



**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (978) 929-6611  
Fax (978) 929-6350

**Steven L. Ledoux**  
Town Manager

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June 23, 2014

Please place this in the Legal Ad section of the Acton Beacon on Thursday, July 3 and 17, 2014

Bill to: Angel Performing Arts, Inc.  
348 North Ave  
Weston, MA 02493  
617-230-3854

Please confirm and send tear sheet to Lisa Tomy, Town Manager's Office along with an email confirmation: [ltomy@acton-ma.gov](mailto:ltomy@acton-ma.gov)

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**LEGAL NOTICE**  
**TOWN OF ACTON**  
**NOTICE OF A PUBLIC HEARING**

The Acton Board of Selectmen will hold a public hearing on July 28, 2014 at 9:00 PM in the Francis Faulkner Hearing Room 204 in Town Hall, 472 Main Street, Acton on the application of Angel Performing Arts, Inc., 348 North Ave, Weston, MA 02493, for a Use Special Permit #06/16/14 – 449, required under Section 10.3 and 3.5.15 (10) of the Acton Zoning Bylaw, at 898 Main Street, Acton, MA 01720. The application and accompanying plans can be inspected at Town Hall during normal business hours.

**Board of Selectmen**

Selectmen Adachi

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Town of Acton

Application for a Special Permit

To The

Board of Selectmen

Please type or print your application.

Indicate the special permits requested. The fee for a Special Permit is \$250 unless otherwise noted.

Recreation	Nursing Home	Restaurant
Hotel, Inn or Motel	Combined Business & Dwelling	Lodge or Club
Veterinary Care	Commercial Kennel	Commercial Recreation
Commercial & Trade School	Amusement Facility	Freestanding Sign
Warehouse	Mini-Warehouse	Heating Fuel Sales/Service
Light Manufacturing	Scientific Research/Development/Production	
Reduced Parking Fee = \$100	Drive-Up Bank Fee = \$1000	Service Station Fee = \$1000

If this application is made concurrently with a site plan application, then the fee will be \$100 in all cases.

APPLICANT

Name & Address

Angel Performing Arts, Inc.  
348 North Ave.

Telephone Weston, MA 02493

617-230-3854

OWNER

Name & Address

Werner Gossels

17 Bennett Rd.

Wayland, MA

01778

Telephone

508-358-7812

SITE

Location and Street Address of the Property

Rear portion of  
898 Main St.

Tax Map & Parcel Number

C5-20-1

Area of Lot ac.

2.64 ac.

Zoning District

L1

If any other permits or site plans have been granted for the property, give the file numbers:

Six(6)+CD completed copies of this application and supporting materials including plan sheets, if any, are required at the time of submission. A certified abutters list taken from the most recent town tax list and certified by the Town Assessor must be included with this application. At a minimum, a 1"=1200' location map must be provided with each copy of the application showing the subject site in relation to other lots, roads, and natural features. Sufficient supporting information must be provided to fully explain the purpose and plans of the applicant -- attach additional sheets and plans as necessary. The Board may require additional information as it deems necessary. Each copy of any plan sheets shall be folded so that it will fit neatly into a letter sized file folder.

June 16, 2014

Frank Ramsbottom  
Building Commissioner, Town of Acton  
427 Main Street  
Acton, MA 01720

Re: 898 Main Street  
Building Evaluation and  
Code Review

Dear Frank:

My review of the this building and plans for this project have dealt with occupancy requirements, exit issues, and general Code compliance.

#### GENERAL ASSESSMENT:

ANGEL PERFORMING ARTS, INC. is an academy providing a dance curriculum for those interested in learning authentic Chinese Dance as an art form. Their interest is in providing instruction and performances in the building at 898 Main Street, currently a warehouse use.

The space of approximately 8,000 square feet is a portion of a steel framed building of one floor. The building is of Type II construction, and a two-hour rated wall separates their use fro the adjacent tenant. The location and size of the exits is adequate for the intended use and will be made accessible, all as shown on the attached drawing.

The building has an automatic fire sprinkler system, which will be adapted to the new construction.

The property is located in the Industrial SM zone. Angel Performing Arts, Inc. is requesting a Special Permit for Commercial Recreation use.

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#### BUILDING CODE REVIEW:

The work will conform to the International Existing Building Code.

1. Use Group: A-3
2. Construction Classification: Type II B

Alterations at Level 1 consisting of finishes will comply with Chapter 6 of the IEBC. This will include new vinyl floor finishes placed over an existing concrete floor slab. Wall finishes will be of gypsum wall board, painted or with vinyl wallcovering.

Alterations at Level 2 consisting of reconfiguration of space, addition of new doors, and installation of new lighting and sound systems. All such work will comply with Chapter 7 of the IEBC.

A change of occupancy will comply with Chapter 9 of the IEBC.

3. TOILET REQUIREMENTS:

A total population of 180, gives a fixture count of 2 for men and 3 for women

4. EXIT REQUIREMENTS:

- a. required exits are shown on the plans.

5. SPRINKLER ISSUES:

Coverage of the area between the new acoustical ceiling and the main ceiling above will be required. Any changes to the sprinkler system will require documentation for construction and insurance purposes.

LINDSAY SHIVES ASSOCIATES



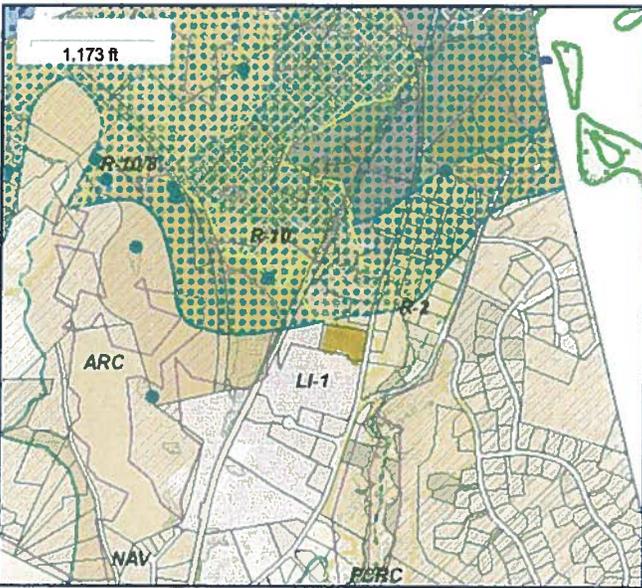
Lindsay Shives

Mass. Reg. Arch. No.1863



PROPERTY VIEWER INTERACTIVE MAP STREET PHOTOS Map Size [Print](#) [E-mail](#) [New Search](#)

Scale 1" = 1173 ft



Property ID  
Location

[Refresh](#) [Clear All Layers](#)

IMAGERY

- NONE
- TOWN (2007, INFRARED)
- TOWN (2007, COLOR)
- MASSGIS (2005)
- MASSGIS (2001)
- TOWN (1963)

- MAP TEXT
- TOWN DATA
- BASE MAP
- TOPOGRAPHY
- NATURAL HERITAGE FEATURES
- NATURAL RESOURCES
- GROUNDWATER PROTECTION DISTRICTS
- ZONING
- FLOOD ZONES

\*Labels and some layers may not be visible at all zoom levels or may be obscured.

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