

Town of Acton
Application for a Special Permit
To The
Board of Selectmen

Special permit requested : RECREATION

Applicant :

Wedgewood Realty Trust
John Anderson, Member
20 Main St
Acton, MA 01720
Office: (978) 263-2198 x9121
Cell: (978) 815-4734

Owner:

Wedgewood Realty Trust
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Site:

20 Main Street
Acton, MA 01720

Parcel #s include: I2-21-3, I2-33, I2-84, I2-20, I2-83, I2-85, I2-32, I2-48, I2-57

Book/Page include: 15114/250, 15316/533, 17178/196

Area of lot = 27 acres

Zoning District = The majority of the property between Main Street and the former railroad is located in the Light Industrial (LI) District. A back portion is in a residential district – the property comes with a use variance from the mid-eighties that allowed business and industrial uses to encroach into the residential district.

DESCRIPTION

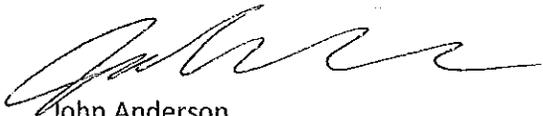
I have a prospective tenant, Peter Pippas Karate, who is interested in leasing approximately 5000 square feet of space at 20 Main Street for the purpose of a karate studio. Mr. Pippas is already doing business in Acton but would like to grow his establishment and feels the space I have available for lease at 20 Main Street suits his needs. The lease space is in the rear of the building facing the back parking lot, with plenty of parking available adjacent to the space. The Peter Pippas studio offers instructional karate classes for children (ages 5 – 8), youths (ages 9 – 14) and adults (age 15 +). The classes are held weekdays between 4:15 pm and 8:30 pm and weekends between 9 am – 12 noon. I am applying for a special recreation permit that would allow the karate studio to operate an instructional karate center at 20 Main Street, Acton, MA.

The building is in front on Main Street. Most of the parking lot is behind the building. There is much more parking available than needed for employees or customers already in the building. There are no residential abutters to the rear or south of the property for about a ¼ mile. The next residential abutter to the north is several hundred feet away, north of the Saab dealer.

I am seeking a Recreation Permit from the Town of Acton that might allow me to secure Peter Pippas Karate as a tenant.

Thank you for your review and consideration. Please feel free to contact me at 978-263-2198 x 9121 with any questions you may have.

Regards,



John Anderson

Member

Wedgewood Realty Trust