



Planning Department

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 929-6631
Fax (978) 929-6340
planning@acton-ma.gov

MEMORANDUM

To: Board of Selectmen **Date:** June 19, 2013

From: Kristen Guichard, Assistant Planner *KAG*

Subject: **Application for Site Plan Special Permit Amendment – Acton Plaza Shopping Center Permit # 04/30/71-15**

Location: 291, 295, 313 and 315 Main Street and 381 and 401 Massachusetts Avenue

Owner: E&A Northeast LP

Applicant: E&A Northeast LP
21 Custom House Street, Suite 450
Boston, MA 02110

Engineer: Bohler Engineering

Lot size: +/- 13.12 acres

Map/Parcel: F3-81, F3-89, F3-89-1, F3-97, F3-97-1, F3-98 and F3-115

Zoning: Kelley's Corner (KC)

Filing Date: **May 29, 2013**

Hearing: **June 24, 2013**

Decision Due Date: **September 23, 2013**

Attached for your consideration is a draft decision for a Site Plan Special Permit amendment request entitled; "Proposed Site Improvements at Acton Plaza." This special permit amendment has been determined to be minor in nature and does not trigger a new Special Permit as the modifications do not expand the net floor area, ground area or impervious materials; rather the proposed modifications decrease the amount of impervious materials.

The Applicant previously submitted applications for and has received building permits for renovations to the exterior façade of the two separate buildings "Acton I and Acton II." The scope of this work pertains to the exterior of the building, with minor interior improvements. There are no changes to the interior design layout, egress or occupant capacity. This work is not part of this site plan special permit application. Architectural plans are provided for informational purposes (listed as exhibit 1.9 in the draft decision).

The Planning Department believes the proposed site plan special permit modifications will be an improvement to existing site conditions, as well as pedestrian and vehicular accessibility. All

proposed modifications are within the scope of the Board of Selectmen's site plan special permit granting authority.

The Planning Department would like to highlight the applicant's proposed night work hours:

Upper Acton Plaza (Acton I) – Total night work duration = 2 weeks

1. Milling and Grading = 5 nights
2. Asphalt Paving = 5 nights

Lower Acton Plaza (Acton II) – Total night work duration = 3 weeks

1. Concrete Curb Installation = 5 nights
2. Milling & Grading = 3 nights
3. Asphalt Paving = 5 nights

Please note, we have not added a limiting condition on work hours in the draft decision for the proposed night work listed above, except for restrictions on Sundays and Holidays. The Board of Selectmen should consider, and might wish to discuss with the applicant at the hearing, the planned timing and logistics of the proposed work, weighing both the potential impact of night work to residential neighbors as well as the potential benefits to accelerating the construction project through night work to reduce the length of time that serious construction-related complications affect a great number of people.