



Date Received  
TOWN CLERK

By: \_\_\_\_\_

Date Received  
BOARD OF APPEALS

By: \_\_\_\_\_

Town of Acton  
Massachusetts

Board of Appeals  
(Form 5)  
Petition For Variance

OCTOBER 11 2011

I/We hereby petition the Board of Appeals for a public hearing and a variance from the requirements of Section 1.3.1 of the Zoning By-law, as provided by G.L. Chapter 40A, Section 10 to allow:

ACCESS TO THE BUILDABLE PORTION OF  
THE LOT TO BE BY AN EASEMENT  
CREATED FOR THAT PURPOSE INSTEAD  
OF FROM THE FRINTAGE DEFINED  
BY 1.3.10

OFFICE USE ONLY

Seven copies of petition? \_\_\_\_\_

Location Map? \_\_\_\_\_

Plot plans? \_\_\_\_\_

Additional briefs? \_\_\_\_\_

List of abutters and other interested parties? \_\_\_\_\_

Fee - \$100.00/1-25 abutters?  
\$125.00/26 + abutters? \_\_\_\_\_

Next Hearing Date? \_\_\_\_\_ # \_\_\_\_\_

Respectfully submitted,

Signed Leo Bertolami, Trustee  
(Petitioner) Old Mill Development

Name LEO BERTOLAMI TRUST

Address 6 BROCKTON STREET

Phone # 978-430-4000 (CELL)

Signed Leo Bertolami, Trustee  
(Owner of Record)

Name SAME

Address \_\_\_\_\_

Phone # \_\_\_\_\_

A variance may be granted by the Board of Appeals only if all the conditions, given in Section 10.5.5 are met. The Board may impose conditions, safeguards, and limitations as a part of their decision. (Section X-D)

**REQUEST FOR VARIANCE  
ACTON ZONING BOARD OF APPEALS  
65 Powder Mill Road, Acton, MA**

**October 2011**

**I. INTRODUCTION**

Old Mill Development Trust (the "Trust"), the owner of property located at 65 Powder Mill Road, (Map 3, Parcel 59 of the Town Assessor's Map), (the "Property") hereby requests:

1. A Variance from the provisions of the Town of Acton Protective Zoning Bylaw (the "Bylaw") for the access to its property at the rear of 65 Powder Mill Road through its frontage as required by 1.3.1. of the Bylaw. A Variance is required for relief from this section of the Bylaw that require access through legal frontage. The Petitioner seeks relief from the Bylaw in order to build a road to access the site. The frontage of this lot is dominated by wetlands and prevents a practicable access other than with a wetland crossing that disturbs thousands of square feet of wetlands.

2. Relief from the requirement for 200 feet of frontage in the Powder Mill District required by 5.3.2.3. for the easement access.

**II. THE PROPERTY AND THE PROJECT**

The Property is located in the Powder Mill District. Flood plain and wetlands are located on the Property according the 1988 FIRM Map 250176 0005c.

The Project involves:

1. Constructing a driveway to bring utilities to the rear of 65 Powder Mill Road.
2. Constructing a 2500 square foot building.
3. Accessing the lot through an easement to the rear (off Sudbury Road) rather than through its frontage off Powder Mill Road.

Petitioner seeks to construct a building for commercial uses on a vacant parcel. The six (6) acre lot is located on Powder Mill Road. (See attached plan) The lot has sufficient frontage off Powder Mill Road and lot area to meet the frontage and area requirements of the Bylaw. However, the frontage contains wetlands. The Petitioner seeks relief so that it can construct a building. The topography, shape and site conditions are unique to this lot within the Powder Mill District as the frontage is almost entirely wetlands.

Other properties off Powder Mill Road within this zoning district have unlimited access and frontage without wetland encroachment. This property is bounded to the east by the Assabet River; to the north by Powder Mill Road; to the west by Sudbury Road; and to the south by property in Concord. The Property has been vacant with an ability to access through the easement running from southwest of the Property to the southeast, off Sudbury Road. (See Plan and Easement)

The proper access to the Property cannot be constructed by building on Powder Mill Road without significant wetland fill and impacts and grading to access the building envelope. The wetland crossing could be hundreds of feet in length and thousands of square feet in fill or impacts. Further, once the access road reaches the rear of the lot, grade changes require substantial fill.

### **III. REQUEST FOR FINDINGS**

Petitioner seeks a Variance with the following findings:

- A. **Owing To Circumstances Relating To Soil Conditions, Shape Or Topography Of Petitioner's Land Or Structures And Especially Affecting Such Plans Or Structures, But Not Affecting Generally The Zoning District**

**In Which It Is Located, A Literal Enforcement Of The Zoning Bylaw Would Involve Substantial Hardship To The Petitioner.**

The parcel at 65 Powder Mill Road is unique in this District because the frontage of the Property contains a substantial amount of wetlands along its access limiting the ability to meet the requirement to access through frontage. The wetland soil conditions to the front of the Property are unique to the Property and are subject to the Wetlands Protection Act. The Wetlands Protection Act prohibits a wetland crossing that exceeds five thousand (5,000) square feet of permanent or temporary fill to access upland and prohibits a fill if an alternative is available. In this case, as shown on the plans, an easement was granted to Old Mill Development Trust in 1978 that provides alternative access to the parcel through Sudbury Road without a wetland filling. However, this access is not through its frontage.

All other lots have been developed off Powder Mill Road without wetland filling for access. The topography of the Property prevents compliance with the access requirement which is unique to the lots on the street and to the District.

**B. The Variance May Be Granted Under Proposed Conditions Without Substantial Detriment To The Public Good.**

Granting the Variances will be consistent with the uses in the Village District. The Village District encourages business and commercial uses and even provides density bonuses. There are five (5) car dealerships in the District and office and retail uses. The building will not interfere with other uses in the District and is consistent with the uses and size of other commercial office and retail establishments. Parking for the business is handled on-site and is sufficient. The Project will not increase flooding for the District.

**C. The Variance May Be Granted Without Nullifying Or Substantially Derogating From The Intent And Purpose Of The Zoning Bylaw.**

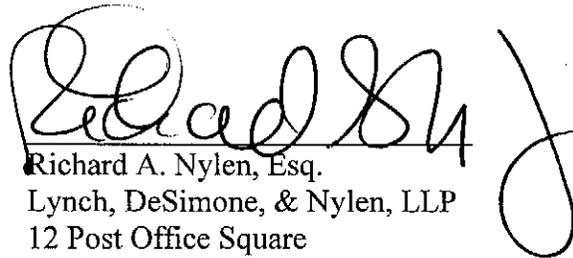
The intent and purpose of the Acton Zoning Bylaw is to provide frontage that allows property owners to enjoy their property and to retain consistent appearance within the Village Overlay District. The granting of the Variance is for the use of the Property that has sufficient frontage and lot area in the Village Overlay District. Granting the Variances will allow a building to be constructed without wetlands being filled. The building will meet all use and dimensional requirements of the Zoning Bylaw. Access to the site through the rear easement is more consistent with the Bylaw than constructing a bridge or wetland span with access through the frontage.

We therefore request that the ZBA grant the two (2) Variances to allow the construction of the building and access thereto.

Thank you.

**Old Mill Development Trust**

By Its Attorney,



Richard A. Nysten, Esq.  
Lynch, DeSimone, & Nysten, LLP  
12 Post Office Square  
Boston, MA 02109  
(617) 348-4500

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EASEMENT AGREEMENT

This Agreement entered into this 30 day of July, 1998 by and between Stephen C. Rice and H. Brune Levering, Jr., as Trustees of Acton Realty Trust under Declaration of Trust dated January 24, 1994 recorded with Middlesex South Deeds in Book 24261, Page 236, ("Acton") and Leo F. Bertolami, Jr., as Trustee of Old Mill Development Trust under Declaration of Trust dated January 23, 1986 recorded with said Deeds in Book 16728, Page 578 ("Old Mill").

WHEREAS, Acton is the owner of the premises on Sudbury Road in Acton, Middlesex County, Massachusetts shown as Lot 2A containing 6.10 acres of land on a plan dated June 7, 1979 recorded with said Deeds in Book 13786, Page 539, being the same premises conveyed to Acton by deed from Crown Life Insurance Company dated December 23, 1993 recorded with said Deeds in Book 24261, Page 247 (the "Acton Premises");

WHEREAS, Old Mill is the owner of premises abutting the Acton Premises on the east and shown as the parcel marked "Old Mill Development Trust 4.9 acres ±" on a plan dated November 8, 1988 - Revised February 6, 1989 recorded with said Deeds in Book 19937, Page 384, being a portion of the premises conveyed to Old Mill by deed from Dean E. Comeau, individually and as Executor, dated January 23, 1986 recorded with said Deeds in Book 16728, Page 584 (the "Old Mill Premises");

WHEREAS, the Acton Premises are subject to a right of way to Sudbury Road which benefits the Old Mill Premises and is fully set forth in pages 3, 4 and 5 of the deed from Dean E. Comeau et al to Digital Marine Electronics Corporation dated September 12, 1979 and recorded with said Deeds in Book 13786, Page 539 (the "Right of Way");

WHEREAS, Acton and Old Mill as owners respectively of the Acton Premises and the Old Mill Premises respectively, and being the only premises with interests in the Right of Way, desire to release and terminate the Right of Way and create a revised right of way in substitution therefor; and

WHEREAS, Old Mill desires to grant to Acton a surface drainage easement for the benefit of the Acton Premises.

NOW, THEREFORE, for good and valuable consideration paid, the receipt and sufficiency of which is acknowledged, Acton and Old Mill agree and grant and Old Mill releases as follows:

1. Old Mill releases to Acton its entire interest in the Right of Way.

10.00  
155

MSD 08/03/98 09:34:42

PAGE

28916-311

820

SEE PLAN IN RECORD BOOK

PAGE

28916-310

819

SEE PLAN IN RECORD BOOK

2. Acton and Old Mill agree that the Right of Way is hereby released and terminated.
3. Acton grants to Old Mill a right of way easement for the benefit of the Old Mill Premises to use in common with Acton the portion of Parcel "A" shown as "24.00' Right of Way Easement" on a plan entitled "Plan of Land in Acton, Massachusetts Prepared For: Acton Realty Trust", prepared by Goldsmith, Prest & Ringwald, Inc., Civil & Structural Engineering Land Planning, dated March, 1998 revised June 18, 1998 to be recorded herewith (the "Easement Plan") for all purposes for which streets and ways are commonly used in The Town of Acton.
4. Old Mill agrees that the right of way herein granted (i) can not exist apart from the ownership of the Old Mill Premises and of Parcel "B" shown on the Easement Plan, and (ii) shall not include the right to park on the Acton Premises.
5. Old Mill grants to Acton for the benefit of the Acton Premises a non-exclusive surface water drainage easement for drainage flow over and through a portion of the Old Mill premises marked "Drain Easement" ("Drainage Easement Area"), as shown on the plan entitled "Exhibit "A" Easement Plan in Acton, Massachusetts Prepared For: Acton Realty Trust", prepared by Goldsmith, Prest & Ringwall, Inc. Civil and Structural Engineering Land Planning, dated July 23, 1998 to be recorded herewith; provided, however, Old Mill reserves the right to relocate and reconfigure the Drainage Easement Area, from time to time, at its cost and expense, including, without limitation, the cost of preparing plans and recording thereof, provided any relocated and/or reconfigured easement does not reduce the capacity of the Drainage Easement Area, as exists on the date hereof. Old Mill covenants and agrees to exonerate, indemnify and hold Acton harmless from and against any and all loss, cost and damages, including without limitation, reasonable legal fees and expenses, resulting from said relocation or reconfiguration and the work related thereto, including, without limitation, any flooding of or other damage to the Acton Premises.
6. Acton covenants and agrees that all drainage flow referred to in Paragraph 5 above shall be in compliance with applicable environmental laws, and shall not result in the release onto the Old Mill Premises of any hazardous or toxic substance, and further agrees to exonerate, indemnify and hold Old Mill harmless from and against any and all loss, cost and damages, including, without limitation, reasonable legal fees and expenses, resulting from Acton's failure to comply with such environmental laws and/or occurrence of such release.

- 7. This Agreement shall bind and inure to the respective successors and assigns of Acton and Old Mill, and run with the land.
- 8. Leo F. Bertolami, Jr., hereby certifies (i) that he is the sole Trustee of Old Mill Development Trust, (ii) that Old Mill Development Trust is in full force and effect and has not been amended, altered, rescinded or revoked, (iii) that all of the beneficiaries of Old Mill Development Trust are of full age and are not under any disability and (iv) that he has been authorized and directed by all of the beneficiaries of Old Mill Development Trust to execute this Easement Agreement.

EXECUTED as a sealed instrument this 30<sup>th</sup> day of July, 1998.

Leo F. Bertolami, Jr. Trustee  
Leo F. Bertolami, Jr., Trustee

As Trustee of Old Mill Development Trust as aforesaid, but not individually

H. Brune Levering, Jr. Trustee  
H. Brune Levering, Jr., Trustee

As Trustee of Acton Realty Trust as aforesaid, for self and Co-Trustee, Stephen C. Rice, but not individually

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 30, 1998

Then personally appeared the above-named Leo F. Bertolami, Jr., as Trustee, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

Barbara McPike  
Notary Public BARBARA McPIKE  
My Commission Expires: 01-14-05

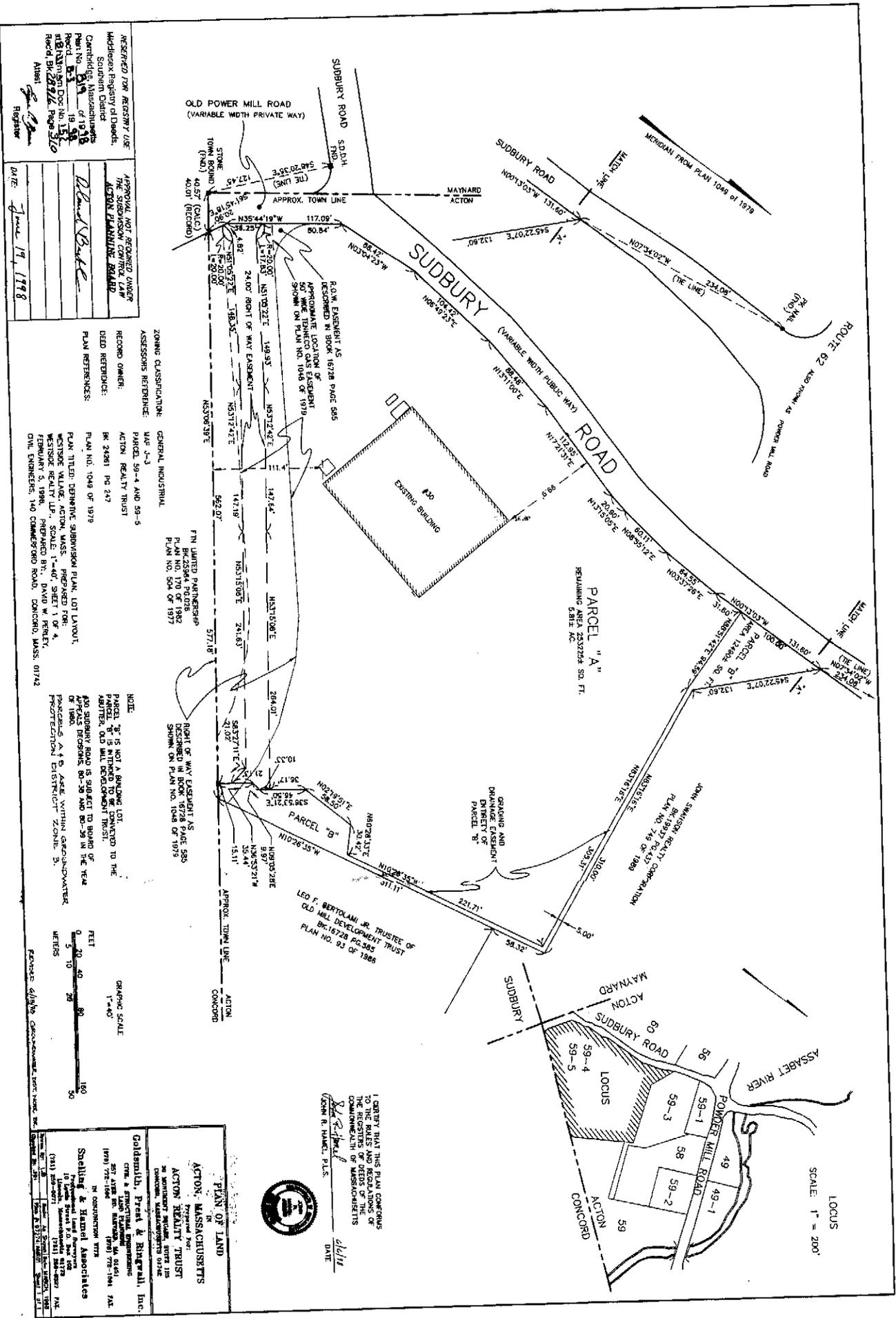
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 30, 1998

Then personally appeared the above-named H. Brune Levering, Jr., as Trustee, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

David J. Shapiro  
Notary Public DAVID J. SHAPIRO, Notary Public  
My Commission Expires: Commission Expires March 10, 2000



REGISTERED 1297 RECOVERY USE  
 Middlesex Registry of Land  
 Southern District  
 CANTON, MASSACHUSETTS  
 PLAN NO. 1918  
 REGISTERED FEBRUARY 5, 1998  
 REGISTERED DOC. NO. 157  
 ROAD BK 2872 PG 310  
 ABBOT  
 Register  
 DATE: June 19, 1998

APPROVAL NOT REQUIRED UNDER  
 THE SUBDIVISION CONTROL LAW  
 ACTION PLANNING RECORD  
 DEED REFERENCE:  
 PLAN REFERENCES:  
 PLAN NO. 1048 OF 1979  
 PLAN TITLED: DENHAM SUBDIVISION PLAN, LOT LAYOUT,  
 WESTSIDE VILLAGE, ACTON, MASS. PREPARED FOR:  
 WESTSIDE REALTY LP., SCALE: 1"=40', SHEET 1 OF 4,  
 FEBRUARY 5, 1998. PREPARED BY: DAVID W. PERLEY,  
 CIVIL ENGINEERS, 140 COMMERCIAL ROAD, DORCHSTER, MASS. 01742

ZONING CLASSIFICATION: GENERAL INDUSTRIAL  
 ASSESSORS REFERENCE: ULS 1-3  
 PARCEL 59-4 AND 59-5  
 RECORD OWNER: ACTION REALTY TRUST  
 BK 24981 PG 247  
 PLAN NO. 1048 OF 1979  
 PLAN TITLED: DENHAM SUBDIVISION PLAN, LOT LAYOUT,  
 WESTSIDE VILLAGE, ACTON, MASS. PREPARED FOR:  
 WESTSIDE REALTY LP., SCALE: 1"=40', SHEET 1 OF 4,  
 FEBRUARY 5, 1998. PREPARED BY: DAVID W. PERLEY,  
 CIVIL ENGINEERS, 140 COMMERCIAL ROAD, DORCHSTER, MASS. 01742

NOTE:  
 PARCEL 'B' IS NOT A BUILDING LOT.  
 PARCEL 'B' IS INTENDED TO BE CONVEYED TO THE  
 ABOVE, OLD MILL DEVELOPMENT TRUST  
 400 SUBBURY ROAD IS SUBJECT TO BEING OF  
 400 SUBBURY ROAD IS SUBJECT TO BEING OF  
 OF 1988.  
 PARCELS A & B ARE WITHIN GROUNDWATER  
 PROTECTION DISTRICT ZONE 3.

GRAPHIC SCALE  
 1"=40'  
 FEET  
 0 20 40 80 160  
 METERS  
 0 5 10 20 40 80

PLAN OF LAND  
 IN  
 ACTON, MASSACHUSETTS  
 Prepared for:  
 ACTION REALTY TRUST  
 100 NORTH STREET, SUITE 200  
 ACTON, MASSACHUSETTS 01701

Goldsmith, Priest & Binigwall, Inc.  
 CIVIL & SURVEYING ENGINEERS  
 307 JANE STREET, SUITE 101  
 ACTON, MASSACHUSETTS 01701  
 (978) 776-1844 FAX  
 IN CONSULTATION WITH:  
 Smalling & Harold Associates  
 PROFESSIONAL LAND SURVEYORS  
 10 LINDEN STREET, SUITE 101  
 ACTON, MASSACHUSETTS 01701  
 (978) 266-0877 FAX  
 (978) 266-0877

I CERTIFY THAT THIS PLAN CONFORMS  
 TO THE RULES AND REGULATIONS OF  
 THE REGISTER OF DEEDS OF THE  
 COMMONWEALTH OF MASSACHUSETTS  
 JOHN R. HANDEL, P.L.S.  
 DATE: 06/19/98





**Town of Acton**  
 472 Main Street  
 Acton, MA 01720  
 Telephone (978) 929-6621  
 Fax (978) 929-6340

Brian McMullen  
 Assistant Assessor

Parcel Location 65 Powder Mill Road and 14-18 Sudbury Road  
 Parcel I.D.: J3-59 and J3-59-5

This Abutters List covers only the parcels within the Town of Acton

| Location          | Parcel ID | Owner                       | Co-Owner                     | Mailing Address              | Mailing Address 2 | City       | ST | Zip   |
|-------------------|-----------|-----------------------------|------------------------------|------------------------------|-------------------|------------|----|-------|
| 292 OLD HIGH ST   | J3-34-3   | 292 HIGH STREET LLC         |                              | 2 CHANCE FARM LN             |                   | MAYNARD    | MA | 01754 |
| 76 POWDER MILL RD | J3-34-4   | AUTOPLEX I LLC              |                              | 6 PROCTOR ST                 |                   | ACTON      | MA | 01720 |
| 82 POWDER MILL RD | J3-34-8   | ATLANTIC ACTON RLY LTD      | C/O ATLANTIC MGMT            | 205 NEWBURY STREET           |                   | FRAMINGHAM | MA | 01701 |
| 50 POWDER MILL RD | J3-49     | POWDER MILL PROPERTIES, LLC |                              | 15 SEA VIEW AV               |                   | OSTERVILLE | MA | 02656 |
| 60 POWDER MILL RD | J3-49-1   | AUTOPLEX REALTY LLC         |                              | 6 PROCTOR ST                 |                   | ACTON      | MA | 01720 |
| 77 POWDER MILL RD | J3-50     | CONCORD LAND COMPANY, LLC   |                              | 77 PROCTOR MILL RD           |                   | ACTON      | MA | 01720 |
| 35 POWDER MILL RD | J3-55     | POWDER MILL REALTY CO       |                              | 145 POWDER MILL RD           |                   | MAYNARD    | MA | 01754 |
| 37 POWDER MILL RD | J3-56     | POWDER MILL REALTY CO       |                              | 145 POWDER MILL RD           |                   | MAYNARD    | MA | 01754 |
| 61 POWDER MILL RD | J3-58     | AUTOPLEX III LLC            |                              | 6 PROCTOR ST                 |                   | ACTON      | MA | 01720 |
| 46 POWDER MILL RD | J3-59-1   | JKK INC                     |                              | 78 FOREST RIDGE RD #102      |                   | CONCORD    | MA | 01742 |
| 63 POWDER MILL RD | J3-59-2   | MOSCARIELLO WILLIAM M       | MOSCARIELLO MICHAEL J        | 63 POWDER MILL RD            |                   | ACTON      | MA | 01720 |
| 12 SUDBURY RD     | J3-59-3   | SWANSON, JOHN E             |                              | OLD POWDER MILL              |                   | CONCORD    | MA | 01742 |
| 30 SUDBURY RD     | J3-59-4   | RENFROE H LARUE TR          | 30 SUDBURY RD REALTY TR      | 84 SOUTH ST                  |                   | CONCORD    | MA | 01741 |
| 13 SUDBURY RD     | J3-60     | WESTSIDE REALTY LLP         | C/O TOWN OF ACTON            | 472 MAIN ST                  |                   | ACTON      | MA | 01720 |
| 11 WESTSIDE DR    | J3-60-3   | SEARS MARK                  | SEARS LUCINDA                | 13 WESTSIDE DR               |                   | ACTON      | MA | 01720 |
| 5 WESTSIDE DR     | J3-60-4   | SRIDHARAN RAMAMURTHI        | SRIDHARAN KALA               | 11 WESTSIDE DR               |                   | ACTON      | MA | 01720 |
| 9 WESTSIDE DR     | J3-60-5   | WU XIAOLIN                  | YANG XIAOLING                | 5 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
| 3 WESTSIDE DR     | J3-60-7   | HADDOCK LAURIE R            | DOUGLAS CAROLYN J            | 9 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
| 1 WESTSIDE DR     | J3-60-8   | DOUGLAS SCOTT S             | CHACKO TOJI                  | 7 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
| 10 WESTSIDE DR    | J3-60-9   | JACOB AGNES                 |                              | 2320 COMMONWEALTH AVE APT 14 |                   | AUBURNDALE | MA | 02466 |
| 8 WESTSIDE DR     | J3-60-11  | KAMATH SUNIL                | SHENOY SEEMA                 | 1 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
| 6 WESTSIDE DR     | J3-60-12  | SHEN SHIGANG                | SHI JIANYING                 | 10 WESTSIDE DR               |                   | ACTON      | MA | 01720 |
| 4 WESTSIDE DR     | J3-60-13  | TANG QING                   | HUANG MICHELLE X             | 8 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
| 2 WESTSIDE DR     | J3-60-14  | YAO HARRY H                 | WU CHING                     | 6 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
| 40 SUDBURY RD     | J3-60-15  | HUANG HUI                   | YU SONG                      | 4 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
|                   | J3-60-16  | HALL PAMELA S               | C/O REAL ESTATE & PROP TAXES | 2 WESTSIDE DR                |                   | ACTON      | MA | 01720 |
|                   | J3-61     | BOSTON EDISON CO            | PO BOX 567                   |                              |                   | NORWOOD    | MA | 02062 |

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460  
 Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776

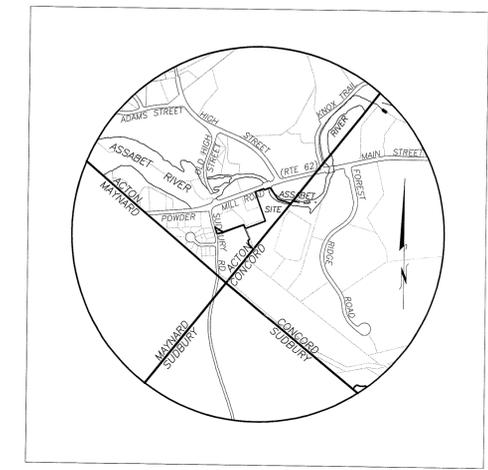
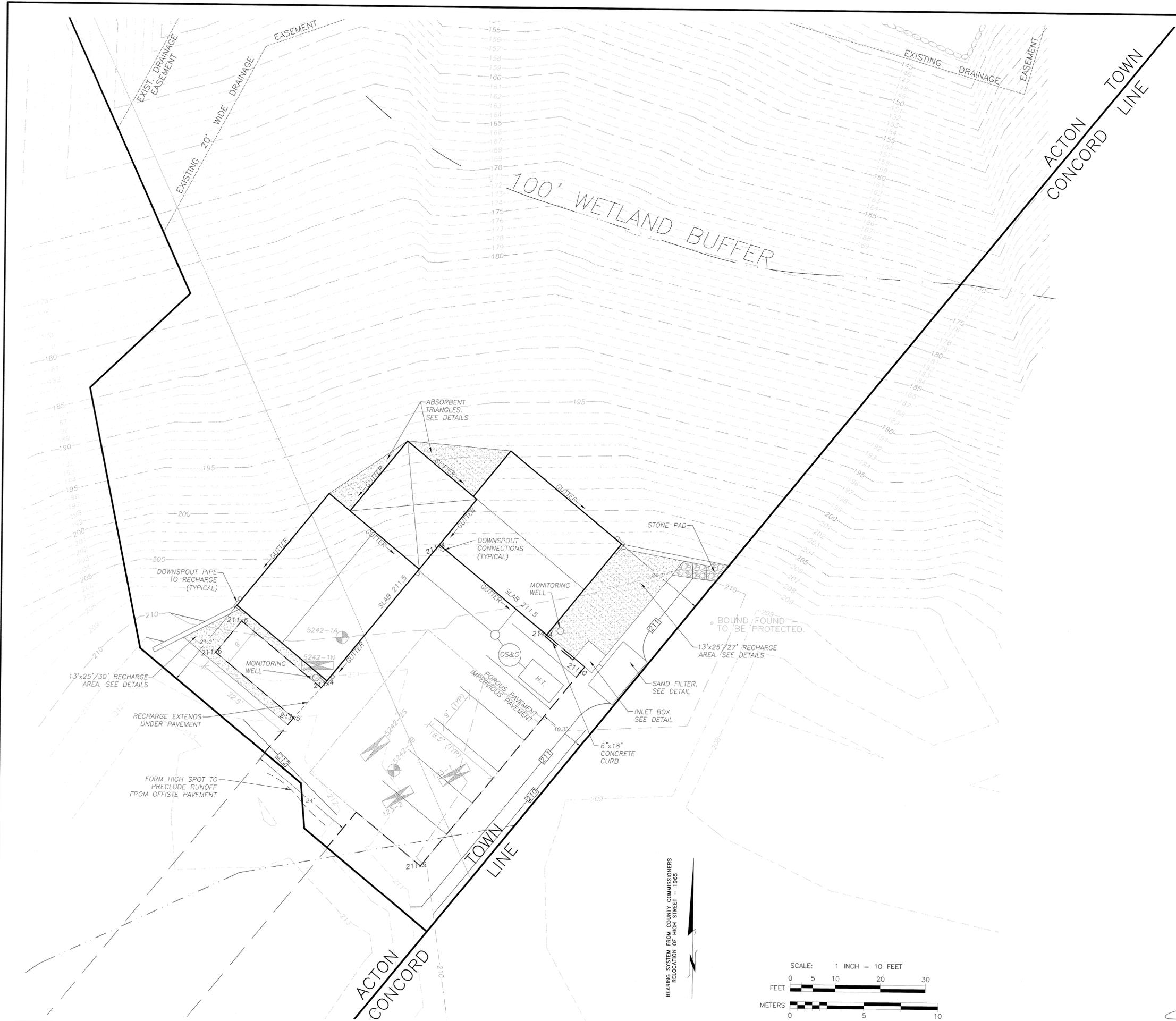
*Daryl Powell*  
 Daryl Powell  
 Property Lister  
 Acton Assessors Office  
 5/10/2011

Abutters in Concord

CIP/MCRT Longview Meadows LLC  
15 New England Executive Office Park  
Burlington, MA 01803

Town of Concord  
PO Box 535  
Concord, MA 01742

Hayes Pump Nominee Trust  
c/o P Y DeNormandie Tr  
12 Marshall St  
Boston, MA 02108



**LOCUS PLAN**  
1" = 1200 FT

**PARKING CALCULATIONS**

USE: VEHICLE REPAIR/BODY SHOP  
 SPACES REQUIRED: 2 SPACES PLUS 3 SPACES PER SERVICE BAY (6.3.1.15)  
 (4 SERVICE BAYS x 3) + 2 = 14 SPACES  
 MINIMUM NUMBER OF SPACES MAY BE 70% OF NUMBER REQUIRED BY 6.3.1.15 IN POWDER MILL DISTRICT (6.9.6.3).  
 0.70 x 14 = 10 SPACES REQUIRED  
 SPACES PROVIDED: 7 EXTERIOR SPACES + 4 SERVICE BAYS = 11 SPACES

**EXTERIOR LIGHTING CALCULATIONS & NOTES**

All lights shall be located in the soffits above the first floor and on the front of the building, and shall be fully shield to cast light downward.  
 Lights shall be evenly spaced, with lights situated near the man door to provide adequate lighting at that door and to provide an even distribution of light across the face of the building. A minimum of ten lights shall be installed.  
 Lights shall cast a white light, shall be manually operated, and shall be turned off when the building is not occupied.  
 MAXIMUM WATTAGE ALLOWED  
 Parking lot and 5 foot area around perimeter: 3100 SF x 0.1 Watt/SF = 310 Watts  
 Doorways: 4 x 10' = 40' + 3' (man door) = 43' x 13 Watts/LF of doors = 559 Watts  
 Total wattage allowed: 869 Watts  
 USE: 10 soffit lights with 75 Watt bulbs = 750 Watts proposed

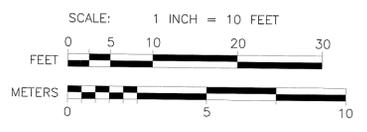
**DETAIL SITE PLAN**

40 SUDBURY RD (FORMERLY 65-71 POWDER MILL RD) ACTON, MA  
 PREPARED FOR:  
 OLD MILL DEVELOPMENT TRUST  
 6 PROCTOR STREET  
 ACTON, MA 01720  
 SCALE: 1"=10' DATE: JULY 5, 2011



Acton Survey & Engineering, Inc.  
 Since 1967

97 GREAT ROAD  
 P.O. BOX 666  
 ACTON, MA 01720  
 PH. (978) 263-3666  
 FAX (978) 635-0218



BEARING SYSTEM FROM COUNTY COMMISSIONERS RELOCATION OF HIGH STREET - 1985