

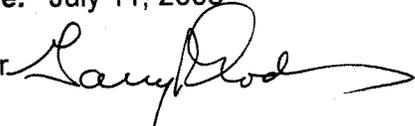
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TOWN OF ACTON

Building Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** July 11, 2003

From: Garry A. Rhodes, Building Commissioner 

Subject: Site Plan Special Permit # 05/29/03-392
279 Main Street, Bimini Blues Realty Trust (Johnson)

The Board has received a request to delay the hearing to give time for the Applicant to revise the plan. I would recommend the hearing be continued to August 4th at 8:00 PM.

Stamski and McNary, Inc.
80 Harris Street
Acton, MA 01720

July 9, 2003

Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: 279 Main Street

Members of the Board,

On behalf of our client, Bimini Blues Realty Trust, we hereby request a continuation of the public hearing scheduled for July 14, 2003. This request is being made in order to resolve technical concerns raised by Town staff in interdepartmental communications. Please, reschedule the hearing to the earliest available meeting time of the Board.

Thank you for your attention to this matter. Please call our office if you have any further questions.

Respectfully yours,

Stamski and McNary, Inc.

George Dimakarakos, P.E.



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TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** July 1, 2003
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Site Plan Application #05/29/03-392, Bimini Blues R.T., 279 Main Street

The proposal is for the demolition of two existing residences and the construction of a new building for combined residential and business use with 23 parking spaces.

1. The addition of a busy curb cut between the Sunoco gas station and the wide-open Quill & Press parking lot should be a serious concern.
2. The landscape plan proposes a London Planetree on the driveway's east side. I would suggest a second shade tree on the west side. Also, the shade tree locations might be better a bit away from Main Street where the first Flowering Pears are proposed.
3. The designation on the landscape plan for 3 BE (twice) does not correspond to the legend table (should it say 3 BP?)
4. The purpose of the 18.5' dimension in front of the building garages is unclear.
5. The building floor plan suggests a residence with space for a home office, home business, or other type of home occupation.
6. Given the apparent use of the new building, the great majority of the proposed parking spaces would serve as additional parking for the Quill & Press store.

The Hogles own the subject site and the adjacent parcel (n/f Hogle) where Quill & Press is located. At the preliminary review stage, the plan contemplated an internal driveway connection to the 411 Mass. Ave. parcel (n/f 411 Mass. Ave., LLC) with access to the No-name street, the Roche Bros. shopping center, and Mass. Avenue. This would have greatly enhanced the ease of circulation in the general vicinity with a particular mutual benefit for customers, clients, workers, and residents of Quill & Press, the proposed new house, and the three buildings at 411 Main Street. The connection would have provided an alternative for vehicles exiting left onto Main Street, which is especially difficult during peak hours. Simultaneously, drivers leaving the 411 Main Street parking lots, could have accessed Main Street without having to turn left onto the No-name street. Together with this enhancement of the area's circulation pattern, the shared parking opportunities arising from the driveway connection would have allowed the elimination of the existing parking lot in front of the Quill & Press store with the following associated benefits:

- eliminate the wide-open curb cut in front of the store where the parking lot pavement connects to the street over the entire width of the parcel;
- create landscaping in front of the store;

- connect the sidewalk across the property frontage; while
- maintaining a narrower access driveway for the loading dock on the store's east side.

It is my understanding that the owner of 411 Mass. Avenue hesitates to cooperate with the driveway connection, because a condition on the recent Starbucks approval reserves the right for the Town to revisit the permit if traffic on the No-name street increases. The driveway connection may or may not result in an increase. The mutual advantage of the connection for both properties, may keep the effect on the No-name street neutral, with the added benefit of closing the awkward parking situation in front of the Quill & Press store. To the extent that the Starbucks condition prevents the internal driveway connection, it should be reconsidered.

cc: Garry Rhodes, Building Commissioner
Planning Board

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