

LYNCH, DESIMONE & NYLEN, LLP

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OF COUNSEL

JAMES W. MURPHY  
WAYNE H. SCOTT

May 5, 2014

*Via Hand Delivery*

Acton Zoning Board of Appeals  
Town of Acton  
472 Main Street  
Acton, MA 01720

**Re: Appeals of Zoning Enforcement Officer Decision Dated April 15, 2014  
Regarding 107-115 Great Road, Acton, Massachusetts 01720**

Dear Members of the Zoning Board of Appeals:

This office represents Mr. Leo Bertolami, Manager, Wetherbee Plaza, LLC, owner of the building at 107-115 Great Road, Acton, Massachusetts. The LLC is in receipt of the Zoning Enforcement Officer's letter denying the proposed use of the building under the Zoning Bylaw dated April 15, 2014. In accordance with M.G.L.A. c. 40A, §15, the LLC is appealing the above-referenced determination with respect to its request to place an instructional and training facility for classic cars on the premises in accordance with the Acton Zoning Bylaw. The Zoning Enforcement Officer held that the proposed use is an automobile dealership or a automobile repair facility. It is neither.

The use of the building is allowed as a for profit instructional and training center. Mr. Bertolami has accumulated many classic cars and memorabilia over the years, which are stored throughout Acton and other communities. He proposes to establish a facility for the instruction and training of individuals in the area of classic automobile collection including finance, repair, maintenance and sales.

Mr. Bertolami will operate the business as a for profit industrial facility pursuant to 3.4.11 of the Bylaw. No display sales will occur. Instructional and training facilities are allowed under Section 3.4.11 of the Acton Zoning Bylaw provided that the business is for profit. The basis for this interpretation is included in my letter to Scott Mutch dated February 12, 2014, which is attached and hereby made a part of the record. The document includes the evidence as to why Mr. Bertolami's use is consistent with the training and instruction requirements of the Bylaw as a for profit venture with the Northeast Collections, Inc.

May 5, 2014

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The three (3) reasons for Mr. Much's denial are incorrect as follows:

A. There are three (3) separate auto licenses for the building.

**Response:** The number of auto dealer licenses issued by the Board of Selectmen for the building is irrelevant to the use of the building for instruction and training. Display sales are not allowed in this District only Non-Display, Internet Licenses. Further, there are two, not three, Class II Non-Display Licenses issued to Northeast Collections, Inc. and Milldam Leasing Co., Inc. presently at the building.

B. This is an auto dealership.

**Response:** The proposed use is not an automobile dealership which is not an allowed use. All of the evidence submitted by the LLC demonstrates that classic automobiles will be the centerpiece of an instructional and training facility for collectors, hobbyists, students and others who have an interest in the area of classic automobile collection, maintenance, repair and other services.

C. The use is a repair facility.

**Response:** The use is not an automobile repair facility. It cannot operate a repair facility with its building's physical constraints. Mr. Bertolami has considerable experience with repair facilities and building needs. The ceilings are too low and there are not sufficient garage bay doors. There is no evidence to support this conclusion.

We request a hearing on this appeal and a determination that the building can be used for instructional and training purposes under the Bylaw.

I have attached the following to support the appeal:

1. Enforcement Officer letter dated April 15, 2014.
2. A completed Petition to the Board of Appeals.
3. Abutters List.
4. Letter to Enforcement Officer dated February 12, 2014.
5. Floor plans for Suites 1 and 2 showing the motor vehicles.
6. Miscellaneous evidence supporting the instructional and training facility.

Mr. Bertolami will submit a check under separate cover.

May 5, 2014

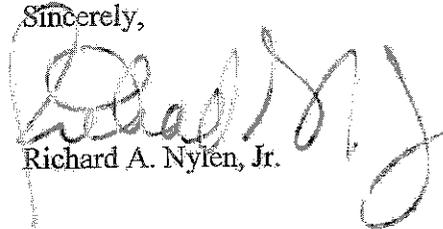
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We look forward to the hearing.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Nyfen, Jr.", written in a cursive style.

Richard A. Nyfen, Jr.

RAN/kad  
Enclosures

cc: Mr. Leo Bertolami  
Mr. Scott A. Mutch

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JOHN M. LYNCH, P.C.  
ERNEST P. DESIMONE  
RICHARD A. NYLEN, JR.  
STEPHEN W. DECOURCEY  
SHANNON MICHAUD

February 12, 2014

OF COUNSEL

JAMES W. MURPHY  
WAYNE H. SCOTT

Via Email & 1<sup>st</sup> Class Mail

Mr. Scott Mutch,  
Zoning Enforcement Officer  
Town of Acton  
472 Main Street  
Acton, MA 01720

**Re: Bertolami, Wetherbee Plaza; 107 Great Road;  
Use of Premises for Instructional and Training Facility**

Dear Enforcement Officer Mutch:

This office represents Leo Bertolami and Northeast Collection, Inc. ("Northeast") with respect to the proposal to establish an instructional and training facility on the bottom floor at 107 Great Road in the East Acton Village District (the "Property"). Northeast is submitting additional information to establish that it meets the for-profit use at the Property.

Northeast seeks a formal determination from the Acton Zoning Enforcement Officer under MGL, Chapter 40A that the use of the Property for instruction and training in the for-profit business of classical automobile collection, maintenance, repair and other services, is allowed under Section 3.4.11 of the Acton Zoning Bylaw.

In support of Northeast's position that an instructional and training facility at the Property is an allowed use under the Bylaw, we state the following:

The collection, repair and maintenance of classic automobiles has increased in the past ten (10) years. Antique license plates have increased and more individuals collect classic automobiles as a hobby or as an investment. In turn, this has created many business opportunities for collectors and persons in the service industry collecting, repairing and maintaining the automobiles. In addition, technicians are required to have skills when servicing the classic cars. Northeast's Mission Statement is attached.

1. Training and instruction services will be provided to participants and geared to specific individuals or groups including students and tradesmen. Expected training and instruction will take place with courses or seminars in the following areas:

February 12, 2014

Page 2

- a. Restoration of classic cars.
- b. Maintenance and storage requirements for classic cars.
- c. Repairs of classic cars.
- d. How to become a technician equipped to repair and restore classic cars.
- e. Sources for parts, tools and services.
- f. Shipping of vehicles - locally and interstate; customs issues.
- g. Securing financing for collections and collecting for investment purposes.
- h. Investment and tax considerations in the collection of classic cars.
- i. Registration of classic cars.
- j. Sources of appraisals for purchasing, collecting or selling automobiles.
- k. Insuring classic vehicles.
- l. The collection and maintenance of memorabilia associated with classic cars including air pumps and gas pumps.

Instruction will also display one type or a class of automobile within the building. Toward that end, Northeast will bring a part of its collection to the Property as part of its new business.

2. Mr. Bertolami intends to offer training and instruction at a cost by teaching and by bringing in instructors to train individuals in the above areas of classic automobile mechanics, engine function, engine repair, classic automobile collection, finance, classic automobile maintenance and classic automobile purchase. A listing of several instructors and experienced professionals who will instruct the participants is in the document that is attached to this letter and which was provided to you previously. (Exhibit 1)

3. Northeast is in possession of a substantial number of specialty and unique and exotic automobiles that have been collected over time. A listing of the automobiles is attached as Exhibit 2.

4. In addition to the classic and specialty vehicles, Northeast and Mr. Bertolami are also in possession of substantial collection of vintage and restored automobile memorabilia and reproductions. Other collections of interest are old license plates and those of celebrities along with farm tractors and other unique vehicles. Gas pumps and air pumps are also of interest to collectors and technicians and will be the subject of seminars.

5. Northeast will be incorporated as for-profit business corporation in Massachusetts.

February 12, 2014  
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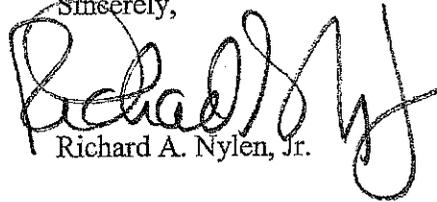
6. An on-site and web site will be maintained and include sources of information and training instruction opportunities.

Section 3.4.11 of the Bylaw does not require any specific amount of revenue to be generated, only that the business is a for-profit venture. To the extent that instruction and training in the above areas and seminars are offered for a fee, it is our opinion that the use is consistent with its provisions and allowed under the Bylaw.

We look forward to any questions you may have and to your confirmation that the for-profit use is allowed.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Nylan, Jr.", written in a cursive style.

Richard A. Nylan, Jr.

RAN/kad

Enclosures: Exhibit 1

cc: Mr. Roland Bartl, Planning Director  
Mr. Leo Bertolami/Northeast Collections, Inc.  
Mr. Mark Donohoe



*Introducing*  
**Northeast Collection, Inc.**

Located at 107 Great Road Showroom

Acton, MA 01720

978-263-2000

[www.northeastcollection.com](http://www.northeastcollection.com)



## ***Mission Statement***

**Northeast Collection is an educational training center providing instruction to individuals and groups surrounded by classic and specialty vehicles. Instruction will focus on the 'rules of the road' for acquiring, appraising, financing, maintaining, restoring, repairing and selling classic and specialty vehicles.**

# About Us

Northeast Collection is a private, for-profit business formed in 2013. The owner, Leo Bertolami, has extensive knowledge and experience in the automobile industry. While employed by Chevrolet Motor Division, he authored a short book entitled 'How to Buy Your First Car' and taught a two week course to Bedford High School students on this topic. Mr. Bertolami has previously owned both Subaru and Dodge dealerships and is the current President of Acton Ford. Over the years, Mr. Bertolami has amassed a sizable collection of classic and specialty automobiles and memorabilia which will be on display in Northeast Collection's showroom (*pending Board of Appeals approval*). The center provides training and instruction on a wide range of topics related to classic/specialty vehicles. The training is geared towards individuals or groups with an interest in this area such as tradesmen, students and collectors.

# ***Training & Instructional Topics***

- **Reliable sources of information for collection**
- **Sources for appraisals**
- **Vehicle registration choices**
- **Insuring vehicles and memorabilia**
- **Financing sources for collections**
- **Maintenance requirements**
- **Proper storage of vehicles**
- **Repairs**
- **Restoration**
- **Sources for parts, tools and service**
- **Shipping of vehicles**

# Upcoming Seminars

Dates to be scheduled soon. Seminar fees yet to be determined.  
*Pending Board of Appeals approval.*

- Current Massachusetts Registrar of Motor Vehicles, Rachel Kaprielian, will speak about registering classic/specialty vehicles. (commencing August 2014).
- John Meldon, from J.J. Best Banc & Co. will talk about collector car financing options.
- James Haggerty, from Haggerty Insurance Worldwide, the global leader in classic car insurance, will discuss insuring your motorcar.
- Current NADA President, Peter Welch, will lecture about the car market, yesterday and today.
- Summertime Sunday BBOs – held weekly at showroom, rotating guest speakers, food included, admission charged.

# Membership

- Daily admission - \$5/person, children under 10 are FREE (during regularly scheduled hours of operation)
- Annual Membership
  - *Family* - \$200, includes 8 complimentary guest passes
  - *Individual* - \$100, includes 4 complimentary guest passes
- Membership includes reduced rates for guided showroom tours and seminars.

# *Functions*

- Northeast Collection's showroom can be rented to host your private party or community meeting except during regularly scheduled hours of operation.
- If you are interested in booking a private event, please contact Leo Bertolami at 978-430-4000.

# ***Hours of Operation***

- Tuesday – Friday 10:00 am – 2:00 pm
- Evenings by appointment
- Saturday and Sunday by event schedule

# The Collection

- 2008 Ferrari Spider
- 1955 Porsche Spyder
- 1957 Bentley limousine
- 2008 Mercedes Benz McLaren
- 2008 Lamborghini Gallardo
- 1997 Land Rover Defender
- 2002 Ford Thunderbird
- 1994 Ford Mustang Indianapolis 500 Pace Car
- 1970 Ford Mustang Mach 1
- 1967 Ford Mustang Convertible
- 2004 Dodge Viper V-10 500 HP Pickup Truck
- 1925 Ford Fordson Iron Wheel Tractor
- 1945 Ford Tractor
- Two 2002 GEM cars, electric alternative in the hybrid startup

**NOTE:** Vehicles and memorabilia will be displayed on a rotational basis to keep the exhibition fresh and interesting for our visitors.



## INVENTORY

1. A 2008 1,225 mile Ferrari Spyder, with every factory option, absolutely brand new, not another one on the east coast – exotic specialty vehicle.
2. 1955 Porsche Spider, silver, a custom built recreation car by Beck, a private west coast auto builder similar to George Barras who designed the Monkee Mobile, the Beverly Hillbillies Roadster and most of all the early television specialty vehicles. The 1955 Porsche was created in memory of the death of James Dean and Leo believes remains the only on the east coast and only one of two in the world.
3. A brand new 2002 Ford Thunderbird, first one invoiced to Acton Ford with 100 miles on the odometer with the window sticker still on and the plastic still on the seats.
4. 2004 Dodge Viper Powertrain Pickup, 100 miles, window sticker in place, plastic still on seats. First one received in September 2003 when Daimler Chrysler had decided to put a truck body on their sports car.
5. Two 1992 (GEM) cars, both are registered. They were built when the Mercedes/Chrysler merger took place. At that time, Chrysler with its newly reintroduced hemi engine from the past in Mercedes Benz, trying to derive more horsepower and more horsepower, almost recreating 700 horsepower to be able to be ordered to be the local dealer. The GEM cars are double battery operated similar to hybrid plug ins of today but the GEM cars CAFA lowered the gas mileage for Daimler Chrysler. These registered approved vehicles all went away after 2002 after government realized they had given one of these to every dealer and they really were not doing their job as promised. Only a dozen or so exist today on private country clubs, couple of larger airports and I have #10 and #11.
6. A 1945 Ford Tractor completely restored w/the original Bill of Sale purchased 35 years ago from Teto Florios Farm. A nursing home replaced the farm across the street from the Emerson Hospital formally Xavier High School and Sentry Insurance Co.
7. 1925 Ford Fordson Tractor Iron Wheel Tractor completely restored, dismantled bolt-by-bolt, w/a 5 year restoration project. Purchased from a farm in New York, completely original restoration and the original mahogany steering wheel has the shine and gloss of an estate piece of furniture.
8. 1994 Ford Mustang Indianapolis 500 Motor Speedway Pace Car delivered to Acton Ford, summer of 1994, with brand new decal kit. This is an original, one owner car, delivered to me after the race. Conversational, educational and instructional show piece.
9. 1970 Mustang Mach I, a true southern belle. One owner, American muscle car classic. 39,000 miles matching numbers on original bill of sale. One of 21 built this way. Cobra package as factory option, scoop hood with only a handful of survivors remaining.

10. 1967 Ford Mustang Convertible. Original owner. Car owned by the Saltonstall family, one of the Massachusetts Governors. It is one of one and still has a pair of low Mass Digit plates that belonged to the Saltonstall family.
11. 1997 Land Rover Defender. Ninety in the production line. Original, one owner. Chicago parade car. The car is made to climb any mountain, rock road and a straight angle. Immaculate unrestored, perfect condition.
12. 2008 Lamborghini Gallardo. 700 miles, completely loaded with a long interesting history.
13. 2008 Mercedes Benz McLaren. Over 700 factory horse power sold to Yankee Candle from Flagship Motor Cars for \$525k brand new. Gull wing doors. Truly educational and instructional, and a one-of-a-kind with no mileage. Yankee Candle was just sold for \$1.4 billion. Some of the Yankee Candle Museum vehicles are sold.
14. 1957 Bentley. Right hand drive saloon limo. Former wedding car from the International Hotel Group. Unrestored, but great original condition. Can be viewed, discussed, explained, either restored or unrestored.



Zoning Enforcement Officer

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

April 15, 2014

Mr. Richard A. Nylén, Jr.  
Lynch, DeSimone & Nylén, LLP  
Attorneys at Law  
10 Post Office Square, Suite 970N  
Boston, Massachusetts 02109

Mr. Leo Bertolami  
Wetherbee Plaza, LLC. &  
Northeast Collections, Inc.  
6 Proctor Street  
Acton, MA 01720

Re: Proposed Change of Use  
Wetherbee Plaza  
107 Great Road, Acton, MA 01720  
Sent via Email & 1<sup>st</sup> Class Mail

Dear Mr. Nylén and Mr. Bertolami;

Please accept this letter as a response to your most recent request for a formal determination. This letter shall serve as my official zoning determination and Use classification regarding the proposed change in use of property located at 107 Great Road, Acton, MA.

This latest correspondence includes my review of additional information received by this office which includes the following:

- Letter from Richard A. Nylén, Jr. of Lynch, DeSimone & Nylén, LLP, consisting of three (3) pages and dated February 12, 2014;
- Exhibit 1 – Documentation entitled “Introducing Northeast Collection, Inc.”, consisting of seven (7) pages, and includes information such as Mission Statement, About Us, Training & Instructional Topics, Upcoming Seminars, Hours of Operation, etc.;
- Exhibit 2 – List of Automobile Inventory.

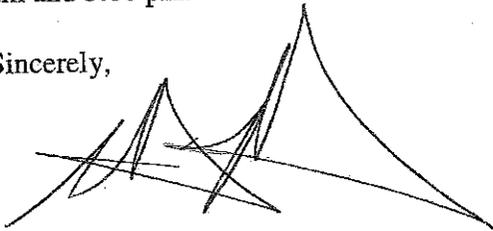
I am also aware of the fact that there are three (3) separate auto dealer licenses for the same building and property located at 107-115 Great Road. The Board of Selectmen have issued two new auto dealer licenses, one for 107 Great Road – Suites 1 & 2, and another for 107 Great Road – Suite 3. Additionally, a transfer of an existing auto dealer license for Milldam Leasing which was previously at 99 Great Road, to now also be located within the 107 Great Road building has already been approved by the Board of Selectmen. It is unclear as to why any number of auto dealer licenses would be necessary for conducting educational classes and seminars pertaining to classic vehicles and memorabilia.

Based upon all of the information presented to and currently in front of this office, along with the multiple verbal conversations, all of which date back as far as approximately on or about July 2, 2013, it remains my interpretation and determination, that the proposed Use of the property is either 1) an automobile dealership, 2) an automobile repair facility, or 3) both of the aforesaid uses. The 107 Great Road property is located within the East Acton Village (EAV) Zoning District, which DOES NOT allow any automobile dealerships or automobile repair facilities.

You may seek relief from this determination by filing an application to the Town of Acton's Zoning Board of Appeals requesting an appeal of this administrative decision of the Zoning Enforcement Officer. The application to the Zoning Board of Appeals must be made within thirty (30) days from the date of this letter. It is my understanding that you are prepared to move forward with such an appeal and intend to do so. Zoning Board of Appeals applications may be obtained by contacting Cheryl Frazier, Secretary to the Zoning Board of Appeals, at (978) 929-6633 or cfrazier@acton-ma.gov during regular business hours.

If you have any questions, comments or concerns regarding this matter, please feel free to contact our office at (978) 929-6631, Monday through Friday (except holidays) between the hours of 8:00 am and 5:00 pm.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott A. Mutch', with a large, sweeping flourish extending to the right.

Scott A. Mutch  
Zoning Enforcement Officer & Assistant Town Planner

cc: Steve Ledoux, Town Manager



Date Received  
TOWN CLERK

By: \_\_\_\_\_

Town of Acton  
Massachusetts

Date Received  
BOARD OF APPEALS

By: \_\_\_\_\_

Board of Appeals  
(Form 1)  
Petition for Review

20

(See (1) Below)

I/We hereby petition the Board of Appeals for a public hearing under Section 11.1.1 of the Zoning By-law to review (a) the refusal of the Zoning Enforcement Officer to grant a permit under Section 3.4.11 of the Zoning By-law to allow: ~~(b) the refusal of the Zoning Enforcement Officer to enforce the provisions of Section \_\_\_\_\_ of the Zoning By-law~~ as follows: (Strike out inapplicable language)

The use of the building at 107-115 Great Road for a profit business that instructs and trains private individuals, tradesmen, collectors and others in collecting, financing, and maintaining classic automobiles.

Date of Zoning Enforcement Officer's Action April 15, 2014

(1) Petition must be filed within 30 days of refusal date with copy of decision or order attached.

OFFICE USE ONLY

Copies + 2 CD ROM  
~~Seven~~ copies of petition? \_\_\_\_\_

Location Map? \_\_\_\_\_

Plot plans? \_\_\_\_\_

Additional briefs? \_\_\_\_\_

List of abutters and other interested parties? \_\_\_\_\_

Fee - \$100.00/1-25 abutters?  
\$125.00/26 + abutters? \_\_\_\_\_

Next Hearing Date? \_\_\_\_\_ # \_\_\_\_\_

Respectfully submitted,

Signed Leo Berolaw  
(Petitioner)

Name Wetherbee Plaza LLC

Address 107-115 Great Road

Phone # (978) 430-4000

Signed Leo Berolaw  
(Owner of Record)

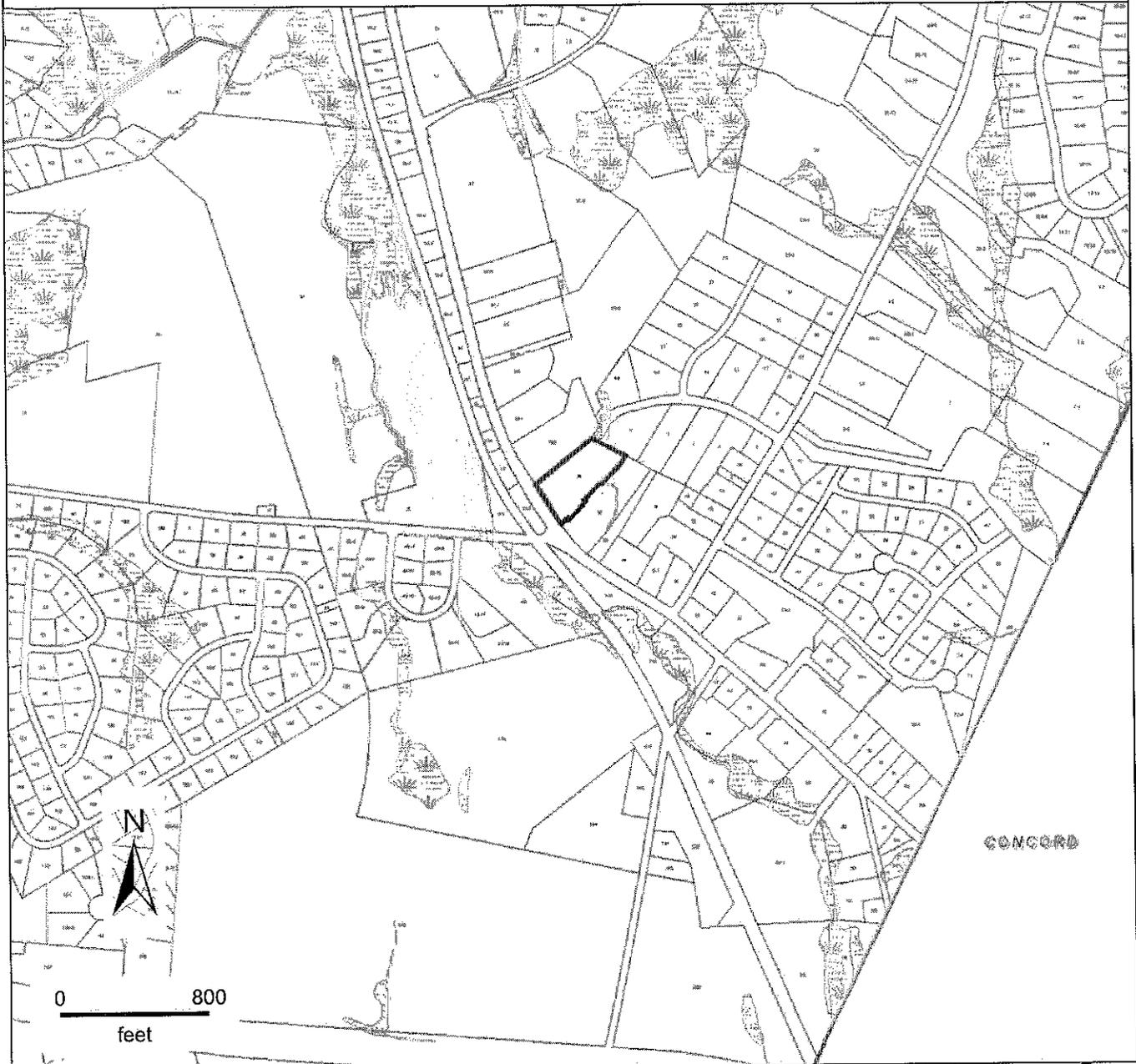
Name M

Address \_\_\_\_\_

Phone # \_\_\_\_\_

The Board of Appeals has the power and duty to hear and decide appeals (Section 11.1.1) from a decision of the Zoning Enforcement Officer

locus



CONCORD

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feet

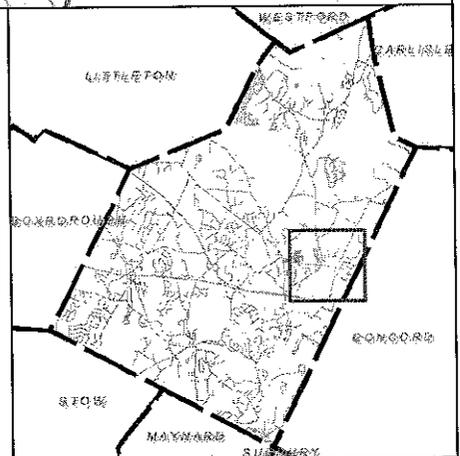
Property Information

Property ID G4-28  
Location 113-115 GREAT RD

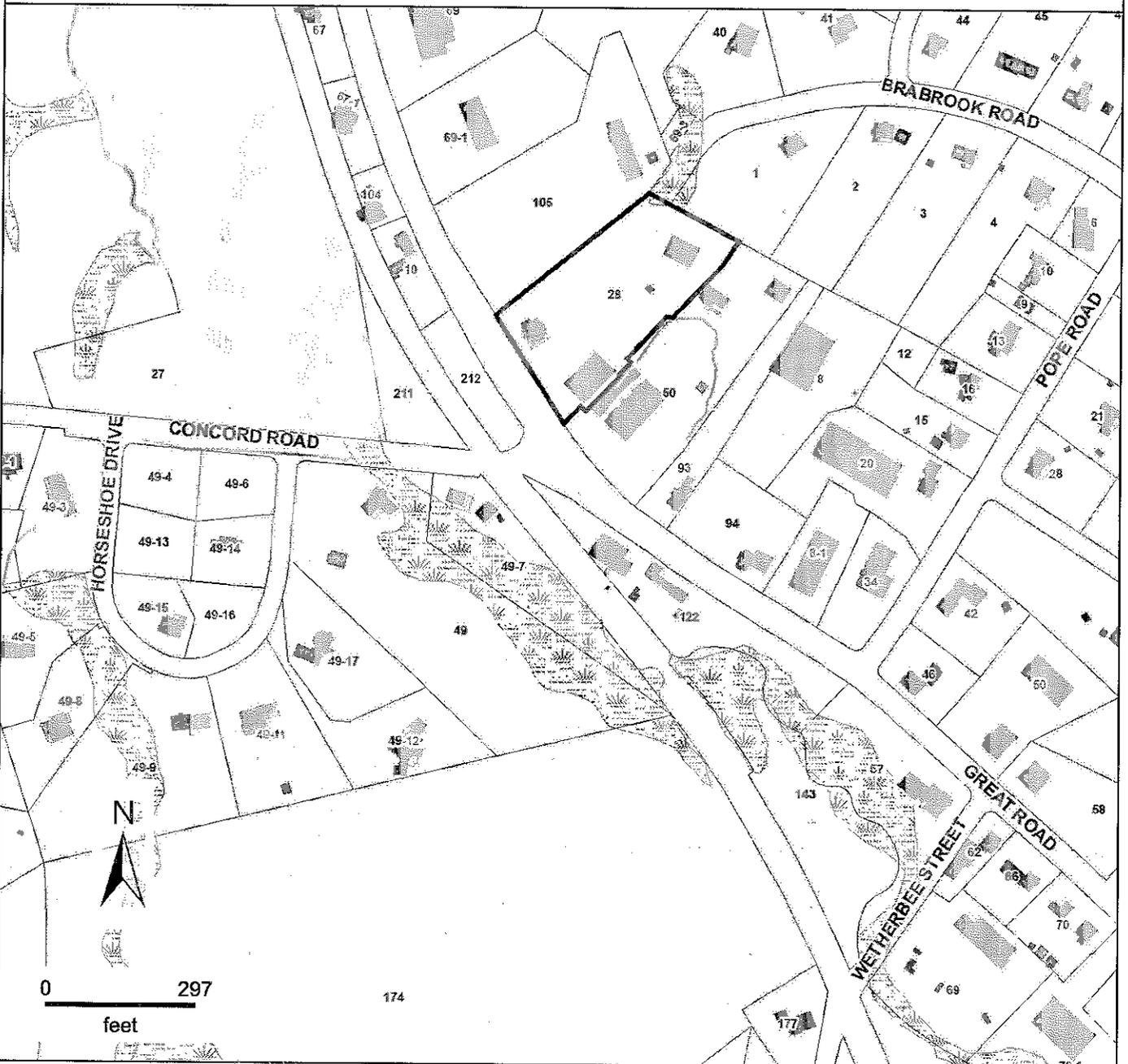


MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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107-115 Great Road

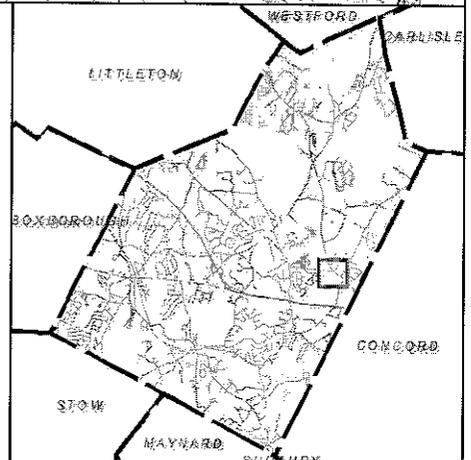


**Property Information**  
**Property ID** G4-28  
**Location** 113-115 GREAT RD



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**Town of Acton**  
 472 Main Street  
 Acton, MA 01720  
 Telephone (978) 929-6621  
 Fax (978) 929-6340

Brian McMullen  
 Principal Assessor

Locust: 107 Great Rd  
 Parcel: G4-28

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
F4-104	128 GREAT RD	ATLANTIC HOLDINGS, INC.	C/O WOODSHIRE MANAGEMENT CORP	132 GREAT ROAD	ACTON, MA	01720	
F4-105	121 GREAT RD	FEDERAL INVESTMENT TRUST NO 1		PO BOX 393	BEDFORD, MA	01730	
F4-99-1	125 GREAT RD	ACTON J M REALTY LLC		4 WISTLER LN	SOUTHBOROUGH, MA	01772	
F4-99-2	129-133 GREAT RD BEHIND	ELLSWORTH VILLAGE LLC		PO BOX 985	ACTON, MA	01720	
F4-99-201	1 ELLSWORTH VILLAGE RD	SIMONE ROBERT T TRUSTEE	SIMONE MARIA A TRUSTEE	SIMONE REALTY TRUST	ACTON, MA	01720	
F4-99-202	3 ELLSWORTH VILLAGE RD	STOW STREET REALTY INC		25 WESTFORD LN	ACTON, MA	01720	
F4-99-203	5 ELLSWORTH VILLAGE RD	MACONE JEANETTE R		7 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-204	7 ELLSWORTH VILLAGE RD	BOOSE ROBERT E	BOOSE EDWINA DRUMMOND	5 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-205	9 ELLSWORTH VILLAGE RD	STOW STREET REALTY INC		25 WESTFORD LN	ACTON, MA	01720	
F4-99-206	11 ELLSWORTH VILLAGE RD	CARNEY GAETANA M		11 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-207	13 ELLSWORTH VILLAGE RD	SHAPAZIAN CAROLE J TRUSTEE		187 EIGHTH ST #204	CHARLESTOWN, MA	02129	
F4-99-208	16 ELLSWORTH VILLAGE RD	COMEAU BARBARA F TRUSTEE		15 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-209	17 ELLSWORTH VILLAGE RD	SONG RUA HUA	ELLSWORTH VILLAGE REALTY TRUST 2009	17 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-210	19 ELLSWORTH VILLAGE RD	ROVIN ALYN	MU DONG OING	19 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-211	21 ELLSWORTH VILLAGE RD	EATON PAULINE C	ROVIN NANCY N	21 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-212	23 ELLSWORTH VILLAGE RD	ELLSWORTH VILLAGE LLC		PO BOX 985	ACTON, MA	01720	
F4-99-213	25 ELLSWORTH VILLAGE RD	ALSTORM WILLIAM + BONNIE		25 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-214	27 ELLSWORTH VILLAGE RD	CALIRI ANTHONY C + JANET H		27 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-215	29 ELLSWORTH VILLAGE RD	HUNT RAYMOND G		PO BOX 3040	ACTON, MA	01720	
F4-99-216	38 ELLSWORTH VILLAGE RD	MUELLER ELLEN S	HUNT SUSAN L	38 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-217	36 ELLSWORTH VILLAGE RD	MCLOUGHLIN JAMES + AMY		36 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-218	32 ELLSWORTH VILLAGE RD	LEBOW KENNETH	LeBOW KAREN BETH	32 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-219	30 ELLSWORTH VILLAGE RD	KENNEDY JAMES R	KENNEDY ALICE D	34 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-220	30 ELLSWORTH VILLAGE RD	BOTTOS PHILIPPOS A	BOTTOS AFRODITI	30 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-221	28 ELLSWORTH VILLAGE RD	SIMEONE ELISE C		28 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-222	26 ELLSWORTH VILLAGE RD	RUBIN ROBERT J + DONNARAE A		26 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-223	24 ELLSWORTH VILLAGE RD	BASILE ANNE R		24 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-224	22 ELLSWORTH VILLAGE RD	PALMACCIO LEONA E		22 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-225	20 ELLSWORTH VILLAGE RD	HEILAND CYNTHIA G TRUSTEE	HEILAND INVESTMENT TRUST	20 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-226	18 ELLSWORTH VILLAGE RD	SONG BAORYUN + WEI		18 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-227	16 ELLSWORTH VILLAGE RD	BRIGGS KAREN S		16 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-228	12 ELLSWORTH VILLAGE RD	ARNOLD THOMAS B	ARNOLD DORSEY F	12 ELLSWORTH VILLAGE RD	ACTON, MA	01720	
F4-99-229	10 ELLSWORTH VILLAGE RD	GAUTHIER GAIL TRUSTEE	OF THE GAIL E GAUTHIER TRUST	10 ELLSWORTH VILLAGE RD	ACTON, MA	01720	

Brian McMullen  
Principal Assessor

Locus: 107 Great Rd  
Parcel: G4-28

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
F4-99-230	8 ELLSWORTH VILLAGE RD	DIRRING CHARLES T TRUSTEE LE	8 ELLSWORTH VILLAGE RD REAL ESTATE TRUST	8 ELLSWORTH VILLAGE RD	ACTON,	MA	01721
F4-99-231	6 ELLSWORTH VILLAGE RD	LARSEN SUZANNE		6 ELLSWORTH VILLAGE RD	ACTON,	MA	01722
F4-99-232	4 ELLSWORTH VILLAGE RD	STOW STREET REALTY INC		25 WESTFORD LN	ACTON,	MA	01723
F4-99-233	2 ELLSWORTH VILLAGE RD	PAPPAS BARBARA S		PO BOX 797	ACTON,	MA	01724
F4-99-3	BRAEBROOK RD	ELLSWORTH VILLAGE LLC		PO BOX 985	ACTON,	MA	01725
F5-40	11 BRAEBROOK RD	VRABLIK EDWARD A	CAROL A	11 BRAEBROOK RD	ACTON,	MA	01726
G4-10	124 GREAT RD	MADISON GROUP LLC		4 BREEZY POINT RD	ACTON,	MA	01727
G4-122	94 GREAT RD	BURSAW JEFFREY W		27 MILLBROOK LANE	ACTON,	MA	01728
G4-211	128 CONCORD RD	TOWN OF ACTON		472 MAIN STREET	ACTON,	MA	01729
G4-212	108 GREAT RD	TOWN OF ACTON		472 MAIN STREET	ACTON,	MA	01730
G4-27	120 CONCORD RD	TOWN OF ACTON		472 MAIN STREET	ACTON,	MA	01731
G4-48	127 CONCORD RD	JOHNSON ROBERT A		127 CONCORD RD	ACTON,	MA	01732
G4-49-7	129 CONCORD RD	TORODE NANCY		129 CONCORD RD	ACTON,	MA	01733
G4-50	97-105 GREAT RD	WETHERBEE PLAZA LLC		6 PROCTOR STREET	ACTON,	MA	01734
G4-93	93 GREAT RD	93 GREAT PROPERTIES LLC		PO BOX 2350	ACTON,	MA	01735
G4-94	83 GREAT RD	EAST ACTON LAND INC	FUHRMEISTER MATTHEW	69 GREAT RD	ACTON,	MA	01736
G5-1	10 BRAEBROOK RD	SHANLEY RACHEL	BARBARA	10 BRAEBROOK RD	ACTON,	MA	01737
G5-2	8 BRAEBROOK RD	SCHNEIDER ROBERT J		8 BRAEBROOK RD	ACTON,	MA	01738
G5-3	6 BRAEBROOK RD	CHABAD CENTER OF ACTON INC		6 BRAEBROOK RD	ACTON,	MA	01739
G5-8	83 GREAT RD REAR	87 GREAT ROAD PROPERTIES LLC		PO BOX 2350	ACTON,	MA	01740

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

**HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:**

Boxborough, MA 01729    Maynard, MA 01754    Concord, MA 01742    Littleton, MA 01460  
 Carlisle, MA 01741    Stow, MA 01775    Westford, MA 01886    Sudbury, MA 01776

Brian McMullen  
Acton Assessors Office

5/5/2014



