



Planning Department

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INTERDEPARTMENTAL COMMUNICATION

To: Steven Ledoux, Town Manager **Date:** May 7, 2014
From: Scott A. Mutch, Zoning Enforcement Officer & Assistant Town Planner
Subject: Site Plan Special Permit Application #08/01/13 – 444
Remand Hearing – May 19, 2014

Location: 400 – 408 Massachusetts Avenue
Applicant: TRB Development Group, Inc., 36 Londonderry Turnpike, Hooksett, NH 03106
Engineer: Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772
Architect: BKA Architects, Inc., Architecture and Interiors, 142 Crescent Street,
Brockton, MA 02302
Zoning: Kelley's Corner (KC)
Groundwater Protection District Zone 4
Proposed FAR: 0.16 (Includes proposed CVS and existing TD Bank)
Base FAR – 0.20
Maximum FAR – 0.40 (Based upon requirements set forth in Section 5.6)
Proposed Uses: CVS Pharmacy (with potential for future drive-up facility) & TD Bank Branch
Map/Parcel: F-3/Lots 118-2, 127, 128 & 134
Remand Hearing Date: May 19, 2014
Decision Due: June 14, 2014

This memorandum is respectfully submitted as a brief overview to summarize the modifications of the new Site Plan design which has resulted from mediation of the Board's previous Site Plan Special Permit Decision, dated December 16, 2013.

Plan Modifications:

- The property lines of the Project have been revised to create a new single lot which includes 6,552 ft² of Lot 118-2, 55,893 ft² of Lot 128, 1,094 ft² of Lot 134 and entire 45,729 ft² of Lot 127;
- The overall lot area has been reduced to 109,268 ft² (2.51 ac) from 117,177 ft² (2.69 ac);
- The location and size of the building has not significantly changed;
- Total number of parking spaces has been reduced to 69 (from 73) for the CVS development. The total number of parking spaces on the Site is 93 (24 were constructed as part of the TD Bank development);
 - The previous row of 19 parking spaces (15 across the southern property line and 4 perpendicular running up western boundary) and the associated two-way maneuvering aisle have been removed;

- The trash enclosure has been pulled up to be in-line with the reconfigured rear parking area;
- A bump-out of the property line has been created on the eastern side of the property to create an area for 5 parking spaces;
- Impervious lot cover has been reduced by 6,180 square feet;
- No Landscaping Plan has currently been submitted, however, the Applicant has agreed and committed to submit a Revised Landscape Plan to the Planning Department on or before August 15, 2014 for review and approval. This would be adopted and become a Condition as part of the Amended Decision.

ITEM FOR BOARD OF SELECTMEN CONSIDERATION

1. Pedestrian Access to Neighborhood located South of the Proposed Project

December 16, 2013 Site Plan Special Permit Decision:

Plan modification 3.1.1 stated *“The Plan shall show landscape screening along the entire property line which separates the 118-2 parcel of land from the abutting residential properties located along the northern side of Nadine Road and extend approximately 60’-0” beyond the eastern edge of the Francine Road Public-Right-of-Way. The landscape screening shall be as follows: evergreen trees shall be shown at an interval of between 6’-0” (six feet) and 8’-0” (eight feet) on-center, with a note that alternate spacing patterns may be determined in the field in coordination with the approval of the Acton Tree Warden. The screening shall be installed within 1 (one) year from the date that clearing commences on the Site, or as soon as possible in the subsequent growing season.”*

Plan Modification 3.1.2 stated *“ The Plan shall show an 8’-0” high fence along 1) the entire property line which separates the 118-2 parcel of land from the abutting residential properties located along the northern side of Nadine Road and extend approximately 60’-0” beyond the eastern edge of the Francine Road Public-Right-of-Way, and 2) along the entire length of the property line which separates the 118-2 parcel of land from the parcels of land identified as 118 & 118-1 on Tax Assessor Map F-3.”*

The Planning Department would recommend a slight modification of these requirements and therefore, respectfully requests that a pedestrian access/connection be established between the neighborhood and the ongoing Kelley’s Corner redevelopment. One of the major themes and goals of the redevelopment of Kelley’s Corner and Acton 2020 in general, is to create and provide for convenient and efficient pedestrian access, safe and comfortable pedestrian environments and a walkable community.