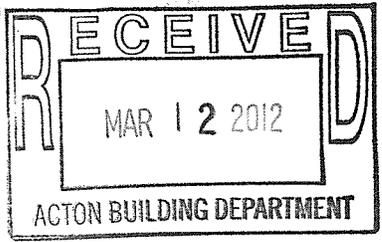


03/12/12 -

Town of Acton

RECEIVED  
MAR 12 2012



Application for a Special Permit

To The

TOWN CLERK, ACTON

Board of Selectmen

Please type or print your application.

Indicate the special permit/s requested. The fee for a Special Permit is \$250 unless otherwise noted.

- |                                |  |                                 |
|--------------------------------|--|---------------------------------|
| Recreation                     | Nursing Home                               | Restaurant                      |
| Hotel, Inn or Motel            | Combined Business & Dwelling               | Lodge or Club                   |
| Veterinary Care                | Commercial Kennel                          | Commercial Recreation           |
| Commercial & Trade School      | Amusement Facility                         | Freestanding Sign               |
| Warehouse                      | Mini-Warehouse                             | Heating Fuel Sales/Service      |
| Light Manufacturing            | Scientific Research/Development/Production |                                 |
| Reduced Parking<br>Fee = \$100 | Drive-Up Bank<br>Fee = \$1000              | Service Station<br>Fee = \$1000 |

If this application is made concurrently with a site plan application, then the fee will be \$100 in all cases.

APPLICANT

Name & Address

PETER PAPATHANASIOU

Telephone 617-893-2671

OWNER

Name & Address

PAPATHANASIOU REALTY TRUST  
P.O. BOX 1322  
W. CONCORD, MA 01742

Telephone

617-291-0250

SITE

Location and Street Address of the Property

53 KNOX TRAIL CONCORD ACTON INDUSTRIAL PARK

Tax Map & Parcel Number I4-9-1

Area of Lot ac.

1.37 ACRES

Zoning District

TECHNICAL

If any other permits or site plans have been granted for the property, give the file numbers:

Seven (7)

completed copies of this application and supporting materials including plan sheets, if any, are required at the time of submission. A certified abutters list taken from the most recent town tax list and certified by the Town Assessor must be included with this application. At a minimum, a 1"=1200' location map must be provided with each copy of the application showing the subject site in relation to other lots, roads, and natural features. Sufficient supporting information must be provided to fully explain the purpose and plans of the applicant -- attach additional sheets and plans as necessary. The Board may require additional information as it deems necessary. Each copy of any plan sheets shall be folded so that it will fit neatly into a letter sized file folder.

Mr. Peter Papathanasiou

260 Burroughs Rd.

Boxborough, MA 01719

March 9, 2012

Town Of Acton

472 Main St.

Acton, MA 01742

RE: Application for Special Permit

To whom it may concern:

We would like to apply for a special permit in the town of Acton for the purpose of opening an athletic training center. The building is located on 53 Knox Trail in the Concord Acton Industrial Park. Our plans are to utilize the 6,372 square foot warehouse space for the actual training and 1,200 square office/reception area. In the 6,372 square feet approximately 4,000 square feet will have an artificial turf area for the use of plyometrics, soccer, lacrosse, football, and other sport exercises. The remaining area will be used for strength and conditioning for individuals or small groups of all ages. Due to the nature of the business the hours of operation will be based on trainer bookings.

Respectfully,

Peter Papathanasiou



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

Brian McMullen  
 Assessor

Locus 53 KNOX TRL  
 Parcel ID 14-9-1

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
104 POWDER MILL RD REAR	13-136	BALDCO INC	ATTN TAX DEPT	35 FARM ST	MEDFIELD	MA	02062
50 INDEPENDENCE RD	14-5	WR GRACE & CO	C/O CONG/ACT IND PK	62 WHITTEMORE AVE	CAMBRIDGE	MA	02140
54 KNOX TRL	14-9	DOMUS LLC	C/O DEXTER & HARPELL INC	BLDG 3 UNIT B	CONCORD	MA	01742
50 KNOX TRL	14-9-2	KNOX TRAIL REALTY TRUST	BEAL REALTY TRUST	2352 MIAN ST	CONCORD	MA	01742
52 KNOX TRL	14-9-4	GIORDANO JOHN P JR TRUSTEE	C/O DEXTER & HARPELL INC	30 HERITAGE LN	STOW	MA	01775
42-52 KNOX TRL BEHIND	14-10	KNOXTRAIL RLTY TRUST	C/O WOODCHIP REALTY TRUST	2352 MAIN ST	CONCORD	MA	01742
48 KNOX TRL	14-1	FOTT MATTHEWR - SULLIVAN WILL	C/O WOODCHIP REALTY TRUST	36 LINNELL CIRCLE	BILLERICA	MA	01821
49 KNOX TRL	14-2	FOTT MATTHEWR	C/O WOODCHIP REALTY TRUST	36 LINNELL CIRCLE	BILLERICA	MA	01821
55 KNOX TRL #401	14-9-3401	REME REALTY TRUST LLC	BOURGEOIS JOSEPH C	55 KNOX TRL #401	ACTON	MA	01720
55 KNOX TRL #402	14-9-3402	AIELLO JOHN J		55 KNOX TRL #402	ACTON	MA	01720
55 KNOX TRL #404	14-9-3404	BRN LLC		170 GROTON RD	SHIRLEY	MA	01484
55 KNOX TRL #406	14-9-3406	GAREL INC		182 BOLTON RD	HARVARD	MA	01451
55 KNOX TRL #407	14-9-3407	IRONWOOD CARPENTRY LLC		17 NASH RD	ACTON	MA	01720
55 KNOX TRL #408	14-9-3408	JUSTICE RESOURCE INSTTUE INC		380 MASSACHUSETTS AVE	ACTON	MA	01720
55 KNOX TRL #409	14-9-3409	CONCORD HEATING AND AIR CONDIT		29 DAMON ST	CONCORD	MA	01742
55 KNOX TRL #410	14-9-3410	MIDDLESEX REALTY TRUST	C/O ROBERT S BURGE	PO BOX 134	CONCORD	MA	02420
55 KNOX TRL #412	14-9-3412	MAILLET & SON INC		16 BUTLER RD	SUDBURY	MA	01776
55 KNOX TRL #413	14-9-3413	DAWSON LANDSCAPING LLC	SUR REALTY TRUST	27 HERITAGE RD	GROTON	MA	01450
55 KNOX TRL #501	14-9-3501	RUBINO SERGIO E TRUSTEE	SUR REALTY TRUST	PO BOX 620252	NEWTON	MA	02462
55 KNOX TRL #502	14-9-3502	RUBINO SERGIO E TRUSTEE		PO BOX 620252	NEWTON	MA	02462

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  
 Carlisle, MA 01741  
 Maynard, MA 01754  
 Stow, MA 01775

Concord, MA 01742  
 Littleton, MA 01460  
 Westford, MA 01886  
 Sudbury, MA 01776

1/5/2012

Maddy Abbott  
 Assessing Clerk



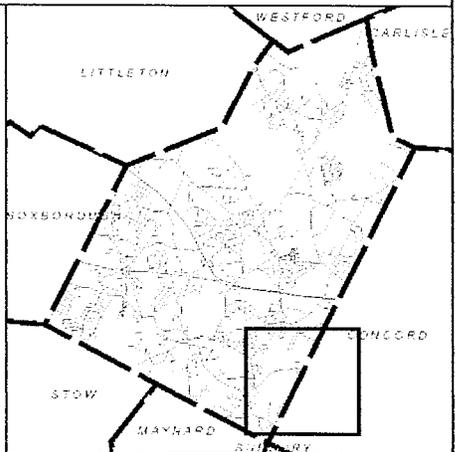
CONCORD

**Property Information**  
**Property ID** 14-9-1  
**Location** 53 KNOX TRL



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



STRUCTURES

-  BUILDING
-  DECK
-  FOUNDATION
-  FUEL TANK
-  MOBILE
-  PORCH
-  RUINS
-  SMOKESTACK
-  WATERTANK

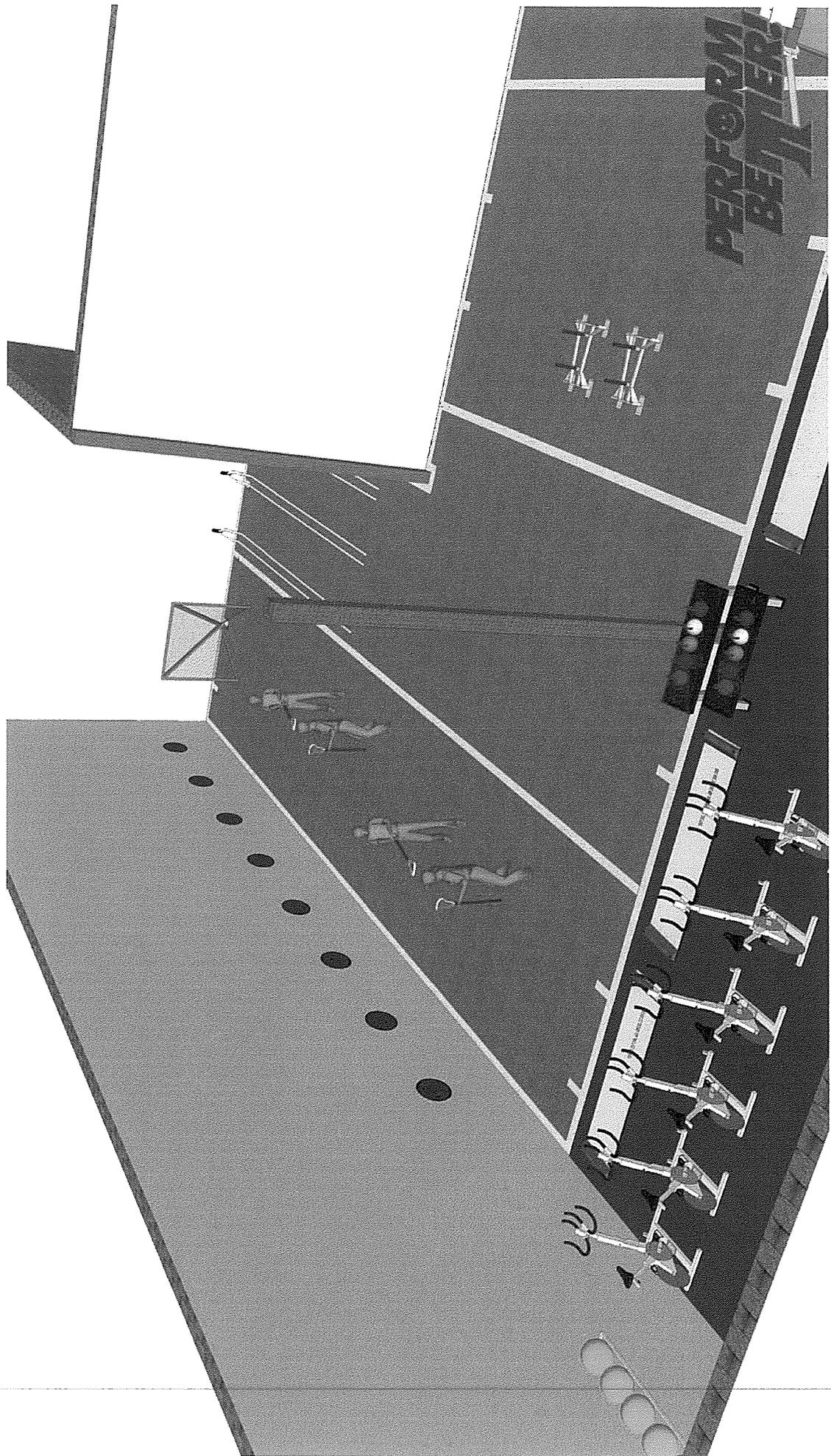
 PARCELS

DEP WETLANDS

-  WET AREAS
- PONDS

DEP RIVERS & STREAMS

 TOWN BOUNDARIES





**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (978) 929-6611  
Fax (978) 929-6633

**Steven L. Ledoux**  
**Town Manager**

---

March 12, 2012

Acton Beacon Legal Ad Division

Below please find a copy of a legal advertisement to appear in the Acton Beacon on April 5 and April 12, 2012

Please send the bill to: **Peter Papathanasiou**  
**260 Burroughs Road**  
**Boxborough, MA 01720**  
  
( 617-291-0250 )

Please confirm receipt of this request to my e-mail as listed

Very truly yours,

Christine Joyce  
Town Manager's Office

**Selectman Janet Adachi Assigned**

---

**LEGAL NOTICE**  
**TOWN OF ACTON**  
**NOTICE OF HEARING**

The Acton Board of Selectmen will hold a public hearing on April 23, 2012 at 7:15 p.m. in the Francis Faulkner Hearing Room in Town Hall, 472 Main Street, Acton, on the application of Papathanasiou Realty Trust, for a Special Permit under Section 10.3 of the Zoning bylaw for a Commercial Recreation Use in excess of 2,000 square feet of net floor area located at 53 Knox Trail, Acton, MA 01720. The application and accompanying plans can be inspected at the Town Hall during normal business hours.

**ACTON BOARD OF SELECTMEN**

Bin Idrive

---



**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone 978-929-6611  
Fax 978-929-6340

---

**Date: March 12, 2012**

**To: Abutters of 53 Knox Trail**

**Re: USE SPECIAL PERMIT # 03/12/12-436**

---

**LEGAL NOTICE  
TOWN OF ACTON  
NOTICE OF HEARING**

The Acton Board of Selectmen will hold a public hearing on April 23, 2012 at 7:15 p.m. in the Francis Faulkner Hearing Room in Town Hall, 472 Main Street, Acton, on the application of Papathanasiou Realty Trust, for a Special Permit under Section 10.3 of the Zoning bylaw for a Commercial Recreation Use in excess of 2,000 square feet of net floor area located at 53 Knox Trail, Acton, MA 01720. The application and accompanying plans can be inspected at the Town Hall during normal business hours.

**ACTON BOARD OF SELECTMEN**