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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don Johnson, Town Manager **Date:** February 2, 2007
From: Kristin K. Alexander, AICP, Assistant Town Planner *KKA*
Subject: 2 School St., 127-131 Main St. Site Plan Special Permit & Special Permit,
09/15/06-410

The Planning Department has reviewed the most recent revised plan for 2 School St./127-131 Main St. (dated 1/11/07) and the applicant's response letter to staff comments (dated 12/18/06). Staff has two remaining comments regarding the application and they are listed below.

- ***Staff's 10/19/06 comment:*** Regardless of the off-site parking arrangements, the project would greatly benefit and be more viable if parking on-site was increased. On-site the project doesn't even have half the parking spaces needed for the restaurant, office and residence. People who have limited time to sit down and eat lunch may choose a restaurant with plenty of on-site parking versus a restaurant where they have to park down the street. The applicant should pursue and/or resolve agreements with neighboring properties to allow additional parking to be constructed and used on the easement for the site north of 12 and 20 School Street.

Staff's 11/3/06 comment: Staff has read the applicant's response but is still concerned about the viability of the project due to the minimal amount of parking on-site. Staff strongly recommends that the applicant continue to work to try and resolve this issue with the neighboring property owners.

2/2/07: Staff still has the same concern and recommendation as discussed in the previous two memos.

- It is not clear how people located in the "Gathering Area" on the west side of Exchange Hall will access the main entrance to the building (in the rear). Do they have to walk in the valet parking spaces and vehicle travel lane? Please explain.

cc: Garry Rhodes, Building Commissioner
Planning Board