

Inter-Departmental Communication

DATE: March 7, 1978

FROM: Christopher J. Farrell, Town Manager
TO: Planning Board, Building Commissioner, Board of Health,
Engineering Department, Conservation Commission
SUBJECT: Site Development Plan #3/7/78-149 - Deck House

Attached is Site Development Plan #3/7/78-149 for Deck House to erect a warehouse at 848 Main Street.

Please send me your recommendations and comments prior to Thursday, April 6, 1978. The hearing is scheduled for 7:45 P.M. April 11, 1978.

Christopher J. Farrell
Christopher J. Farrell,
Town Manager

cc: Fire Department

(149)

2578

APPLICATION FOR SITE PLAN APPROVAL

(For Town Use Only)

Application #	<u>3/2/78-149</u>
Date Received	<u>3/2/78</u>
Received By	<u>Ruth O. Bailey</u>
Filed With Town Clerk	_____

Board of Selectmen
Acton Town Hall
Box 236
Acton, Massachusetts 01720

Gentlemen:

In accordance with the provisions of Section ~~V~~^{VIII} of subsection ~~D~~ of the Protective Zoning Bylaw of the Town of Acton, your approval is requested on the attached plans.

(PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION)

1. Name of Applicant DECK HOUSE, INC. Telephone 369-7197
2. Address of Applicant 930 Main Street, Acton, Massachusetts 01720
3. Name of Owner DECK HOUSE, INC. Telephone 369-7197
4. Address of Owner 930 Main Street, Acton, Massachusetts 01720
5. Location and Street Address of Site 848 Main Street, Acton, Massachusetts 01720
6. Area of Site 10.9 Acres sq.-ft. Frontage 441 linear ft.
7. Type of Zone I-1 Industrial
8. Variances/Permits issued by Board of Appeals: None

9. Previous Site plans filed: Application# 6/20/77 - 132

10. Seven copies of the site plan and seven copies of a front elevation plan showing the appearance of the building (s) once constructed are attached hereto.

1. Site Plans submitted for approval are reviewed by the Zoning Enforcement Officer, the Town Engineer, the Planning Board, the Board of Health, Town Counsel and the Board of Selectmen. In order to review site plans the following items must be indicated on the plan. If these items are not

a. All existing and/or proposed buildings and structures.

Comments:

On site plan.

b. Names of abutters of adjoining properties.

Comments:

On site plan.

c. Zoning and zoning boundaries along with a copy of the most recently recorded plan or plans on which are located the lot or lots where the proposed construction is to take place; the plan or plans should bear the book, page and date of recording or registration.

Comments:

Total area is within I-1 Industrial District. Plot plan dated 9/4/74 revised 11/26/74 recorded in Book 12734, Page 647, 12/5/74.

d. Driveway entrances for abutting properties including property located immediately across public way from the site, also dimensions between driveways on plan.

Comments:

On site plan. There are no driveways across the public way.

e. Calculations supporting the number of parking spaces and loading bays indicated on plan, including dimensions of traffic lanes and loading bays (Refer to Section V, A, 5 and Section V, A, 6 of the Protective Zoning Bylaw). (All traffic lanes between parking spaces must be no less than 24 feet in width.)

Comments:

Required parking spaces:	6 employees	6
	34560 sq. ft. of building	<u>12</u>
	Total	<u>18</u>

f. Calculations supporting drainage installations for water runoff.

Comments:

No changes proposed.

g. Landscape details, i.e. number, type, location and size of trees and shrubs and areas to be grassed or planted with ground cover.

Comments:

No changes proposed.

h. Sewage disposal plan.

Comments:

No changes proposed.

i. Flood Plain boundaries and elevations if applicable (Refer to Section IV, F of the Protective Zoning Bylaw).

Comments:

Not applicable.

j. Locus plan of property.

Comments:

On site plan.

k. Existing and proposed elevation contours.

Comments:

No changes proposed.

1. All paved surfaces.

Comments:

On site plan.

m. Calculations supporting the number of apartments if applicable.

Comments:

Not applicable.

n. Building areas with indication of number of floors and a floor plan of each floor.

Comments:

On site plan.

o. All underground tanks or structures, i. e. cesspools, septic tanks, wells, flammable storage, etc. which are existing, proposed or to be abandoned.

Comments:

On site plan.

p. All existing and proposed sign locations.

Comments:

None.

q. Refuse disposal facilities.

Comments:

All refuse hauled to dump.

r. Distances for front, side and rear yards.

Comments:

On site plan.

s. All exterior lighting facilities.

Comments:

On site plan.

t. Description of the use of the proposed buildings or structures.

Comments:

Additional warehouse space.

Any additional maps, plans, photographs, deeds, or documents, which the applicant wishes to submit, should be attached to and submitted with the site plan.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.

I hereby certify that the information on this application and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with.

The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

DECK HOUSE, INC.

3/7/78

Date

By: *Walter L. Calf*, Treasurer
Signature of Applicant

MAP/LOT	OWNER	MAIL ADDRESS
	Charles H. Salef	When Ready Call 259-944
C5/38-1 & 49	Joseph M. & Margaret L. Britt	796 Main St. Acton
C5/28&29&48	Joseph M. Britt -	796 Main St. Acton
C5/38& B5/32	Margaret L. Britt	796 Main Street, Acton
C5/50	James J. & Gertrude R. Cavalen	34 Dewey St. Watertown, MA
C5/5 & B5/35	Nashoba Sportsmen Club c/o K. Wilson	27 Wychwood Dr. Littleton,
C5/20	Realesco, Inc.	515 N. Washington Ave Saginaw, Michigan
C5/40-1 } 40-2 } 40-4 }	Paul W. & Isabell V. Lumsden, Trs. Lumsden Realty Trust	196 Great Road, Acton
C5/40-3	Anthony J. & Louis J. Antico	41 Charles Bank Way, Waltham
C5/40-5	Calvin M. Farnsworth & John R. Windol	237 Pope Road, Acton
C5/51&41	Town of Acton - C/O Town Clerk	P.O. Box 236, Acton
C5/64	Elwin H. & Edith M. Hollowell	841 Main Street, Acton
C5/61&61-1	Salvatore & Patricia A. Mitrano	836 Main Street, Acton
C5/60	Orlando P. Capizzi, Trs.	22 Pine St. W. Newton, MA
C5/59	Acton Block. Company, Inc.	816 Main Street, Acton
C5/19	Kennedy Land Corp.	142 Winter St. So. Lincoln
B5/17 & 36	Kennedy Land Corp.	142 Winter St. SO. Lincoln
B5/38	Deck House, Inc.	930-932 Main Street, Acton
C5/6	The Wicks Corporation	515 N. Washington St. Saginaw, Michigan
C5/40	Robert F. & Catherine Williams	Tahanto Trail, Harvard, MA
C5/30	John J. Nocivelli	895 Main Street, Acton
C5/42 & 43	Henry Erickson	153 Summer Street, Acton
C5/52	Mary S. Marshall	42 Carlisle Road, Acton
C5/97	Trustees of Acton Boy Scouts C/O Wm. A. Klauer	70 Piper Road, Acton
C5/96 & 84-1	Keystone Associates	201 Great Road, Acton
C5/84	Janes C. & Elizabeth B. Kubik	12 Wheeler Lane, Acton
C5/63	Robert E. & Priscilla G. Clapp	4 Wheeler Lane, Acton
R.O.W.	Penn Central Company	South Station Building, B

March 3, 1978

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

Ralph E. Dodge C.M.
 Ralph E. Dodge
 Ass't Assessor
 Town Of Acton, MA



TOWN MANAGER
CHRISTOPHER J. FARRELL

TOWN OF ACTON
TOWN HALL
P. O. BOX 236
ACTON, MASSACHUSETTS 01720
TELEPHONE (617) 263-2761

BOARD OF SELECTMEN
JULIA D. STEVENS, CHAIRMAN
ALFRED F. STEINHAUER, VICE-CHAIRMAN
JOHN H. LORING, CLERK
JOAN N. GARDNER
STEPHEN G. LEWIS

NOTICE OF PUBLIC HEARING

The Board of Selectmen of Acton will hold a public hearing on APRIL 11, 1978 at 7:45 P.M. in the Town Hall on an application by Deck House, Inc. under Section VIII of the Zoning Bylaw for approval of a site plan for the construction of a warehouse on land at 848 Main Street, Acton, Ma. The application and accompanying plans may be inspected at the Town Hall during normal business hours.

JULIA D. STEVENS

ALFRED F. STEINHAUER

JOHN H. LORING

JOAN N. GARDNER

STEPHEN G. LEWIS

Board of Selectmen

Inter-Departmental Communication

DATE: March 13, 1978

FROM: Engineering Department

TO: Christopher J. Farrell, Town Manager

SUBJECT: Review of Site Development Plan 3/7/78-149 Deck House

The following comments are submitted for your consideration:

1. No drainage calculations were submitted for this site plan. This proposal will double the size of the building and pavement area and will therefore change the runoff characteristics.
2. No existing and proposed contours are shown. From previous plans it appears that regrading around the proposed addition will be required. Item K of the application requires that contours be shown.
3. No existing drainage structures are shown. Item O of the application requires that these be shown.
4. This site is the location of work which was approved under Earth Removal Permit #74-9 (Fairview Development Corp. and James J. & Gertrude Cavelen). This work still remains to be completed as indicated in the attached IDC. It is recommended that the petitioner be required, as part of any site plan approval, to finish the items shown in the attached IDC so that the surety bond the Town holds for this work can be released.

5. Any regrading and drainage design should be done by a registered professional engineer and as such the plan should be stamped and signed by the engineer. The engineer should also be responsible to layout and supervise the construction so that the site is developed substantially according to the plan. Likewise, work pertaining to property lines, zoning boundaries, and location of existing buildings and other features must be done by a registered land surveyor.

David Abbt
David Abbt
Assistant Town Engineer

enc: (1)

DA/ds

C.C. BLDG COMM.

Inter-Departmental Communication

DATE: July 7, 1977

FROM: ENGINEERING DEPARTMENT
TO: CHRISTOPHER J. FARRELL, TOWN MANAGER
SUBJECT: EARTH REMOVAL PERMIT #74-9 FAIRVIEW DEVELOPMENT CORP. AND
JAMES J. & GERTRUDE CAVELEN

A field inspection of the subject site was made on June 23, 1977 and the following conditions noted:

1. The site had been loamed and seeded a distance of 138 ft. back from Main St., Route 27. A double row of pine trees had been planted at this point. No other landscaping had been done.
2. As previously stated the most northeasterly slope (bordering Realsco, Inc.) had not been graded to a 2:1 slope and loamed and seeded.
3. Some of the surplus material from this site was placed on Mr. Cavelen's land and presently exists as an unsightly condition.
4. All areas on the site other than the area mentioned in Item 1 and the areas under the building and paving approved in Site Development Plan #7/25/74-87 have not been loamed and seeded or woodchipped.

Due to the above, the conditons imposed by Earth Removal Permit #74-9 have not been met. The Town therefore has two courses of action:

WILLIAM H. BRYANT, PE, RLS
GUNTHER GREULICH, PE, RLS
FRITZ PETERSOHN, RLS
ROBERT F. DAYLOR, PE, RLS
ROGER M. CORBIN, RLS

JAMES H. WISWELL, RLS
DANA W. MCKECHNIE, PE, RLS
JAMES P. LAPSLEY, RLS
MICHAEL E. RAFFERTY, PE
RALPH H. COLE, RLS
RENWICK B. CHAPMAN, PE

BSC MEMBER FIRMS

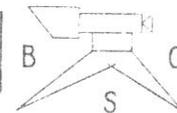
BSC ENGINEERING
MALCOLM T. SHAW CO.
JOSEPH W. MOORE CO.
CAPE COD SURVEY CONSULTANTS
PETER V. CIPOLLA CO., INC.
BSC OF MANSFIELD
BSC OF NEW HAMPSHIRE
ROBINSON & FOX
LORING H. JACOBS CO.
BSC COMMUNITY SERVICES, INC.

JOSEPH W. MOORE CO.

Land Surveyors and Civil Engineers

A division of BOSTON SURVEY CONSULTANTS, INC.

16 RAILROAD AVENUE, BEDFORD, MASSACHUSETTS 01730
TELEPHONE: (617) 275-7979



OFFICES IN:

BOSTON, MASS.
HALIFAX, MASS.
BEDFORD, MASS.
HYANNIS, MASS.
CRANSTON, R.I.
MANSFIELD, MASS.
DERRY, N.H.
WORCESTER, MASS.
NORWELL, MASS.

April 26, 1978

Town Manager
Town of Acton
Town Hall
Acton, Mass. 01720

Re: Site Plan for Deck House
Warehouse addition
Main Street, Acton
Drainage Calculations

Dear Chris:

Deck House has retained us to review their proposed site plan with respect to drainage. We designed the original site plan in 1974.

I have delivered to the Engineering Department a copy of our original design plan with the as built warehouse and the now proposed addition superimposed in red. Also delivered to the Engineering Department are calculations concerning the drainage from the site.

Due to a smaller building being constructed initially and the deletion of most of the paved outside storage area, the area of impervious surface is still less even with the proposed addition. There is more impervious surface draining toward Main Street under the present proposed plan. Due to the porous nature of the soils, the affect of this increase is negligible.

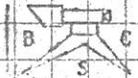
Please call if you have any questions.

Sincerely,

Bruce M. Stamski, P.E.
Joseph W. Moore Co.

c.c. Engineering Dept.
Deck House

SUBJECT: Drainage

CALC. BY: BMS
DATE: 4/26/78
CHECKED BY:
DATE:JOSEPH W. MOORE Co.
LAND SURVEYORS AND CIVIL ENGINEERS

LOCATION: Main St, Astor

However area very flat and no runoff from land
experienced to date. USE C = .10

Composite

$$1.06 \times .90 = .945$$

$$4.22 \times .10 = .422$$

$$1.367 - AXC \quad (8/14/74 \text{ design had})$$

$$AXC = 1.59$$

The actual runoff will still be less than predicted in
previous design. The estimated "C" could be .15 and
still equal previous AXC predicted even with
increased area and part

APR 27 1978



TOWN MANAGER
CHRISTOPHER J. FARRELL

TOWN OF ACTON
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TELEPHONE (617) 263-2761

BOARD OF SELECTMEN
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JOHN H. LORING, CLERK
JOAN N. GARDNER
STEPHEN G. LEWIS

April 21, 1978

Deck House, Inc.
930 Main Street
Acton, Massachusetts 01720

Attention: Mr. Charles Calef, Treasurer

Gentlemen: Re: Site Development Plan #3/7/78-149

Under the provisions of Section VIII of the Zoning Bylaw of the Town of Acton, the Board of Selectmen on April 18, 1978, voted to approve site development plan #3/7/78-149 submitted by Charles Calef on March 7, 1978 and as shown on: (1) Locus of Site Plan for Deck House, Inc., land in Acton, Massachusetts dated March 1, 1978, (2) Plan of Elevations for Deck House addition by Admiral Building Corp. of Winchester, Massachusetts dated March 1, 1978 and (3) Plan of Land in Acton, Massachusetts owned by Fairview Development Corp., by R. D. Nelson, Civil Engineers, 144 Sudbury Road, Concord, Mass., dated September 4, 1974 revised November 26, 1974 - Planning Board Approval Under the Subdivision Control Law Not Required, signed and dated by the Acton Planning Board October 22, 1974 and additional Planning Board endorsement for November 26 revisions signed December 2, 1974 and designated as site development plan #3/7/78-149, subject to the following conditions:

1. Prior to the issuance of a building permit or the start of any work on this site, a revised site plan, stamped and signed by a registered professional engineer, shall be submitted to the Building Commissioner for his written

approval.

- a. All existing and proposed countours.
 - b. Storm drainage system design, including calculations, existing structures proposed method of handling storm drainage.
2. Within 30 days of this site plan approval, the applicant shall submit a complete landscaping plan to the Board of Selectmen for written approval. Said approval plan shall be carried into effect and completed prior to any occupancy of the proposed addition. Applicant is hereby advised that incomplete conditions of Earth Removal Permit #74-9 (relative to this land) should be incorporated into the proposed landscaping plan. These conditions include, but are not limited to; loam, seed and landscape unfinished balance of the lot; grade most northeasterly slope and loam and seed; surplus material from this site, stored on land of Cavalen, shall be removed or otherwise adjusted to eliminate existing unsightly condition.
 3. Any changes in this plan shall be approved in writing by the Board of Selectmen prior to actual construction. Upon completion of the project, an as-built plan shall be submitted to the Board of Selectmen for written approval to the Building Commissioner.
 4. All abandoned wells shall be covered.
 5. There shall be no further subdivision or development of this site without further site plan approval.
 6. All development of the site must be in accordance with the Bylaws of the Town of Acton.

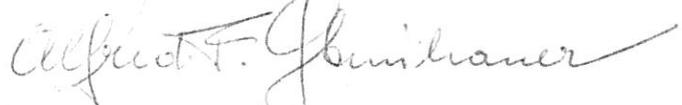
April 21, 1978

7. No building or structure authorized by this site plan approval shall be occupied or used and no activity authorized to be constructed upon the land which is the concern of this site plan approval shall be commenced until a Certificate of Compliance, as specified in Section XII-A-3 of the Zoning Bylaw has been issued.
8. No approval of any indicated signs or advertising devices is implied.
9. The conditions of this site development plan approval shall be carried into effect and completed by the applicant by April 18, 1979 and prior to the issuance of any occupancy permit.

Very truly yours,

BOARD OF SELECTMEN

by:


Alfred F. Steinhauer,
Chairman

AFS/rpb

cc: Town Clerk
Building Commissioner
Planning Board
Board of Health
Engineering Department
Conservation Commission
Fire Department
Board of Assessors
Water District of Acton

Inter-Departmental Communication

DATE: May 9, 1978

TO: BUILDING COMMISSIONER
FROM: ENGINEERING DEPT.
SUBJECT: DECK HOUSE, SITE PLAN #3/7/78-149

We have received from Joseph W. Moore Co., Inc. a "revised site plan" and drainage calculations. We have reviewed the calculations and agree that the existing drainage system has the capacity to handle the storm runoff from the proposed additions to the building and paved areas.

We field checked the existing grades on June 25, 1975 (plan #2345) and found them to be correct as proposed. These grades agree with the proposed grades shown on the plan in paragraph #1.

We inspected the site on May 3, 1978 with Mr. Charles Calef of Deck House. We noted that the "northeasterly slope" in question has been graded at 2:1 and loamed and seeded.

We also noted that the surplus material on the "Cavalen Land" has been substantially cleaned-up. This area was an old worked out gravel pit prior to the Fairview Development Earth Removal Permit in 1974. Any further landscaping of the site should be done by Mr. Cavalen.

David Abbt
David Abbt
Assistant Town Engineer

DA/ds
cc: C.J.F., Town Manager



TOWN MANAGER
CHRISTOPHER J. FARRELL

TOWN OF ACTON

TOWN HALL

P. O. BOX 236
ACTON, MASSACHUSETTS 01720
TELEPHONE (617) 263-2761

Town Engineer OK

BOARD OF SELECTMEN

JULIA D. STEVENS, CHAIRMAN
ALFRED F. STEINHAUER, VICE-CHAIRMAN
JOHN H. LORING, CLERK
JOAN N. GARDNER
STEPHEN G. LEWIS

April 21, 1978

Deck House, Inc.
930 Main Street
Acton, Massachusetts 01720

Attention: Mr. Charles Calef, Treasurer

Gentlemen: Re: Site Development Plan #3/7/78-149

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approval.

- a. All existing and proposed countours.
 - b. Storm drainage system design, including calculations, existing structures proposed method of handling storm drainage.
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 3. Any changes in this plan shall be approved in writing by the Board of Selectmen prior to actual construction. Upon completion of the project, an as-built plan shall be submitted to the Board of Selectmen for written approval to the Building Commissioner.
 4. All abandoned wells shall be covered.
 5. There shall be no further subdivision or development of this site without further site plan approval.
 6. All development of the site must be in accordance with the Bylaws of the Town of Acton.

- 7. No building or structure authorized by this site plan approval shall be occupied or used and no activity authorized to be constructed upon the land which is the concern of this site plan approval shall be commenced until a Certificate of Compliance, as specified in Section XII-A-3 of the Zoning Bylaw has been issued.
- 8. No approval of any indicated signs or advertising devices is implied.
- 9. The conditions of this site development plan approval shall be carried into effect and completed by the applicant by April 18, 1979 and prior to the issuance of any occupancy permit.

Very truly yours,

BOARD OF SELECTMEN

by: *Alfred F. Steinbauer*

Alfred F. Steinbauer,
Chairman

AFS/rpb

- cc: Town Clerk
- Building Commissioner
- Planning Board
- Board of Health
- Engineering Department ✓
- Conservation Commission
- Fire Department
- Board of Assessors
- Water District of Acton