rear door and for ease in dumpster removal.

Attached are ten full scale and 10 reduce scale copies of a site plan showing the proposed revisions with changes, such as signage and fence placement made necessary by the revisions.

The site plan also clarifies the extent of the vertical and slope granite curbing required by the Special Permit.

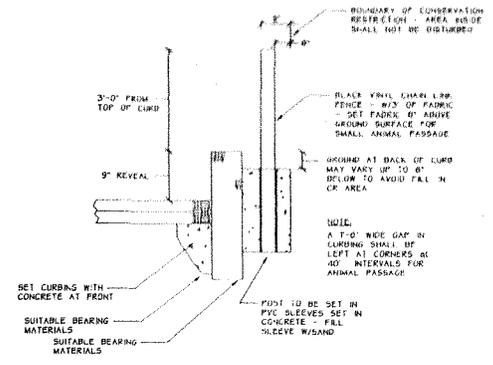
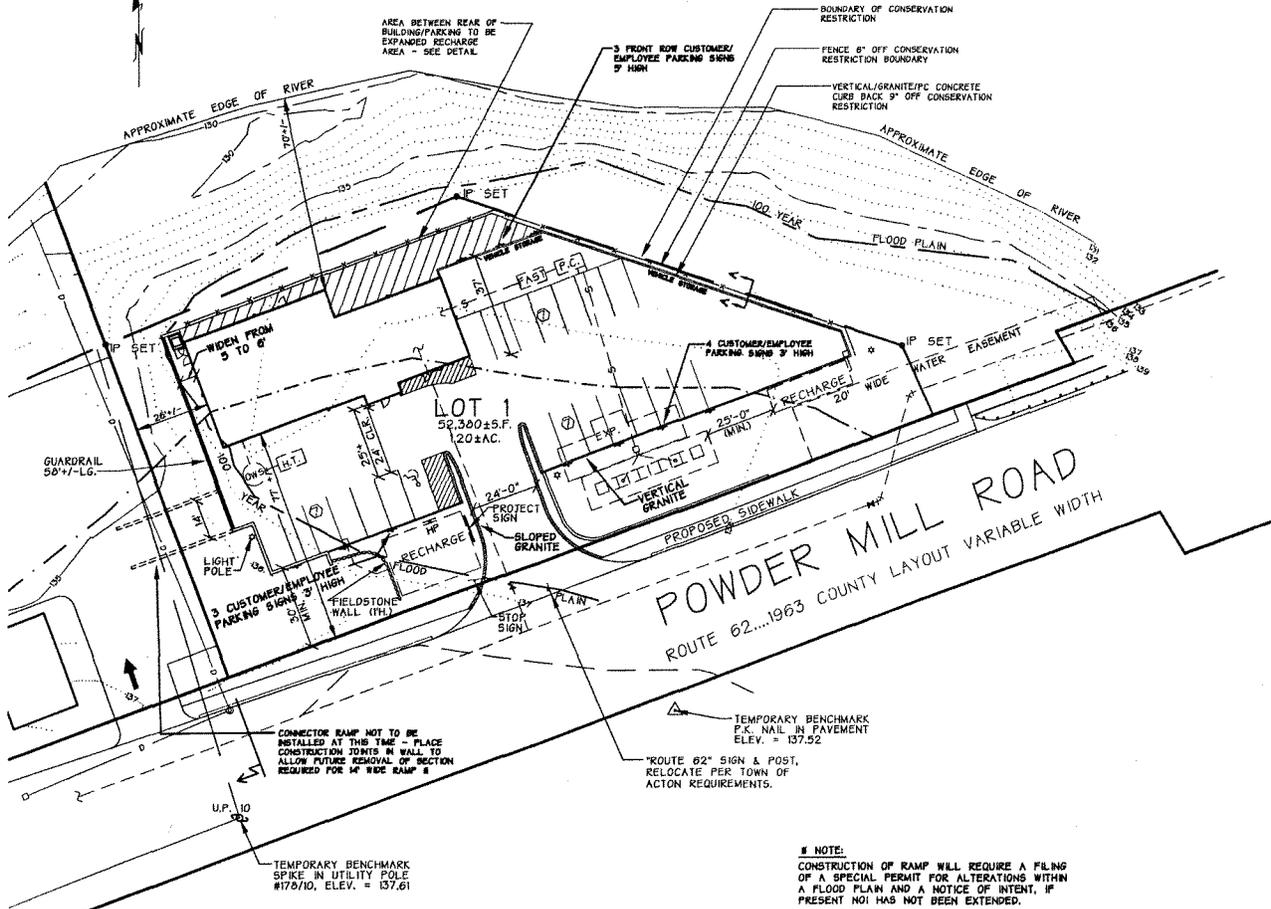
If the Board or Town Staff should require clarifications, additional information or revisions to the plan, please contact us.

Very truly yours,
Mark T. Donohoe, PE

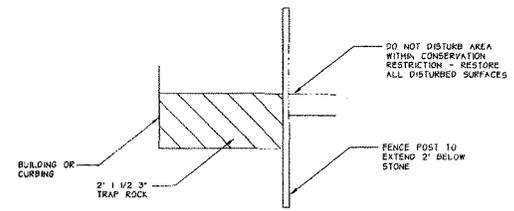
for
Acton Survey & Engineering, Inc.

cc: Leo Bertolami
Conservation Commission
DEP CERO

ASSABET RIVER

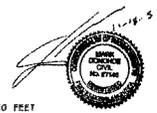
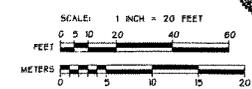


CROSS SECTION A-A



EXPANDED RECHARGE AREA

NOTE:
CONSTRUCTION OF RAMP WILL REQUIRE A FILING OF A SPECIAL PERMIT FOR ALTERATIONS WITHIN A FLOOD PLAN AND A NOTICE OF INTENT, IF PRESENT NOI HAS NOT BEEN EXTENDED.



SITE PLAN - SHOWING RED LINE REVISIONS
60 POWDER MILL ROAD
ACTON, MASSACHUSETTS 01720
PREPARED FOR: ANTHONY J. REALE, LLC
6 PROCTOR STREET
ACTON, MA 01720

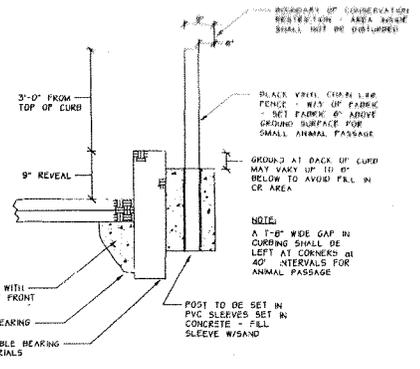
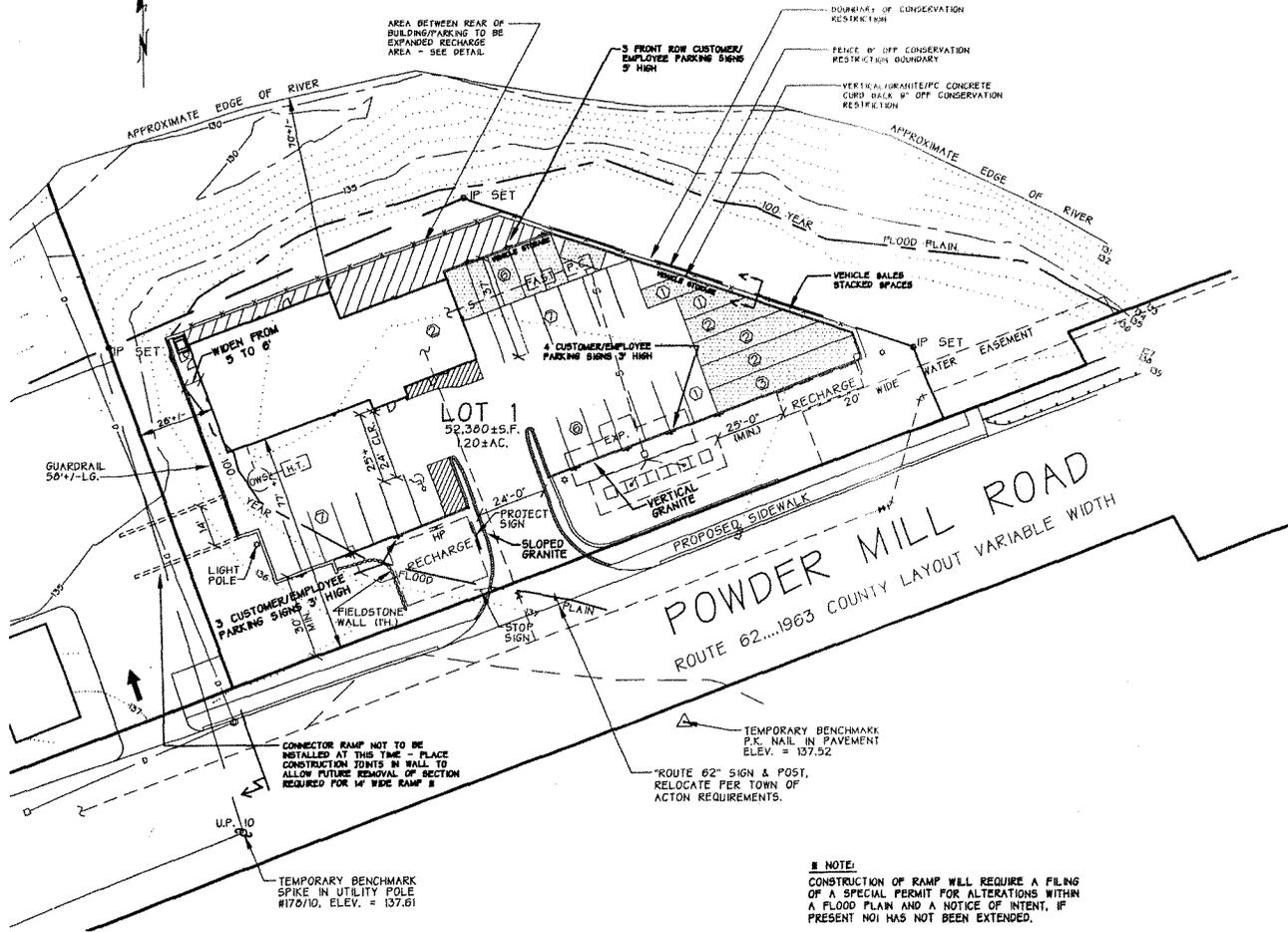
SCALE: 1 INCH = 20 FEET DATE: NOVEMBER 10, 2009

ACTON SURVEY & ENGINEERING, INC.
87 GREAT ROAD - P.O. BOX 688 - ACTON - MASS.
01720 263-2660 FAX: 978-233-0228

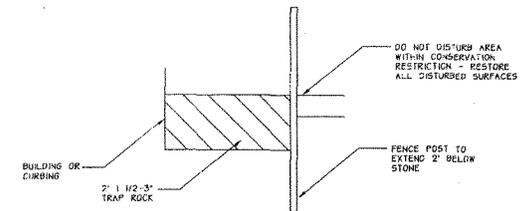
SHEET 1 OF 3

12:05 07/17/2005 3:27 PM Copyfile: Action Survey & Engineering, Inc. 60
 12:05 07/17/2005 3:27 PM SITE PLAN 7/14/05 07/17/2005 3:27 PM Copyfile: Action Survey & Engineering, Inc. 60

ASSABET RIVER



CROSS SECTION A-A
IN T.S.

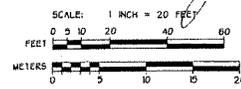


EXPANDED RECHARGE AREA
IN T.S.

PARKING SCHEDULE

21 SPACES REQUIRED BY ZONING BYLAW WITH 5 SERVICE BAYS
 19 DISPLAY SPACES PROVIDED

NOTE:
 CONSTRUCTION OF RAMP WILL REQUIRE A FILING OF A SPECIAL PERMIT FOR ALTERATIONS WITHIN A FLOOD PLAIN AND A NOTICE OF INTENT, IF PRESENT NOI HAS NOT BEEN EXTENDED.



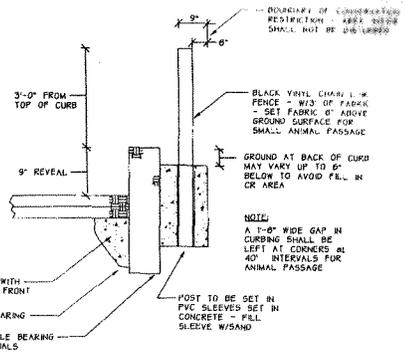
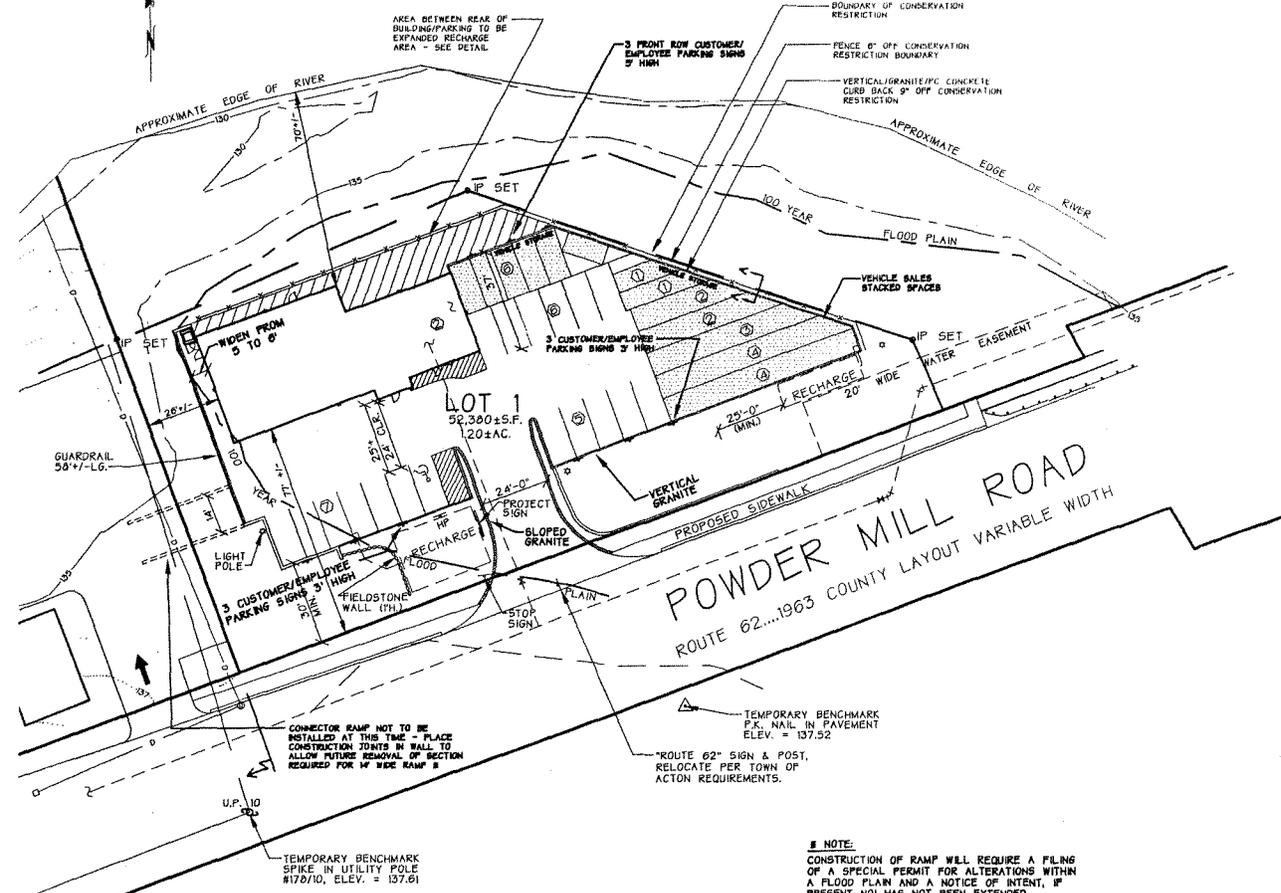
SITE PLAN - SHOWING RED LINE REVISIONS
OPTION 1
 60 POWDER MILL ROAD
 ACTON, MASSACHUSETTS 01720
 PREPARED FOR: AUTOPLEX REALTY, LLC
 6 FROCTOR STREET ACTON, MA 01720

SCALE: 1 INCH = 20 FEET DATE: DECEMBER 12, 2005
 Since 067

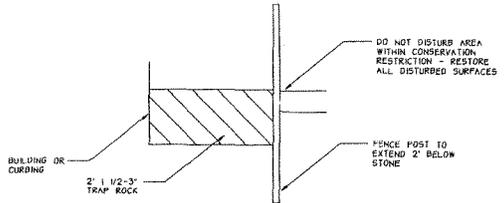
ACTON SURVEY & ENGINEERING, INC.
 97 GREAT ROAD - P.O. BOX 666 - ACTON - MASS.
 (978) 263-3666 FAX (978) 635-0216

SHEET 1 OF 5

ASSABET RIVER



CROSS SECTION A-A
INT. 5.1

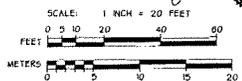


EXPANDED RECHARGE AREA
INT. 5.1

PARKING SCHEDULE

18 SPACES REQUIRED BY ZONING BYLAW WITH 3 SERVICE AND 1 INSPECTION BAY
25 DISPLAY SPACES PROVIDED

NOTE:
CONSTRUCTION OF RAMP WILL REQUIRE A FILING OF A SPECIAL PERMIT FOR ALTERATIONS WITHIN A FLOOD PLAIN AND A NOTICE OF INTENT, IF PRESENT NOI HAS NOT BEEN EXTENDED.



SITE PLAN - SHOWING RED LINE REVISIONS
OPTION 2
60 POWDER MILL ROAD
ACTON, MASSACHUSETTS 01720
PREPARED FOR: AUTOPLEX REALTY, LLC
6 PROCTOR STREET
ACTON, MA 01720

SCALE: 1 INCH = 20 FEET DATE: DECEMBER 07, 2005
ACTON SURVEY & ENGINEERING, INC.
67 GREAT ROAD - FLD BOX 600 - ACTON - MASS. 01701 203-3600 FAX 1978 635-0210
SHEET 1 OF 5

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