

TOWN OF ACTON
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Mike Gowing
Chairperson, Board of Selectmen

Acton Zoning Board of Appeals
472 Main Street
Acton, MA 01742

January 10, 2012

Dear Members of the Board of Appeals:

On January 9, 2012, The Acton Board of Selectmen discussed the new proposal for the Next Generation Day Care facility and received input from concerned citizens on the project.

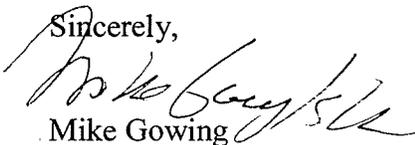
The Board of Selectmen urges the ZBA to uphold the decision of the Zoning Enforcement Officer . The project is contrary to the letter and intent of the Town's Zoning Bylaw and is not in the best interest of the Town for the following reasons:

- The proposed project would be eight times the 2,500-square-foot limitation under the Zoning Bylaw that Acton residents approved in 2009 for a residentially zoned district;
- Traffic is already a major problem on Main Street, with the entrance ramps to Route 2 overburdened and the intersection of Main Street and Hayward Road dangerously congested;
- The size of the proposed building and lack of screening will have a negative impact on the neighborhood;
- If the business were to fail, limitations on the re-use of the building could result in its remaining vacant and effectively abandoned.

The Board of Selectmen also is concerned that the project is inconsistent with the Master Plan and that the location of the project at the gateway to the Town Center Historic District will have a detrimental effect on the character of the Town as the proposed project is located.

For the above reasons, we believe the Zoning Enforcement officer's decision was correct and should be affirmed. Thank you.

Sincerely,


Mike Gowing
Chair, Board of Selectmen
