



2012

NARA Park Improvements



CPA Application

Town of Acton

11/20/2012

PROJECT APPLICATION FORM – 2012

Applicant: Town of Acton

Submission Date: 11/20/12

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

Stephen L. Ledoux, Acton Town Manager

472 Main Street

Acton, MA 01720

sledoux@acton-ma.gov

Open Space

Community Housing

Historic Preservation

Recreation

Town Committee (if applicable): Recreation Commission

Project Name: NARA Park Improvements

Project Location/Address: 25 Ledge Rock Way, Acton, MA

Amount Requested: \$57,500

Project Summary:

(1) Engineered Plans and Architectural Design of Upper Fields Comfort Building, \$25,000

NARA Park is now home to the Joseph Lalli Miracle Field, the first handicap accessible ball field specially designed for children with disabilities in New England. As NARA Park continues to grow, so does the demand to supply the amenities park users require. With overwhelming support from the citizens of Acton and the many dedicated businesses who have helped develop NARA to the stellar park that it is, we would like to address a strong need for restroom facilities. On a regular basis, park patrons complain about the lack of permanent restroom facilities.

Our request is for CPC funding to design a multi-use building which would include handicap accessible restrooms, storage for field use equipment and a concession area that can be used by sports leagues and Town Recreation.

(2) Amphitheater Electrical Cage Shed Enclosure, \$20,500

Currently, the electrical system is completely exposed to the harsh elements and is showing signs of deteriorating due to the current conditions. It is also open to vandalism and theft. The lighting and sound equipment was initially funded by a large donation made by a private citizen of Acton. This investment has been such an important part of the popularity of the NARA Amphitheater, which has now benefitted so many people.

A permanent shed built around our electrical system would protect the large electrical upgrade investment that has been made at the Amphitheater. The design of the building and materials are in keeping with the look and quality of the recently built and much-used changing room/snack bar.

This building will not only protect the electrical investment currently within the cage, but offer a more secure home for the valuable sound and lighting equipment. The storage section of this building is needed to house the lighting board and complete sound system, both systems that need to be more secured, especially in the situations where the dressing room is being used by outside organizations. With equipment closer to stage and a central location, it keeps items from being transported back and forth subjecting it to more wear and tear.

As NARA Amphitheater use expands each year, it has become home to many of Acton's major events and fundraising concerts for non-profit organizations.

We are seeking the support of the Acton Lions Club to assist with a portion of the funding (\$5,000 if possible) we need to make this much needed park improvement.

(3) NARA Park Gateway Sign, \$12,000

Upon entry to NARA Park, there is no sign that patrons have arrived at the facility. A NARA entry sign is necessary to identify our premier park location. This sign is to be custom-made by two separate vendors, one to do the wrought iron cut out design based on the NARA Park logo, and a stone mason to complete two 3' stone piers on each side. This design has been created by Natural Resources Director, Tom Tidman, and has been designed to maintain the current park aesthetic.

Estimated Date for Commencement of Project: April 2013

Estimated Date for Completion of Project: October 2013

<P:\CPC Applications 2012 and FOLF Project\CPC Applications and other OLDER IMPORTANT FILES\CPC\CPA Application For NARA Improvements.doc>

Narrative:

The Town of Acton seeks \$57,500 to fund three NARA Park improvement projects. The three improvement projects include:

A: Engineered Plans and Architectural Design of Upper Fields Comfort Building, \$25,000

NARA Park continues to grow and progress, and so do the demands to meet the needs of patrons. The request for permanent amenities is increasing daily by both park patrons and field users. The creation of a stamped engineered plan for a multi-use comfort station to be located in the upper field area near the new Joseph Lalli Miracle Field will begin the process to meet this demand and enhance the experience for all park patrons.

A conceptual design is currently being sought from OMR Architects with the input of the Natural Resources Department, field user groups including the Miracle League of Massachusetts, and the Acton Adult Softball League. The conceptual design will include a sketch for the proposed comfort station will include accessible restrooms, four-season concession stand, storage space, porch area and deck, for and a possible meeting space. The scope of work for the conceptual design is estimated between \$9,000-\$12,000, with the first \$5,000 provided at no-cost and is offered as a donation of services. Funding for the conceptual design is to be determined and will serve as leverage for the CPA funding request.

The proposed area for the comfort station is in close proximity of the Miracle Field, field area and gravel parking lot—which also will serve as a ice rink in the winter.

The benefits of a comfort station include:

- a. Restroom facility to meet the need for handicapped users who require a changing table
- b. Restroom facility for park patrons including field users
- c. Storage of valuable equipment for field maintenance
- d. Parking lot level field viewing area to meet the need for those with limited mobility
- e. Covered porch to protect from elements
- f. Four-season concession stand to assist leagues and Recreation Department in fundraising
- g. Picnic seating area
- h. Possible meeting space
- i. Water and electric

The design process will foster partnerships with users, whom we anticipate will contribute to construction of the building.

B: Amphitheater Electrical Cage Shed Enclosure, \$20,500

This project is to improve the deteriorating open-aired metal electrical cage located at the NARA Amphitheater. The electrical equipment is exposed to the harsh elements, jeopardizing electrical upgrades that have been made to improve the Amphitheater. The funding request is to develop a four-season shed enclosure to replace the make-shift tarps currently used to protect the electrical equipment. A written estimate to construct the shed was received by Fred's Construction Service for \$20,500. The Acton Lions have met with the Recreation Department and are considering a donation towards the Amphitheater Electrical Enclosure project.

The benefits of this improvement include:

- a. Storage of valuable sound and lighting equipment
- b. Weather protection for electrical system
- c. Enclosed structure housing equipment is not a visible target—improved security
- d. Improved aesthetics
- e. Indoor staging area to operate sound and light equipment for smaller events that don't require a professional sound and/or light technician
- f. Eliminate transportation of equipment for setup resulting in less wear and tear, and labor

The funding for this project is important to preserve our valuable equipment.

C: NARA Park Gateway Sign, \$12,000

NARA Park has been operating since the fall of 1999. No proper entry signage to identify the park has ever been created. Funding for this need has been sought through previous Capital Requests since 2003.

A custom design based on the NARA Logo has been created by Tom Tidman, resulting in design savings. Quotes have been sought to obtain funding request. The sign would be created from wrought iron with the base made of two stone piers. The overall size of the wrought iron sign is approximately 5' x 5' and each pier 3' x 3'.

The design was brought to Cavalier Welding in Acton who estimated the materials cost of the wrought iron sign to be approximately \$2,400. Lincoln Tree has given a written estimate for the masonry in the amount of \$4,400. Remaining funds will be used for labor and installation and cost increases that may have occurred from the time of estimate.

The entry sign will benefit the community by:

- a. Serving as a park identifier
- b. Welcoming park patrons

The funding for this project will provide a sign in keeping with the architecture of the park buildings.

Review and Recommendation Criteria

The following section reviews the applicability of NARA improvements in relation to the Review and Recommendation Criteria of the Town of Acton Community Preservation Plan.

Consistency with the Town of Acton Community Preservation Plan

The improvement projects for NARA Park address immediate needs for future development and necessary maintenance to preserve park investment. CPA Bylaws have been updated to allow for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use.

Consistency with the Town of Acton Planning Documents

In the town wide survey for both the Acton 2020 Master Plan Update and the most recent Open Space and Recreation Plan, of highest importance to those responding was the need for safe, public walking areas, parks, and community gathering space. Acton 2020 goals include: (3) Improve connections (4) Provide more opportunities for community gatherings and recreation. The design and improvements are consistent with each of these goals.

Economic Feasibility

The initial development cost of NARA Park in the late 1990's was \$1.8 million. The initial investment created a 40-acre park which includes a roofed amphitheater and seating capacity for 3,000, a 7-acre ball field, a 9-acre pond with 500' beach, a bath house with snackbar and office area, and a children's playground. It is conservatively estimated that the current value of this 40-acre recreation facility is approximately \$20 million. Inclusion of these projects will increase the value of the property.

Population Served

The new Joseph Lalli Miracle Field, a 100% handicap accessible field installed in 2012, serves 90+ children with special needs. A multi-use 7-acre field is used by our local leagues including soccer, football, softball and our own Recreation Department programs. Community events, such as the Recreation Department's Summer Concert Series and Special Town Events like July 4th and Winter Carnival also take place at NARA. Families, schools, community groups and local companies are expected to increase demand for NARA's use in all facility areas.

Multiple Needs and CPA Focus Areas

The projects serve multiple needs and populations and addresses more than one Focus Area for CPA by creating recreational opportunities at NARA Park. In its short existence, NARA Park has become not only a local community gathering space, but one of regional importance. For example, we estimate that on any given July 4th celebration, we have in attendance more than 10,000 people. NARA is quickly becoming an attraction for local companies such as IBM, Cisco Systems and local community and non-profit organizations including the Acton Chinese Language School, Chamber of Commerce, American Cancer Society and the Acton Lions Club. NARA Park is also home to New England's first Miracle Field, built in 2012; this is a fully handicap accessible ball field. In addition, the Bruce Freeman Rail Trail is scheduled to come online in 2014 and will pass within a few feet of NARA Park, providing a recreational gateway to the park. These park improvements meet the needs of these groups.

Leverage of Funding

Due to CPA Bylaw changes, an opportunity to finance these projects through CPA funding is now available. The gateway sign was designed in-house by Tom Tidman, resulting in design savings. OMR Architects have offered \$5,000 towards a conceptual design plan to be used for an RFQ to engage an architect to design a comfort building. The Acton Lions have met with the Recreation Department and are considering a donation towards the Amphitheater Electrical Enclosure project.

Relation to Town Assets

The improvement projects are a significant enhancement to the existing infrastructure at NARA Park, including the recent addition of a fully accessible ball park, the Miracle Field. As noted above under Economic Feasibility, \$57,500 from CPC funding will provide a significant return on investment in the future.

Consistency with Past Town Meeting Actions

In recent years, Town Meeting has funded a number of significant recreational proposals. Three examples are the funding of the Bruce Freeman Rail Trail, the acquisition of the Morrison Farm, and funding of the very popular T.J. O'Grady Skate Park.

Competency to Implement

The Natural Resources Department oversaw the development of NARA Park and has maintained the day-to-day oversight of the park. The Recreation Department is responsible for day-to-day park operations, NARA Summer Camp, Summer Concert Series, NARA Beach operations, facilities scheduling, special events, and playground safety.

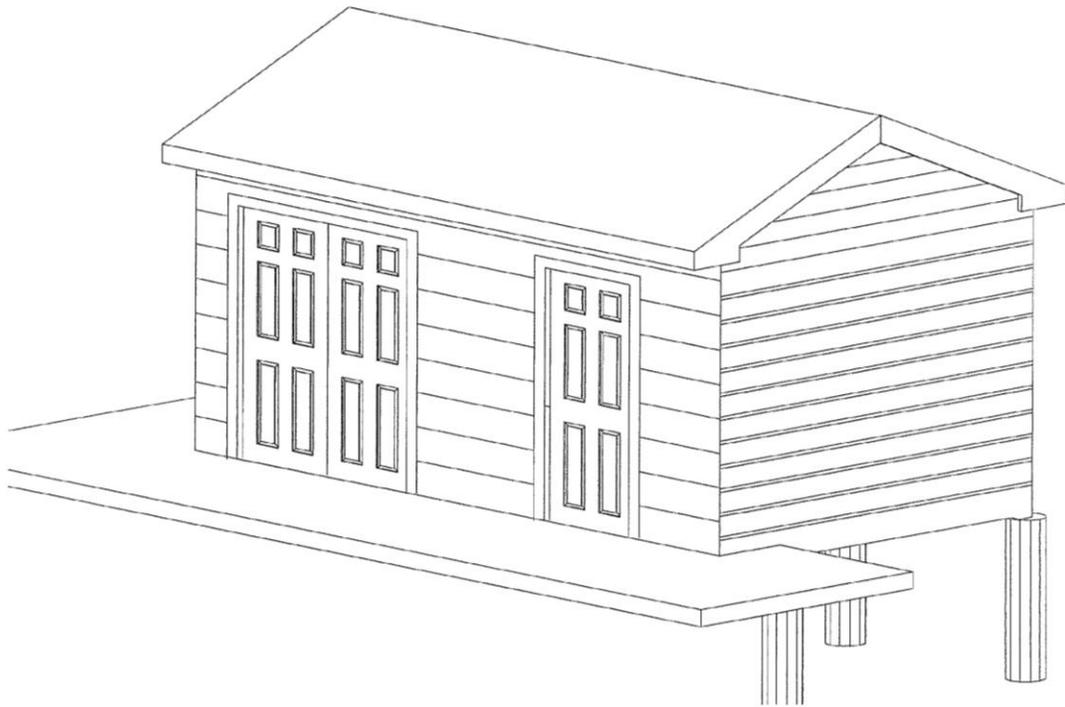
Site Control

NARA Park is a municipally owned property, overseen by the Natural Resources Department.

Attachments:

- Site Map Photo and Map Location for Comfort Station Page 7
- Electrical Cage Drawing and Current Condition Page 8
- Cost Estimate Electrical Enclosure Page 9
- NARA Park Entry Sign Page 10
- Town Atlas Map C-5 Page 11
- Deed Pages 12-19
- Table of Standard Dimensional Regulations Page 20
- Table of Principal Uses Page 21
- Field Card Page 22
- Flood Plain Map Page 23

Electrical Cage at NARA Amphitheater



NARA Electrical Enclosure Estimate

Fred's Construction Services

Fred Given
 2 Fairfield Street
 Maynard, MA 01754

Estimate

Date	Estimate #
11/12/2012	638

Name / Address
Town Of Acton Nara Park 25 Ledge Rock Way Acton.ma 01720

Project		
Electrical storage shed		
Description	Total	
Scope of Project: Build a 18' x 12" storage building to enclose electrical panels to match snack bar building behind stage.		
Supervision/layout/design/blue prints	3,000.00	
Framing materials / Includes frame roof and siding	7,798.54	
Electric Labor Electric Labor and materials (exterior light supplied by town to match)	1,035.00	
Exterior Painting labor and materials	1,150.00	
Framing Labor	7,475.00	
Rubbish removal by town		
If you have any questions call me @ 508 527-9850. Thank You!		
Total \$20,458.54		
E-mail	Web Site	Terms
Fred.nwd@verizon.net	www.Fredsconstructionservices.com	Due upon completion

(3) NARA Gateway Sign

Current & Future Entrance at NARA Park



11-6-75 9:55 AM 0338E * 11.75

pw 11.75

BK 12918

PG 377

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS. TOWN OF ACTON

At a meeting of the Board of Selectmen of the Town of Acton held on the 12th day of May, 1975, it is:

ORDERED: Whereas by a vote adopted at a Town Meeting duly called, warned and held May 12, 1975, in accordance with the provisions of law applicable thereto, the Town authorized the acquisition by eminent domain or otherwise of the two parcels of land hereinafter described: the parcel, shown as Lot 1 on a plan hereinafter described, to be used as the site for a sanitary landfill, and the parcel shown as Lot 2 on such plan to be used as the site for a septage disposal area.

NOW, THEREFORE, we the undersigned, being a majority of the Board of Selectmen of the Town of Acton, duly elected, qualified and acting as such, do hereby pursuant to said vote and under and by virtue of the provisions of Chapter 79 of the General Laws of Massachusetts, and all acts in amendment thereof and in addition thereto, and of any and every other power and authority us hereto in any way enabling, take in fee simple in the name and on behalf of the Town

of Acton, two parcels of land situated in the north-easterly part of Acton, Middlesex County, Massachusetts, on the northeasterly side of Quarry Road, and shown as Lot 1 and Lot 2 on a plan entitled, "Plan of Land in Acton, Massachusetts, owned by the Kennedy Land Corporation", dated March 3, 1975, revised December 5, 1975, drawn by the Town of Acton Engineering Department, and recorded with Middlesex South District Deeds, as Plan #1371 of 1975 at the end of Book 12912, together with all privileges and appurtenances thereto belonging, including all trees, buildings and structures thereon or affixed thereto, said two parcels being together bounded and described as follows:

Beginning at a bound in the easterly sideline of Quarry Road at land now or formerly of James H. and Miriam M. Wallie, thence running

NORTH 7°52'51.5" WEST by Quarry Road 209.87 feet to a point; thence

NORTHERLY by the road by a curved line of 447.55 feet of radius 135.047 feet to a point; thence

NORTH 25°10'11.5" WEST by the road 510.57 feet to a point; thence

NORTH 12°31'3.5" WEST by the road 41.60 feet to a point; thence

NORTH 1°46'18.5" EAST by the road 51.516 feet to a point; thence

NORTH 88°13'41.5" WEST by the end of the public way layout of Quarry Road, 40 feet; thence

SOUTH 27°59'15.5" WEST by said land of Wallie
60 feet to a point; thence

NORTH 64°15'45" WEST by land of North Acton
Granite Co. 166.015 feet to a point; thence

WESTERLY by a curved line of 140 feet of radius
by said Granite Co.'s land 69.677 feet, to a
point; thence

SOUTH 87°13'18" WEST by the Granite Co.'s land
103.953 feet to a point; thence

NORTH 55°16'42" WEST by land of the Estate of
T. Leo McCarthy 75 feet to a stone bound;
thence

NORTH 23°43'30.5" EAST 327.445 feet to a stone
bound; thence

NORTH 87°23'51.8" EAST 89.659 feet to a stone
bound; thence

NORTH 13°43'48.7" EAST 150 feet to a point; thence

SOUTH 89°57'56.7" WEST 352 feet to an iron pipe;
the last four bounds being by land of said
Granite Co., thence

NORTH 39°15'56.4" EAST 577.103 feet to an iron
pipe; thence

NORTH 19°36'1.6" EAST 289.327 feet to a stone
bound; thence

NORTH 53°52'5.7" WEST 196.501 feet to an iron
pipe; thence

NORTH 31°38'16.5" EAST 615 feet across a septage
lagoon to a point; thence

NORTH 32°57'37.8" WEST 312 feet on a line between
a septage lagoon and two sludge drying beds
to an angle of a stone wall, the last five
bounds being by land of the Town of Acton;
thence

NORTH 35°04'7.6" WEST 32.634 feet to a drill hole;
thence

NORTH 32°25'57.6" WEST 39.012 feet to a drill hole;
thence

NORTH 31°17'1.5" WEST 136.14 feet to a drill hole;
thence

NORTH 38°53'3.4" WEST 11.723 feet to a drill hole;
thence

NORTH 27°38'35" WEST 30.334 feet to a drill hole;
thence

NORTH 32°54'6.4" WEST 71.518 feet to a drill hole;
thence

NORTH 41°52'28.3" WEST 11.824 feet to a stake set
in an angle of the stone wall; thence

NORTH 39°50'33.4" EAST 22.839 feet to a drill hole;
thence

NORTH 46°35'47.3" EAST 51.847 feet to a drill hole;
thence

NORTH 36°34'16.4" EAST 19.338 feet to a drill hole;
thence

NORTH 44°29'24.8" EAST 36.234 feet to a drill hole;
thence

NORTH 43°28'32" EAST 136.834 feet to a drill hole;
thence

NORTH 49°17'37.9" EAST 34.842 feet to a drill hole;
thence

NORTH 45°51'42.1" EAST 59.403 feet to a drill hole,
the last fourteen bounds being by stone walls
by land of Rose Di Stefano and Bettina
Antonia Norton; thence

SOUTH 32°59'4.5" EAST 450 feet to a point; thence

SOUTH 71°59'4.5" EAST 139.833 feet to a point;
thence

SOUTHEASTERLY

and SOUTHERLY by a curved line of 120 feet of
radius 183.922 feet to a point; thence

SOUTH 15°49'53.3" WEST 141.081 feet to a point;
thence

SOUTH 36°19'53.3" WEST 260 feet to a point; thence

SOUTH 3°45' WEST 358.448 feet to a point; thence

SOUTHERLY AND

SOUTHEASTERLY by a curved line of 300 feet of
radius 337.794 feet to a point; thence

SOUTH 60° EAST 223.448 feet to a point; thence

SOUTH 11°28'8.7" EAST 362.116 feet to a point;
thence

SOUTH 18°5' EAST 429.154 feet to a point, the last
ten bounds being by land of Kennedy Land
Corporation; thence

SOUTH 55°52'39.1" EAST by land of Joseph M. Britt
559.58 feet to a point; thence

SOUTH 10°53'51.7" WEST 622.017 feet to a point;
thence

SOUTH 20°32'35.5" WEST 207.255 feet to a point,
these last two bounds being by land of
Margaret L. Britt which was on the location
of the Nashua, Acton and Boston Railroad
(later Boston and Maine Railroad) now
abandoned; thence

SOUTH 65°14'50.1" WEST by land of Joseph M. Britt
494.504 feet to a bound at land of the
Wallies; thence

NORTH 59°38'29.9" WEST by said land of the Wallies
353.636 feet to the bound on Quarry Road
which was the point of beginning.

According to said plan, Lot 1 contains 46.40 acres,
more or less, and Lot 2 contains 14.89 acres, more or
less.

For title, see two deeds of John T. Kennedy and others to Kennedy Land Corporation both dated 28 June 1965 and recorded with said Deeds, in Book 10871 at Page 478 and 487 respectively.

Lot 1 is to be used as the site for a sanitary landfill. Lot 2 is to be used as the site for a septage disposal area.

There is EXCEPTED from this Taking a right of way, for the benefit of land of the Kennedy Land Corporation adjacent to the land hereby taken, running over a portion of Lot 1 shown on Sheet No. 4 of 6 of said plan as "60' Wide Right of Way" and thence running from the westerly end of the 60' Wide Right of Way to a private way shown on said plan as Quarry Road and over the entire length of said private way shown as Quarry Road, to the public way shown as Quarry Road on Sheet No. 2 of 6 of said plan. Said way may be used for all purposes for which ways are commonly used in the Town of Acton.

There is also EXCEPTED from this Taking the rights of the public to pass over said public way shown as Quarry Road.

We have awarded damages by reason of the taking hereby made to Kennedy Land Corporation, a Massachusetts corporation with its principal office in said Acton,

in the sum of One Hundred Forty Seven Thousand and Ninety Six (147,096) Dollars (\$111,360 for said Lot 1 and \$35,736 for said Lot 2).

In so awarding damages, we have awarded them to the supposed owner of record of the land hereby taken as of the date hereof, but if the name of the owner of any interest in said land is not stated or is not correctly stated, it is to be understood that such interest is owned by an owner or owners unknown to us, and in such case our award is made to the lawful owner or owners thereof.

WITNESS our hands and seals in said Town of Acton this 29th day of December, 1975.

Town of Acton

By

[Signature]
John H. Ferris
John D. Stevens
[Signature]
[Signature]

Majority of the Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. December 29, 1975

Then personally appeared the above named persons,
known to me to be a majority of the duly elected, quali-
fied and acting Selectmen of the Town of Acton, and ack-
nowledged the foregoing instrument to be their free act
and deed and the free act and deed of the Town of Acton,
before me,

Christopher J. Flynn
Notary Public

My commission expires: *12/31/78*



TABLE OF STANDARD DIMENSIONAL REGULATIONS

See also Special Provisions and Exceptions to Dimensional Regulations (Section 5.3), Transfer of Development Rights for special dimensional regulations affecting the LB, NAV and EAV Districts and certain land in the R-2, R-8 and R-10/8 Districts along and near Great Road (Section 5.4), Special Provisions for Village Districts (Section 5.5), Special Dimensional Requirements in the Groundwater Protection District (Section 4.3), Special Dimensional Regulations for Open Space Developments (OSD - Section 4.2), Planned Conservation Residential Communities (PCRC - Section 9), and Senior Residences (Section 9B).

The symbol "NR" on this Table indicates no specific minimum or maximum regulation.

DISTRICT	ZONING DISTRICTS	MINIMUM LOT AREA in sq. ft.	MINIMUM LOT FRONTAGE in feet	MINIMUM LOT WIDTH in feet	MINIMUM FRONT YARD in feet	MINIMUM SIDE & REAR YARD in feet	MINIMUM OPEN SPACE in percent	MAXIMUM FLOOR AREA RATIO	MAXIMUM HEIGHT in feet
RESIDENTIAL DISTRICTS	R-2	20,000	150	50	30	10	NR	NR	36
	R-4	40,000	175	50	45	20	NR	NR	36
	R-8	80,000	200	50	45	20	NR	NR	36
	R-8/4	80,000	200	50	45	20	NR	NR	36
	R-10	100,000	250	50	45	20	NR	NR	36
	R-10/8	100,000	250	50	45	20	NR	NR	36
	R-A	100,000	200	50	30	10 (3)	35%	NR	36
VILLAGE DISTRICTS	R-AA	10,000	100	50	30	10	35%	NR	36
	VR	15,000	50	NR	10	10	20%	NR	36
	EAV	NR	NR	NR	10 (10)	NR (1)	25%	0.20 (4)	36
	EAV-2	15,000	50	NR	10	10 (1)	35%	0.20 (4)	36
	NAV	10,000	100	50	10 (9)	10 (1)	35%	0.20 (4)	36
	SAV	NR	NR	NR	10 (10)	10	NR	0.20 (13)	36 (12)
OFFICE DISTRICTS	WAV	NR	NR	NR	5 (10)	NR (1)	NR	0.40 (11)	36 (12)
	OP-1	80,000	200	50	50	30 (7)	50%	0.20 (14)	36
BUSINESS DISTRICTS	OP-2	80,000	200	50	50	30 (7)	50%	0.20 (16)	40
	KC	10,000	100	50	30	NR (6)	NR	0.40 (15)	36
	LB	20,000	200	50	75 (5)	30 (6)	50%	0.20 (4)	36
INDUSTRIAL DISTRICTS	PM	10,000	100	50	30	20	35%	0.20	40
	GI	40,000	100	50	45	20 (2)	35%	0.20	40
	LI	80,000	200	50	50	30 (2)	35%	0.20	40
	LI-1	80,000	200	50	50	30 (2)	50%	0.20	40
	SM	40,000	100 (8)	50	50	30 (2)	35%	0.20 (18)	36 (18)
SP. DISTRICT	TD	40,000	100	50	45	50 (2,17)	35%	0.20	40
	ARC	NR	20	50	20	10	NR	NR	36

TABLE OF PRINCIPAL USES

PRINCIPAL USES listed in this Table are subject to provisions in corresponding Section 3.

PRINCIPAL USES	RESIDENTIAL DISTRICTS				VILLAGE DISTRICTS					OFFICE DISTRICTS		BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS					SP. DIST.	SITE PLAN
	R-2 R-4 R-8 R-8/4 R-10 R-10/8	R-A	R-AA	VR	EAV	EAV-2	NAV	SAV	WAV	OP-1	OP-2	KC	LB	PM	GI	LI	LI-1	SM(1)	TD	ARC	
3.5 BUSINESS USES (continued)																					
3.5.8 Bed & Breakfast	SPS	SPS	SPS	SPS	Y	SPS	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	N	R
3.5.9 Lodge or Club	N	N	N	N	SPS	SPS	SPS	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	N	R
3.5.10 Veterinary Care	N	N	N	SPS(8)	SPS	SPS	N	SPS	SPS	N	N	Y	Y	Y	Y	Y	Y	SPS	SPS	N	R
3.5.11 Animal Boarding	N	N	N	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	N	N	R
3.5.12 Services	N	N	N	Y(8)	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	N	R
3.5.13 Repair Shop, Technical Shop, Studio	N	N	N	Y(8)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	R
3.5.14 Building Trade Shop	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	R
3.5.15 Commercial Recreation (10)	N	N	N	N	SPS(11)	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	N	R
3.5.16 Commercial Entertainment	N	N	N	N	Y	Y	N	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	N	R
3.5.17 Golf Course in Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR
3.5.18 Cross-Country Skiing in Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR
3.5.19 Vehicle Service Station	N	N	N	N	N	N	N	N	N	N	N	SPS	Y	Y	N	N	N	N	N	N	R
3.5.20 Vehicle Repair	N	N	N	N	N	N	N	N	SPS	N	N	SPS	Y	Y	N	Y	N	Y	N	N	R
3.5.21 Vehicle Body Shop	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N	R
3.5.22 Vehicle Sale, Rental	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	R
3.5.23 Parking Facility	N	N	N	N	N	N	Y	N	Y	N	N	Y	Y	Y	N	N	N	N	Y	N	R
3.5.24 Transportation Services	N	N	N	N	N	N	N	N	N	N	SPS	N	N	Y	SPS	N	N	N	Y	N	R
3.5.25 Adult Uses	N	N	N	N	N	N	N	N	N	SPS	N	N	N	N	N	N	N	N	SPS	N	R
3.6 INDUSTRIAL USES																					
3.6.1 Warehouse	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	Y	N	R
3.6.2 Distribution Plant	N	N	N	N	N	N	N	N	N	N	SPS	N	N	SPS	N	N	N	N	SPS	N	R
3.6.3 Manufacturing	N	N	N	N	N	N	N	SPS	SPS	Y	Y	SPS	N	Y	Y	Y	Y	Y	Y	N	R
3.6.4 Scientific	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	N	R

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		
TOWN OF ACTON	4 Rolling			1 Paved	6 Recreational	Description	Code	Assessed Value
472 MAIN STREET				5 Curb & Gutter		EXEMPT	9035	218,500
ACTON, MA 01720						EXM LAND	9035	1,550,500
Additional Owners:						EXEMPT	9035	279,000
SUPPLEMENTAL DATA						Total		
Other ID: 000C5 00018 00000						2,048,000 2,048,000		
SBU								
Hist Dist								
Photo								
Ward								
Prec								
Sew Zone								
GIS ID:								
ASSOC PID#								
RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)		
TOWN OF ACTON		BK-VOL/PAGE	SALE DATE	q/u	w/l	SALE PRICE	V.C.	
		12940/0132	02/27/1976				0	
Yr. Code						Assessed Value	Yr. Code	Assessed Value
2012 9035						191,200	2012 9035	191,200
2012 9035						1,550,500	2012 9035	1,550,500
2012 9035						279,000	2012 9035	279,000
Total:						2,020,700	Total:	2,020,700
Total:						2,020,700	Total:	2,020,700
EXEMPTIONS						OTHER ASSESSMENTS		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								
ASSESSING NEIGHBORHOOD						APPRaised VALUE SUMMARY		
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH				
0001/A								
NOTES						APPRaised VALUE SUMMARY		
NARA PARK						Appraised Bldg. Value (Card)		
7-ACRE POND						Appraised XF (B) Value (Bldg)		
AMPHITHEATER - SEATING						Appraised OB (L) Value (Bldg)		
BATH HOUSE - SNACK BAR						Appraised Land Value (Bldg)		
BEACH - SWIMMING						Special Land Value		
PLAYSCAPE AREA						Total Appraised Parcel Value		
						Valuation Method: C		
						Adjustment: 0		
						Net Total Appraised Parcel Value		
						2,048,000		
BUILDING PERMIT RECORD						VISIT/ CHANGE HISTORY		
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
12-495	07/12/2012	NI	No Inspection	0		0		2 DUG OUTS AT BASE
12-155	03/23/2012	NI	No Inspection	0		0		2 TENTS
32219	11/08/2011	NI	No Inspection	3,900		0		INSTALL 2 SHAD STR
31058	08/10/2011	NI	No Inspection	0		0		TENT
31033	08/09/2011	NI	No Inspection	0		0		TENT
30694	01/01/2011	NI	No Inspection	0		0		TENT
22931	10/29/2009	NI	No Inspection	0		0		TENTS
Date	Type	IS	ID	Cd	Purpose/Result			
1/1/1988			VT	00	Measur+Listed			
LAND LINE VALUATION SECTION								
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price
1	903C	TOWN-PROP MDL-94	ARC		1929		80,000 SF	2.84
1	9035	TOWN-PROP MDL-00	ARC				38.65 AC	10,000.00
1	9035	TOWN-PROP MDL-00	ARC				1,600.00 FF	500.00
Total Card Land Units:						40.49 AC		Parcel Total Land Area:
						1,763,594 SF		Total Land Value:
								1,550,500

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Code	Element	Code
Style	77	Clubs/Lodges	
Model	94	Commercial	
Grade	09	Luxurious	
Stories	1		
Occupancy	1		
Exterior Wall 1	12	Cedar or Redwd	
Exterior Wall 2			
Roof Structure	03	Gable/Hip	
Roof Cover	10	Wood Shingle	
Interior Wall 1	05	Drywall/Sheet	
Interior Wall 2			
Interior Floor 1	03	Concr-Finished	
Interior Floor 2			
Heating Fuel	04	Electric	
Heating Type	07	Electr Basebrd	
AC Type	01	None	
Bldg Use	903C	TOWN-PROP MDL-94	
Total Rooms	00		
Total Bdrms	00		
Total Baths	5		
Heat/AC	00	NONE	
Frame Type	02	WOOD FRAME	
Baths/Plumbing	01	LIGHT	
Ceiling/Wall	06	CEIL & WALLS	
Rooms/Prms	02	AVERAGE	
Wall Height	12		
% Conn Wall	0		
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)			
Code	Description	Sub	Sub
BHS4	CMM BTH HHS	L	946
AMPH	AMPHITHEA	L	3,200
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Gross Area
BAS	First Floor	536	5,036
CAN	Canopy	0	1,700
PTO	Patio	0	2,800
Tot. Gross Liv/Lease Area:		536	5,036

CAN(1700)
PTO(2800)

No Photo On Record

FEMA Flood Map

