



**TOWN OF ACTON**  
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**Zoning Enforcement Officer**

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Steve Ledoux, Town Manager  
Board of Selectmen **Date:** October 10, 2014

**From:** Scott A. Mutch, Zoning Enforcement Officer & Assistant Town Planner

**Subject:** Use Special Permit Application #09/09/14-453 (Green)  
508 Nagog Park, SVR Group Foods, Inc.

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**Location:** 508 Nagog Park  
**Applicant:** SVR Group Foods, Inc., c/o Sailaja Setty & Ramanaiah Vavilla, 135 East Main Street, Apt. E-7, Westborough, MA 01581  
**Owner:** Nagog Mall, LLC. c/o Marcia Alevizos, 396 Washington Street, Suite 325, Wellesley, MA 02481  
**Architect:** E.J. Rempelakis Associates, 179 Great Road, Suite 201, Acton, MA 01720  
**Previous Site Plans:** #06/10/74-0086: Site Plan Special Permit to Construct New Shopping Plaza  
#09/08/78-158  
#07/25/91-333: Use Special Permit for Commercial Recreation  
#04/02/08-413: Use Special Permit for Commercial Recreation  
**Previous BOA Hearings:** #79-10: Variance for Signage - Denied  
#2000-14: Variance for Signage - Withdrawn  
**Zoning:** Limited Business (LB)  
Groundwater Protection District Zone 4  
**Proposed Uses:** Restaurant (150 Total Seats)  
**Map/Parcel:** B-4/7-2  
**Hearing Date:** October 20, 2014  
**Decision Due:** January 18, 2015

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Attached are the legal ad, application, plan sheets, and departmental comments. As of this date, comments have been received from the Town of Acton's Engineering Department, Fire Department and the Zoning Enforcement Officer. Upon review of the submitted comments to date, it does not appear that there are any significant impediments which would negatively affect the proposed application. Any potential draft decision could include appropriate site plan conditions and limitations required to address any potential issues or concerns.

The applicant is proposing to take over the former Il Forno Restaurant and the 65 currently existing restaurant seats. The applicant is also seeking to expand the existing restaurant space into the adjoining commercial space which was previously Christine's Day Spa. The restaurant expansion would include an additional 85 restaurant seats, which would bring the total number of seats to 150. A restaurant with 10 seats or less is permitted as of right in the subject zoning district. Any additional seats in excess of 10 requires a USE Special Permit. All of the proposed seating is to be located within the existing structure, and no seating

is proposed on the exterior of the restaurant. There are no modifications or alterations proposed to the existing parking lot and based upon the requirements of Section 6.3, the existing parking lot would seem to more than adequately comply with the minimum Bylaw parking requirements. Finally, although there are alterations and modifications proposed within the existing shell of the structure, the proposed alterations would not seem to adversely affect the overall FAR of the property. The Planning & Zoning Department does not object to the proposed Use Special Permit.