

TOWN OF ACTON
Building Department

848
mainst

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** November 8, 2001
From: Garry A. Rhodes, Building Commissioner
Subject: Site Plan Special Permit # 10/15/85-267 amendment

On August 15, 2001, Acton Assisted Living, L.L.C and Deck House requested that the Board allow them to do a land swap. The land swap would allow for the second phase of the Acton Assisted Living to proceed. They subsequently requested that I delay forwarding it to the Board for action until after they decided if they would proceed with phase II. Even though they withdrew phase II they have now elected to proceed with the land swap. They have not given any indication that they propose to continue with phase II.

The Site Plan Special Permit for Deck House Condition 2.7 and Limitation 3.2 (attached) require the applicant to obtain Board approval prior to any change. As shown on the attached plan Parcel B which is currently part of Deck House will be joined with Lot C. Parcel A which is currently part of Lot C will be joined to the Deck House lot.

With the exception of the land swap no other changes are proposed. There will not be any additions, new buildings or impervious surfaces added. The Deck House decision provides that the Board may amend its' decision if it finds that the amendment is not significant to the public interest and that such amendment is not inconsistent with the purpose and intent of the Bylaw. I do not have any concerns if the Board grants the request. I have taken the liberty of drafting a decision for your consideration.

STAMSKI AND MCNARY, INC.

80 Harris Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

WILLIAM F. MCNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.

August 15, 2001

Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: 848 Main Street
Map C5 Parcel 39
Site Plan Special Permit Amendment

Members of the Board,

On behalf of our client, Acton Assisted Living, L.L.C., and Deck House, Inc., we hereby request an amendment to Site Plan Special Permit #10/15/85-267, pursuant to the Board of Selectmen's "Rules and Regulations for Site Plan Special Permits", for the referenced site.

The amendment is being sought in order to reconfigure of the northeasterly end of the lot. As a result of this reconfiguration, the overall site area will be reduced by 61,558 square feet. The following table outlines the existing and proposed zoning parameters.

	Existing	Proposed
Lot Area	424,650 sf	363,092 sf
Wetland Area	22,680 sf	22,680 sf
Developable Site Area	401,970 sf	340,412 sf
Net Floor Area		
1 st Floor*	54,550 sf	54,550 sf
2 nd Floor**	3,000 sf	3,000 sf
Total	58,550 sf	58,550 sf
FAR	0.146	0.172
Open Space***	232,587 sf (54.8%)	171,029 sf (47.1%)

*Actual Gross Floor Area (conservative estimate)

**Per Deck House, Inc.

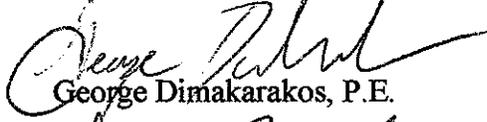
***Per ref. Site Plan in Permit #10/15/85-267

Page Two
Site Plan Special Permit #10/15/85-267
August 15, 2001

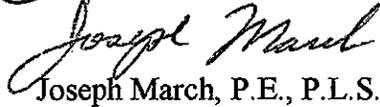
The site plan, showing the lot change in red, is attached. The A.N.R. plan, which is to be submitted to the Planning Board for endorsement is also attached. Thank you for your time in consideration of this matter. Please call our office if you have any further questions.

Very truly yours,

Stamski and McNary, Inc.



George Dimakarakos, P.E.



Joseph March, P.E., P.L.S.

cc: Don Cameron, Deck House, Inc.
Stephen Vazza, Acton Assisted Living, L.L.C.

N/F
REALESCO INC.

192

190

185

180

TO BE
CONVEYED

PILE

DECK

129.60'

106.11'

TO BE REMOVED
APPROX.
LOCATION
OF
MODEL

178x9'

EXISTING

130.91'

181

185

181

182

484.68'

180

181

180

PILE

179x0'

FROM POND SURFACE

RAILROAD
TRA

CONC.
LOADING
DOCK