

EXTRA INFORMATION

12/1/08

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Christine Joyce

From: Scott Mutch
Sent: Wednesday, November 26, 2008 6:10 PM
To: Board of Selectmen
Cc: Manager Department
Subject: Planning Department's 2009 License Renewal Findings

Please find attached a copy of the Planning Department's findings resulting from site inspections associate with the 2009 license renewals.

Should you have any comments, questions or concerns regarding this matter or any other, please do not hesitate to contact me immediately. Sincerely,

Scott A. Mutch
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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Steve Ledoux, Town Manager **Date:** November 26, 2008
From: Scott A. Mutch, Assistant Town Planner/Zoning Enforcement Officer
Subject: 2009 License Renewal Site Inspection Findings

I have inspected the following locations and provided the following notes and findings:

1) **ACTON SUZUKI – 60 Powder Mill Road**



The “Acton Suzuki” and the 2 “S” logos located to the left side of the photo above, do not meet the requirements for permitted window signage. The maximum size permitted is 25% of the window area for which the signage is located within.

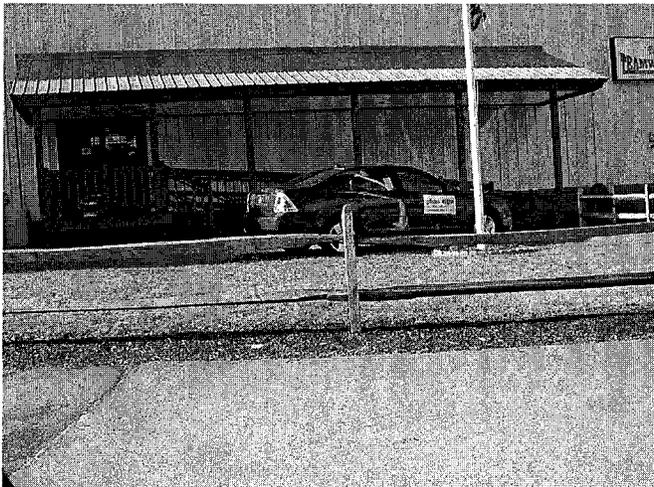
As per the Third Amendment of Site Plan Special Permit 02/19/03-388, the following conditions were imposed upon the applicant:

- 3.3.1 This Applicant shall cause this decision to be recorded at the Registry of Deeds no later than by August 15, 2008. There is no record of this condition being satisfied.
- 3.3.2 The Applicant shall no later than August 15, 2008 submit to the Planning Director for Town legal review and approval a covenant to the Town of Acton in recordable

form that binds the Applicant and the successors, and assigns, including all successors in ownership of both 56 Powder Mill Road and 60 Powder Mill Road to the commitment of installing an emergency ramp/driveway connection adequate for SU-30 fire apparatus use between 60 and 56 Powder Mill Road at such time as 56 Powder Mill Road is before the Town for any kind of special permit or Site Plan Special Permit. The Applicant shall cause the approved covenant to be recorded at the Registry of Deeds no later than by November 1, 2008. This condition has **not** yet been satisfied.

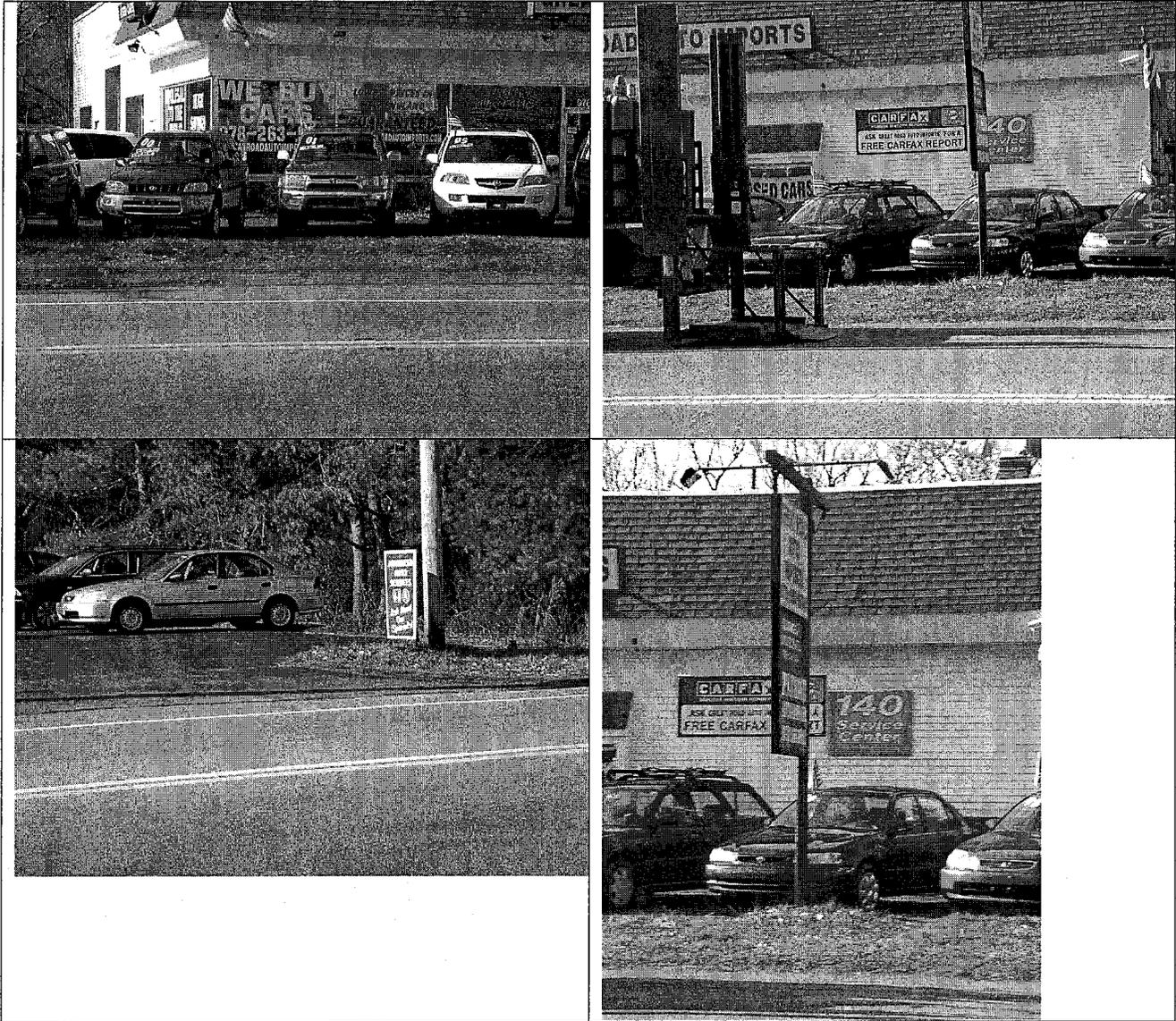
- 3.3.3 The Applicant shall no later than August 15, 2008 submit to the Planning Director for Town legal review a historic preservation restriction for the "doll house" at 56 Powder Mill Road. The restriction shall follow in form and content the standard historic preservation restriction as published most recently by the Massachusetts Historical Commission. The restriction may include a provision that allows the relocation of the "doll house" on the same lot as such lot is presently configured. The Applicant shall cause the approved preservation restriction to be recorded at the Registry of Deeds no later than by November 1, 2008. This condition has **not** yet been satisfied.
- 3.3.4 The Applicant shall no later than November 1, 2008 have installed a fire hydrant in front of 60 Powder Mill Road with the exact location to be determined by the Fire Chief. As per telephone conversation with the Fire Chief 11/26/08, this condition has **not** yet been satisfied.
- 3.3.5 The Applicant shall no later than November 1, 2008 have marked fire lanes sufficient in layout for SU-30 fire apparatus use: 1) on 60 Powder Mill Road on the entrance driveway, in front of the building to the ramp location, and with turn-around space in the easterly portion of the parking lot; and 2) on 56 Powder Mill Road from the edge of pavement at the ramp location around both sides of the "doll house" to the street with the exact location and configuration to be determined by the Fire Chief. As per telephone conversation with the Fire Chief 11/26/08, this condition has **not** yet been satisfied.
- 3.3.6 The Applicant shall no later that November 1, 2008 have installed improved fire and emergency alarm devices in the building at 60 Powder Mill Road as directed by the Fire Chief. Applicant has satisfied this condition as per telephone conversation with the Fire Chief 11/26/08

2) **ACTON INDOOR SPORTS (a.k.a. TEAMWORKS)– 30 Great Road**



The above photograph depicts an automobile provided courtesy of Acton Ford on display at the front entrance of the building. The display of automobiles is not permitted.

3) **GREAT ROAD AUTO IMPORTS – 140 Great Road**



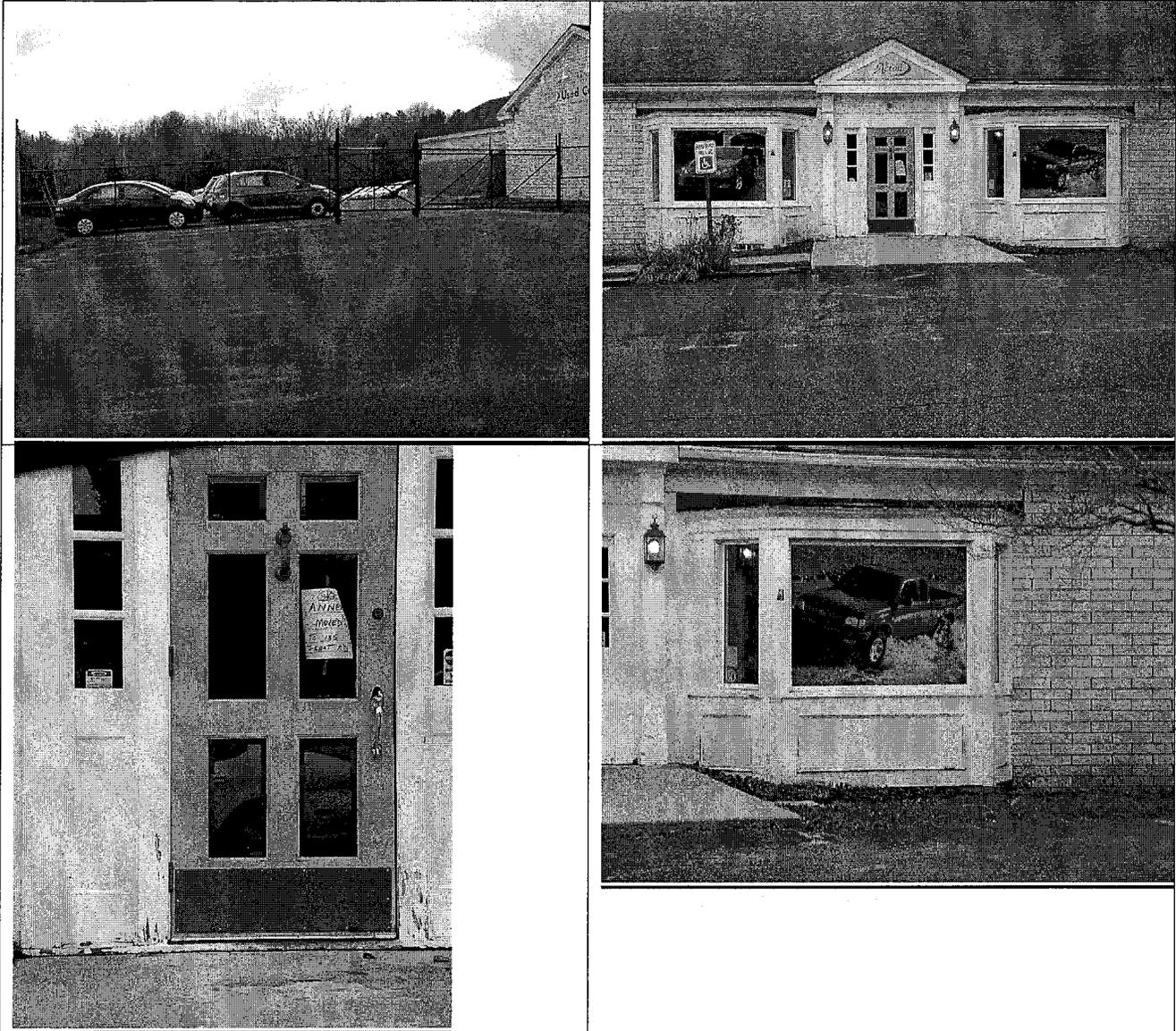
26 vehicles are permitted on-site for sale. Site inspection counted over 30 vehicles on-site and available for sale. Additionally, pictures provided above indicate a large amount of signage which appears to violate zoning and which has not been licensed.

4) **ACTON LINCOLN MERCURY, INC. – 196 Great Road**



The above pictured SUV is parked on a landscaped median within the property. Parking of vehicles on landscaped median is not permitted and in violation of zoning.

5) RRM LTD, d/b/a ACTON TOYOTA – 448 Great Road



Note taped to front door (photo #3) of building reads “Annex moved to 135 Great Road”, indicating that no business is any longer being conducted out of this location. Therefore, the storage of automobiles at the rear of the property is not permitted. Approximately 50+ vehicles were observed and counted in the rear storage area. As shown in the second photo and enlarged in the fourth photo, there are large automobile photographs applied to the front windows of the structure which should be removed.

6) ACTON JAZZ CAFÉ – 452 Great Road



The black “Acton Jazz Café” signage in the first photo is legally licensed and permitted to exist. However, the signage shown in the second photo and installed on the green fence, has previously been ordered to be removed. The bottom photo indicates signage which appears to violate zoning and has not been licensed.
