

Pr. B. FY1



**TOWN OF ACTON**  
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**Planning Department**

**INTERDEPARTMENTAL COMMUNICATION**

**To:** Don Johnson, Town Manager **Date:** July 7, 2006  
**From:** Roland Bart, AICP, Town Planner *R.B.*  
**Subject:** 55 Great Road Site Plan Special Permit, # 06/09/06-407 – McDonald's USA

I have reviewed the 55 Great Road Site Plan Special Permit application for McDonald's USA, LLC, and have the following comments:

1. People walking west along Great Road will not want to walk past the proposed building to access the walkway to the building 150 feet north of the main entrance, and we do not want to encourage people to walk through the parking lot or across the grass to reach the entrance. For this reason, the applicant should seek a determination from the Architectural Access Board to see whether stairs could be provided between the south side of the proposed building and the Great Road sidewalk and whether the northern sidewalk-to-walkway connection to the building is sufficient to meet accessibility requirements. If the State approves of stairs for a southern sidewalk-to-building connection, stairs should be shown on the plan.
2. People should be able to access the pedestrian plaza more directly from the Great Road sidewalk without having to follow the winding sidewalk leading to the building. The plaza should be designed to open up a little more to people walking along Great Road and encourage them to use it by providing either stairs or a short walkway directly to the plaza where the McDonald's walkway takes a 90 degree turn south to lead up to the building. This additional access point will also make it easier for users to leave the plaza to head west along Great Road.
3. Easements will be needed for the portions of Great Road sidewalk that are proposed to weave around the backside of the utility poles onto the site. The zoning bylaw requires a 10-foot wide sidewalk; the plan shows it 5 feet wide, 4 feet around utility poles. The sidewalk is an existing site amenity that the Board of Selectmen may require that it be brought into compliance to the extent practicable "in light of the existing site configuration, and the cost of compliance compared to the increase in public safety or convenience achieved thereby" (zoning bylaw, section 10.4.6). The plan proposes to maintain the existing +/-5-foot sidewalk, plus some improvement to a 4-foot width minimum around the existing utility poles, which presently make the sidewalk useless for wheelchairs or baby carriages. We would like to see the sidewalk as wide as possible, but recommend at a minimum a more generous accommodation to a minimum of 5 feet around the utility poles, and to make the weave

around the utility poles more gradual. As shown, sidewalk plows may not be able to negotiate the space between the poles and the retaining wall.

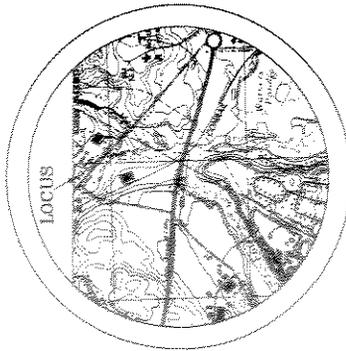
4. It appears there is going to be a walkway connection between the existing building and the proposed walkway around the McDonald's building. Does the existing building need to be accessible to persons with disabilities? If so, the curbing between the existing building door and the proposed McDonald's building walkway should be removed and the sidewalk should be constructed to persons with disabilities accessibility standards.
5. One of the goals of the East Acton Village Plan and the Design Provisions for the East Acton Village District (Section 5.5B.1 of the Acton Zoning Bylaw (Bylaw)) is to provide convenient and efficient pedestrian access within the East Acton Village District. In the future, more bicyclists are expected in the village when the Bruce Freeman Rail Trail is completed. A bicycle rack should be located within close proximity of the proposed building. We can provide information on which types of racks work better than others.
6. The zoning bylaw requires that at least 60% of the front side of the lot facing the street shall be occupied by a building and pedestrian plaza located within 20 feet of the street sideline (zoning bylaw 5.5B.1.2.g)i.). In this case, the plan proposes 56% occupancy of the required elements on the lot's front side and the pedestrian plaza is not entirely within 20 feet of the sideline (although the access walkway to the plaza and building is). Again, section 10.4.6 (see par. 3 above) could be applied to determine what level of compliance is practicable and reasonable. Overall, the design appears like a good effort to comply.
7. Zoning Bylaw section 5.5B.1.2g)vii. states: "The main business entrance to each ground floor business, identified by the larger doors, signs, canopy, or similar means of highlighting, shall be from the building front". Here, this is the side of the building that faces Great Road depicted on the building elevations plan somewhat erroneously as the "left side elevation". The building address numbers should be relocated to above the front door that faces Great Road and the front door should be given the full depth of the roof's eave or overhang that is afforded on other sides of the building.
8. The applicant should consider designing a canopy to connect the proposed building canopy to above the door into the existing building (zoning bylaw, section 5.5B.1.2g)viii.).
9. The window lights in the proposed building are oversized and untypical of commercial buildings in historic New England centers. Some are as wide as 2 feet. The lights should be changed to a more uniform reduce width, closer to 1 foot. Giving them a slightly greater vertical dimension would also improve the building's overall vertical presence.
10. On the Existing Conditions Plan, the zoning district of the abutting properties to the east and south of the site should be changed to R-A (Residence A).

cc: Garry Rhodes, Building Commissioner  
Planning Board

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# SITE PLAN FOR

## 55 GREAT ROAD ACTON, MASSACHUSETTS



### LOCUS PLAN

SCALE: 1" = 1200'

0 800 1600 2400

#### RECORD OWNER:

MORRIS & STEINBERG DBA  
MORRIS ASSOCIATES  
55 GREAT ROAD  
ACTON, MA 01720

#### ZONING DISTRICT:

EAV (EAST ACTON VILLAGE)  
GROUNDWATER PROTECTION DISTRICT  
ZONE 3 - AQUIFER PROTECTION AREA

#### REFERENCE:

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
BOOK 13321 PAGE 584

#### PLAN, RECORD PLAN

TOWN ATLAS - ACTON, MASSACHUSETTS  
MAP G-5 PARCEL 58

#### INDEX:

- SHEET 09 1 - 211' SHEET
- EXISTING CONDITIONS  
PLAN & LAYOUT PLAN
- SHEET 10 OF 3 - GRADING, EMBANKMENT AND  
UTILITIES PLAN
- SHEET 11 OF 3 - RETAIN SHEET

#### APPLICANT:

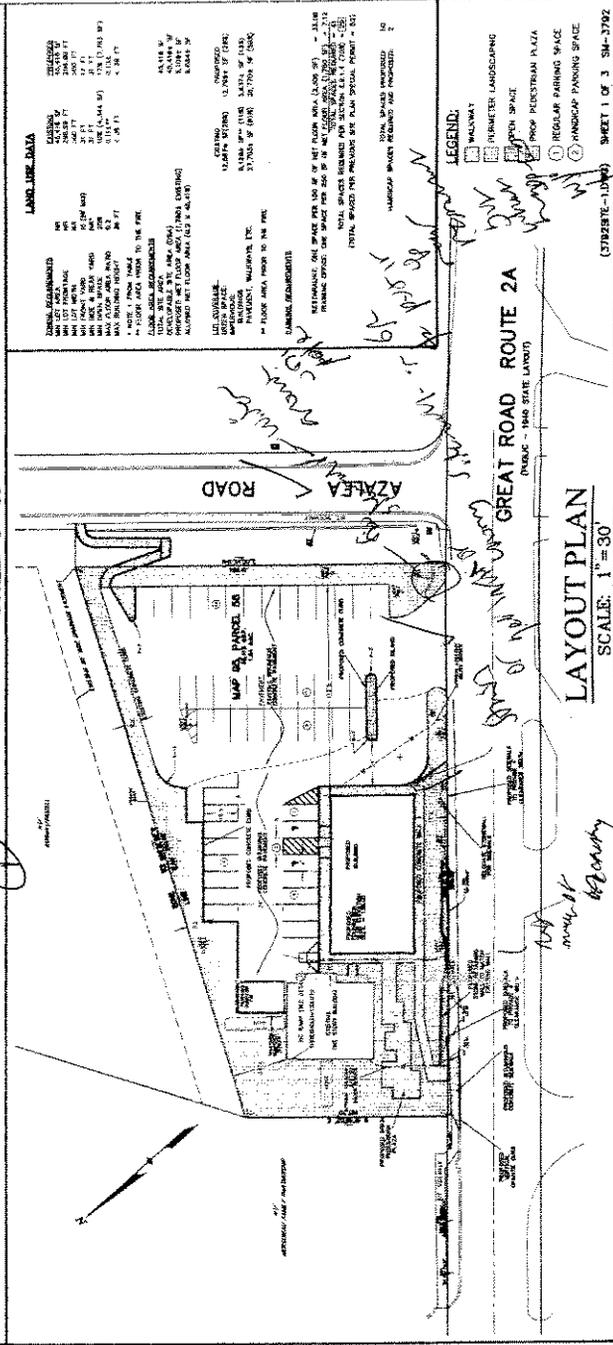
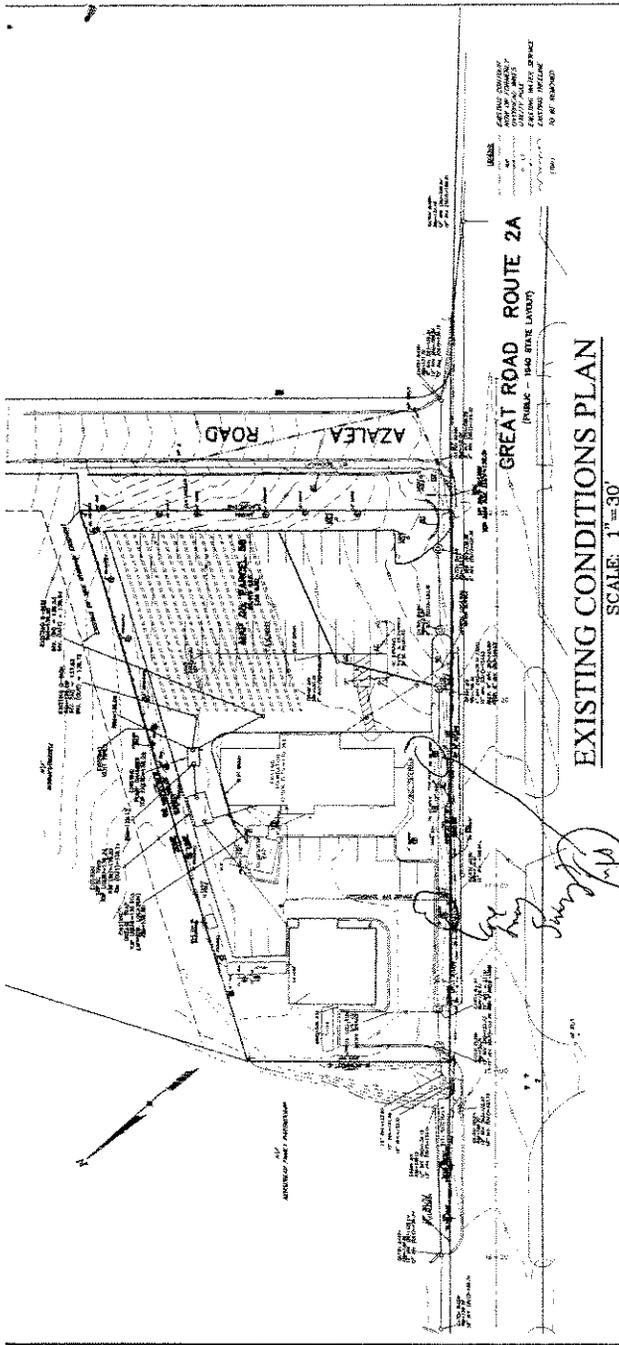
MCDONALD'S USA, LLC  
890 LANGLISH STREET  
WESTWOOD, MA 01908

#### ENGINEER/SURVEYOR:

STANISH AND BUCKLEY, INC.  
80 HARRIS STREET  
ACTON, MASSACHUSETTS 01720  
(978) 263-8985



DATE: JUNE 7, 2006



#### LAND USE DATA

LAND USE	AREA (SQ FT)	PERCENT
EXISTING BUILDINGS	1,234,567	15.2%
EXISTING DRIVEWAYS	234,567	2.9%
EXISTING PAVEMENT	345,678	4.3%
EXISTING GRASS	456,789	5.7%
EXISTING TREES	567,890	7.1%
EXISTING OPEN SPACE	678,901	8.5%
EXISTING WATER	789,012	9.9%
EXISTING UTILITIES	890,123	11.1%
EXISTING TOTAL	8,123,456	100.0%

#### LANDSCAPE REQUIREMENTS

RETAINMENT WALLS SHALL BE CONCRETE OR MAINTAIN ONE SPACE PER 100 SF OF NET FLOOR AREA (LAW 97) - ALL AREAS SHALL BE MAINTAINED AS OPEN SPACE PER 50 SF OF NET FLOOR AREA (LAW 97) - TOTAL SPACES REQUIRED FOR SITE PLAN SPECIAL PERMIT = 100

#### LEGEND:

- WALKWAY
- PERMEABLE LANDSCAPING
- OPEN SPACE
- PROP. PEDESTRIAN PLAZA
- REGULAR PARKING SPACE
- HANDICAP PARKING SPACE

DATE: JUNE 7, 2006  
SHEET 1 OF 3 - SM-2792

106.1	106.1	106.33	107.1
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ELEVATION	OVERALL SILL AREA	OVERALL GLASS AREA	GLASS PERCENTAGE
FRONT ELEVATION	480 SQ. FT.	387 SQ. FT.	80.6%
REAR ELEVATION	688 SQ. FT.	411 SQ. FT.	59.7%
41' HIGH STORE SUBSTATION	800 SQ. FT.	189 SQ. FT.	23.6%
16' HIGH STORE SUBSTATION	480 SQ. FT.	140 SQ. FT.	29.2%

TYPE	QTY.	SUITS	GLASS PERCENTAGE	TOTAL
A	(8)	1.8 SQ. FT.	31.4%	251.52 SQ. FT.
B	(1)	47.4 SQ. FT.	47.4%	47.4 SQ. FT.
C	(1)	131.8 SQ. FT.	81.1%	131.8 SQ. FT.
D	(1)	39.1 SQ. FT.	84.1%	39.1 SQ. FT.
E	(2)	46.8 SQ. FT.	60.8%	93.6 SQ. FT.
F	(4)	14.8 SQ. FT.	31.2%	59.2 SQ. FT.
G	(2)	63.8 SQ. FT.	127.6%	127.6 SQ. FT.
H	(1)	34.4 SQ. FT.	34.4%	34.4 SQ. FT.
I	(1)	38.1 SQ. FT.	38.1%	38.1 SQ. FT.
J	(1)	46.8 SQ. FT.	86.0%	46.8 SQ. FT.
K	(1)	44.4 SQ. FT.	44.4%	44.4 SQ. FT.

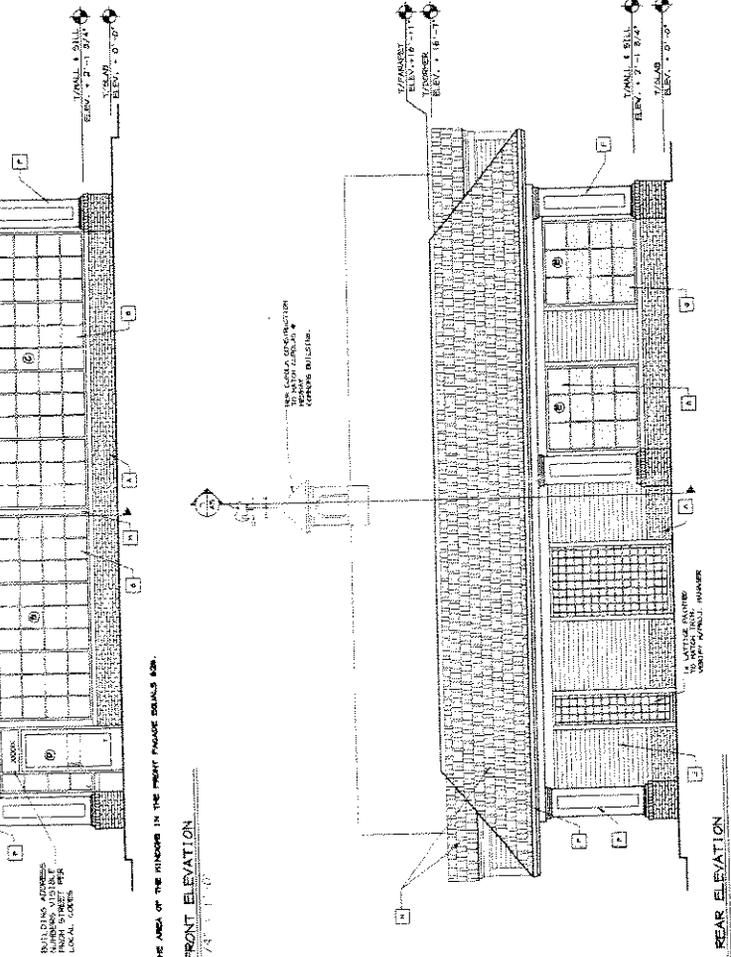
**PROVIDED BY: MCDONALD'S USA, LLC**

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION



TYPE	QTY.	SUITS	GLASS PERCENTAGE	TOTAL
A	(8)	1.8 SQ. FT.	31.4%	251.52 SQ. FT.
B	(1)	47.4 SQ. FT.	47.4%	47.4 SQ. FT.
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K	(1)	44.4 SQ. FT.	44.4%	44.4 SQ. FT.

**REAR ELEVATION**  
1/4" = 1'-0"

THE AREA OF THE WINDOWS IN THE REAR FACADE BEHIND SIGN.

TYPE	QTY.	SUITS	GLASS PERCENTAGE	TOTAL
A	(8)	1.8 SQ. FT.	31.4%	251.52 SQ. FT.
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I	(1)	38.1 SQ. FT.	38.1%	38.1 SQ. FT.
J	(1)	46.8 SQ. FT.	86.0%	46.8 SQ. FT.
K	(1)	44.4 SQ. FT.	44.4%	44.4 SQ. FT.

**McDonald's USA, LLC**

BOSTON - NEW ENGLAND EXT.  
4079 + 6'-0" - NO DRIVE-THRU.

PROJECT NO. \_\_\_\_\_

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION

TYPE	QTY.	SUITS	GLASS PERCENTAGE	TOTAL
A	(8)	1.8 SQ. FT.	31.4%	251.52 SQ. FT.
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