

#3/7/78-149

848 Main Street



TOWN MANAGER
CHRISTOPHER J. FARRELL

TOWN OF ACTON

TOWN HALL

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BOARD OF SELECTMEN

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JOHN H. LORING, CLERK
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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 contours.
 - 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.

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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,
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