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DEC 29 2014

TOWN CLERK
ACTON

January 28, 2014

Town of Acton Planning Board
472 Main Street
Acton, MA. 01720

RECEIVED
KPB

DEC 29 2014
CK1828

Town of Acton
Planning Department

Dear Members of the Board:

I am applying for four signs, one front and three side for the Wetherbee Plaza II building at 107 Great Road, Acton. I have had a sign consultant look at the building and look at the sizes and his professional opinion is they are not too big or not too small. As you will notice the front sign is actually smaller than what it is but as per the sign by-law you need to draw a straight triangle or square whatever applies so the major factor of the front sign is the circle in the middle which increases the square footage and bottom.

The other three signs on the building are on the side of the building which my consultant has viewed, measured and drawn to fit the building accordingly. These signs are the replica of Wetherbee I. Twenty four caret letters and edges with black sand background. The signs are built to the highest quality and will stand up to the plaza's image. The previous signs installed by the tenants were inexpensive aluminum/pvc content and had no class whatsoever so I immediately removed them from the building.

I have tried to submit as much information as I know but can be reached by telephone, email or my personal cell (978) 430-4000 for any comments before the hearing.

Thank you in advance for your cooperation in regards to this matter.

Sincerely,

Leo Bertolami, Manager



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TOWN CLERK
ACTON

December 29, 2014

Town of Acton Planning Board
472 Main Street
Acton, MA 01720

RE: Sign Permit for Wetherbee Plaza II

Dear Members of the Board:

Please consider this a second request for a sign permit for the Wetherbee Plaza II building located at 107 & 115 Great Road. My original request was made on January 28, 2014, a copy of this letter is enclosed. The Zoning Enforcement Officer, Scott Mutch, disallowed my first application because there was a picture of an automobile on the sign. The Planning Board also disallowed my instruction and training facility under Section 3.4.11 of the Town of Acton Zoning Bylaws. I have taken case to Superior Court and it is scheduled to be heard in 2015. I now have two pending lawsuits against the Town of Acton, the other lawsuit involves the Wetherbee Plaza II to Ellsworth Village connecting sidewalk.

To make a long story short, I went to see the Town Manager, Steve Ledoux, early this month and Steve stated that he would send Scott Mutch an email to instruct him to accept the package for the Planning Board so that they can hear my request for new signage for 107 and 115 Great Road. As I was told to resubmit my sign permits for 107 and 115 Great Road, I am doing so. While I am submitting the applications for two buildings at the same time, in case of denial on either building, I would like the requests to be heard separately so that I will have the ability to appeal either request individually, if needed.

I have updated the abutter list, which I've also enclosed.

For 107 Great Road, I've enclosed the completed sign package and which remains unchanged from the original submission back in January 2014.

For 115 Great Road, the sign application must have fallen through the cracks so I'm resubmitting it now. I requested a second free standing sign for this building. Enclosed please find the Atir logo. The size of this sign is determined by the Planning Board, if approved, and I am in agreement with that dimension. This sign will be located in front

of the 1910 Sears and Roebuck house belonging to the Station Master of Acton. I saved this house from demolition as I did the Wetherbee House, circa 1872, the home of Scheier, Katin & Epstein since 1999. Signage for historic buildings is very limited as the signs can only go a matter of inches from the architectural details on the building. So I am requesting a small free standing sign. Please keep in mind when you look at the enclosed Locus map that we need to deal with the state layout and the shape and topography of the lot. I have enclosed a copy of the site plan, where I feel the sign will be best situated.

I hope this helps and will answer any and all questions in advance of the meeting. I plan not only to come to the meeting but to present this request to the Planning Board myself. As a lifelong resident of Acton, this is my first time in front of the Planning Board. Please feel free to call me at 978-430-4000 if you have any questions.

Best regards,



Leo Bertolami
Manager

Enclosures:
January 28.2014 Planning Board Letter
Abutters list
107 Great Road sign package
115 Great Road sign package

ACTON PLANNING BOARD

APPLICATION FOR A SIGN SPECIAL PERMIT

Refer to the "Rules and Regulations for SIGN Special Permits" available from the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

1. Location and Street Address of Site

107 Great Road, Unit 1, 2 & 3

2. Applicant's Name: Wetherbee Plaza, LLC.

Address: 6 Proctor Street, Acton, MA.

Telephone: 978-263-5100

E-Mail: autoplex3@aol.com

3. Record Owner's Name: Wetherbee Plaza, LLC.

Address: 6 Proctor Street, Acton, MA.

Telephone: 978-263-5100

E-Mail: autoplex3@aol.com

4. Zoning District(s) of Parcel(s) EAV

Town Atlas Map & Parcel Number(s) G4-28

5. Indicate the subsection(s) of BYLAW Section 7.13 for which the PERMIT is sought:

Applying for signs which need Planning Board approval

6. Describe all SIGNS presently displayed by the business (including type of SIGN/s, size of SIGN/s and location of SIGN/s).

See enclosed color design prints done showing before and after

FRONT 216x24 SIDE 30x2 all Three

The undersigned hereby apply to the Planning Board for a public hearing and a SIGN Special Permit under Section 7.13 of the Zoning Bylaw.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of his/her knowledge.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

1-28-14

Date

Leo Berle, Applicant
Signature of Petitioner

RECORD OWNER'S KNOWLEDGE AND CONSENT

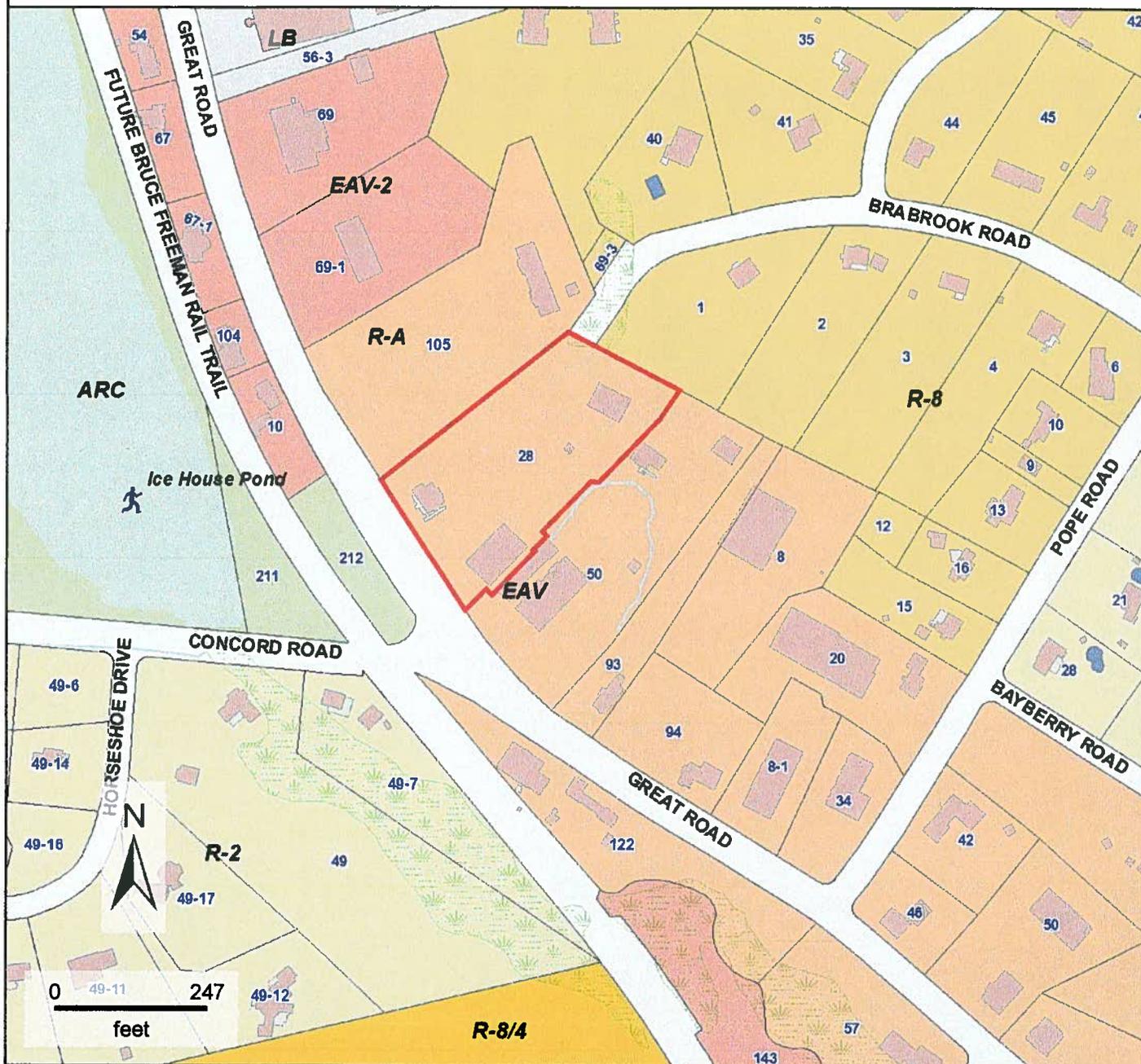
I hereby assert that I have knowledge of and give my consent to the application presented above.

1-28-14

Date

Leo Berle, Manager
Signature of Owner

107 Great Road Locus Map



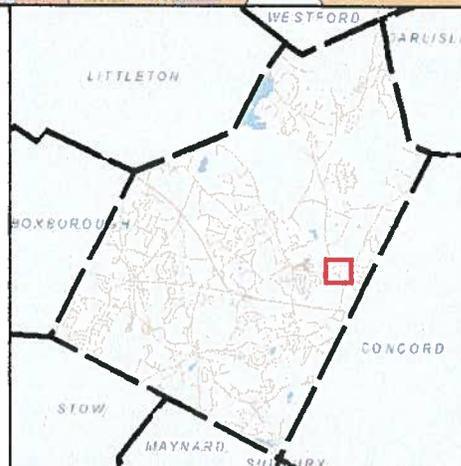
Property Information

Property ID G4-28
Location 113-115 GREAT RD



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



MATCH EXISTING SIGN STYLE AND MATERIALS



MIDDLE ENTRANCE UNIT 2

NORTHEAST COLLECTION

EXOTIC SPECIALTY CLASSIC

- 2' X 15' SINGLE SIDED SIGN
- 1" HANDPAINTED PVC MOLDING
- BLACK SMALTZ BACKGROUND
- 23K GOLD DIMENSIONAL LETTERS

NORTHEAST



COLLECTION

FRONT SIDE ENTRANCE UNIT 1



Acton Survey & Engineering, Inc.

P.O. Box 666 97 Great Rd. Suite 6
Acton, MA 01720-0666
(978) 263-3666 Fax (978) 635-0218
Email: actonsurvey@verizon.net

JOB 107 GREAT RD. SIGNS - 5100

SHEET NO. 1 OF 1

CALCULATED BY MTO DATE 1-29-14

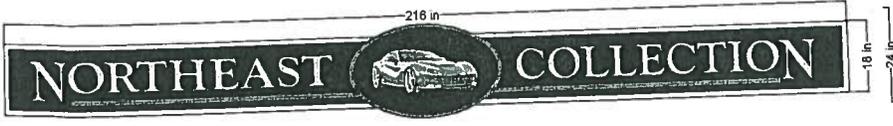
CHECKED BY _____ DATE _____

SCALE _____

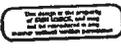
FRONT FACADE

50 LF w/ 6' PORTIO

7.7.4.1 1 SF/LF WALL
7.2.4.2 MAY HT = 2'



18" X 18" SINGLE SIDED SIGN
24" X 36" RAISED OVAL SIGN FEATURE
1" MOULDED PVC PICTURE FRAME BORDER
LETTER RAISED WITH 23K GOLD LEAF LETTERING
FRONT OF THE BUILDING ROUTE 2A



TREAT OVAL AS

SIZE OF SIGN 15 X 1.5 + 2 X 3 = 28.5' < 50' OK

SIDE FACADE

90 LF - ALLOWABLE AREA = 90 SF



2' X 15' SINGLE SIDED SIGN
1" HANDPAINTED PVC MOLDING
BLACK SMALTZ BACKGROUND
23K GOLD DIMENSIONAL LETTERS
UNIT 3

SIZE OF SIGN 2 X 15 = 30 SF

3 SIGNS OF SAME SIZE ALLOWED



Atir
natural
nail care clinic™

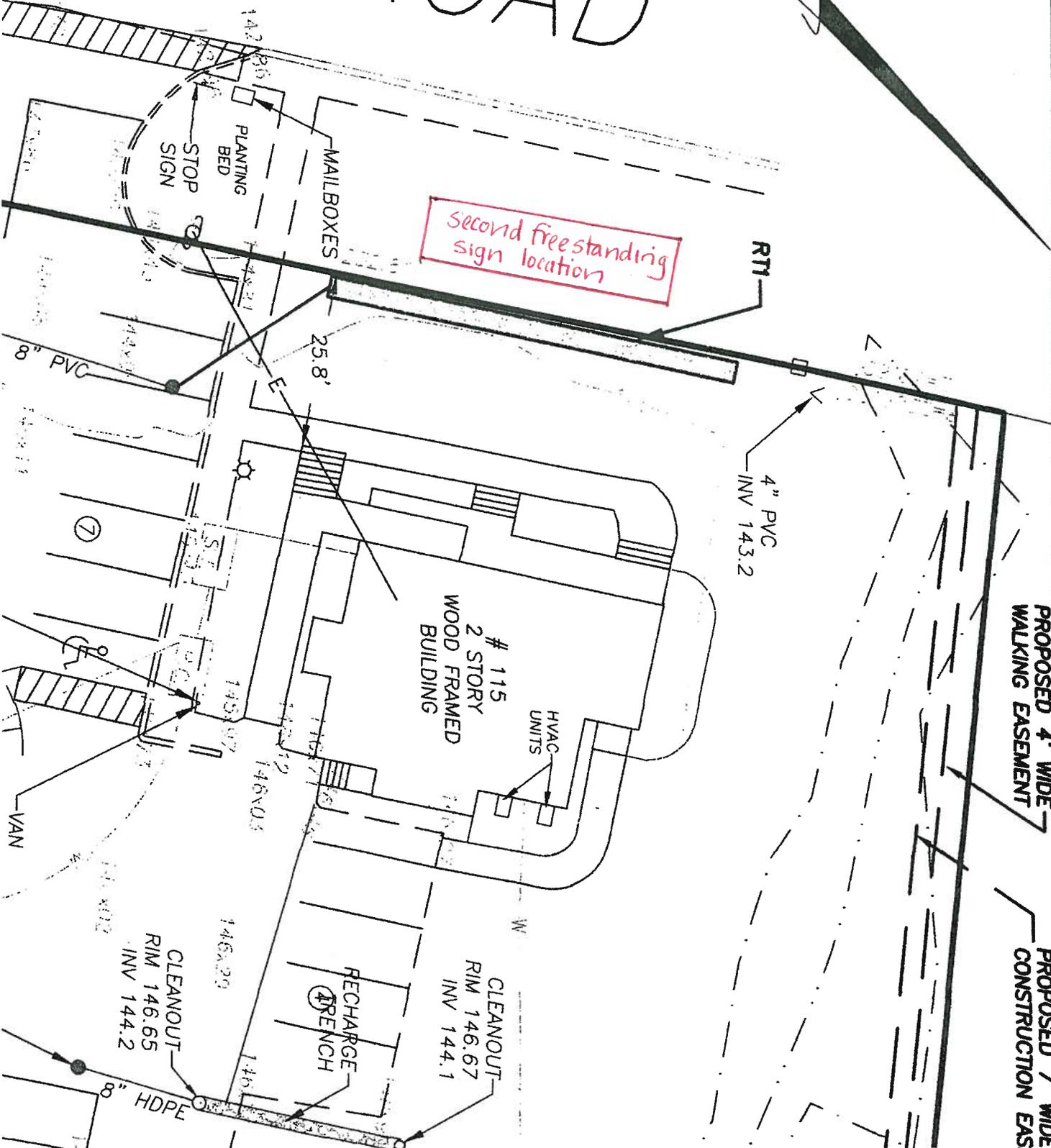
Pantone colors:

Nail=452U

Atir=1807U

Natural nail care clinic=463U

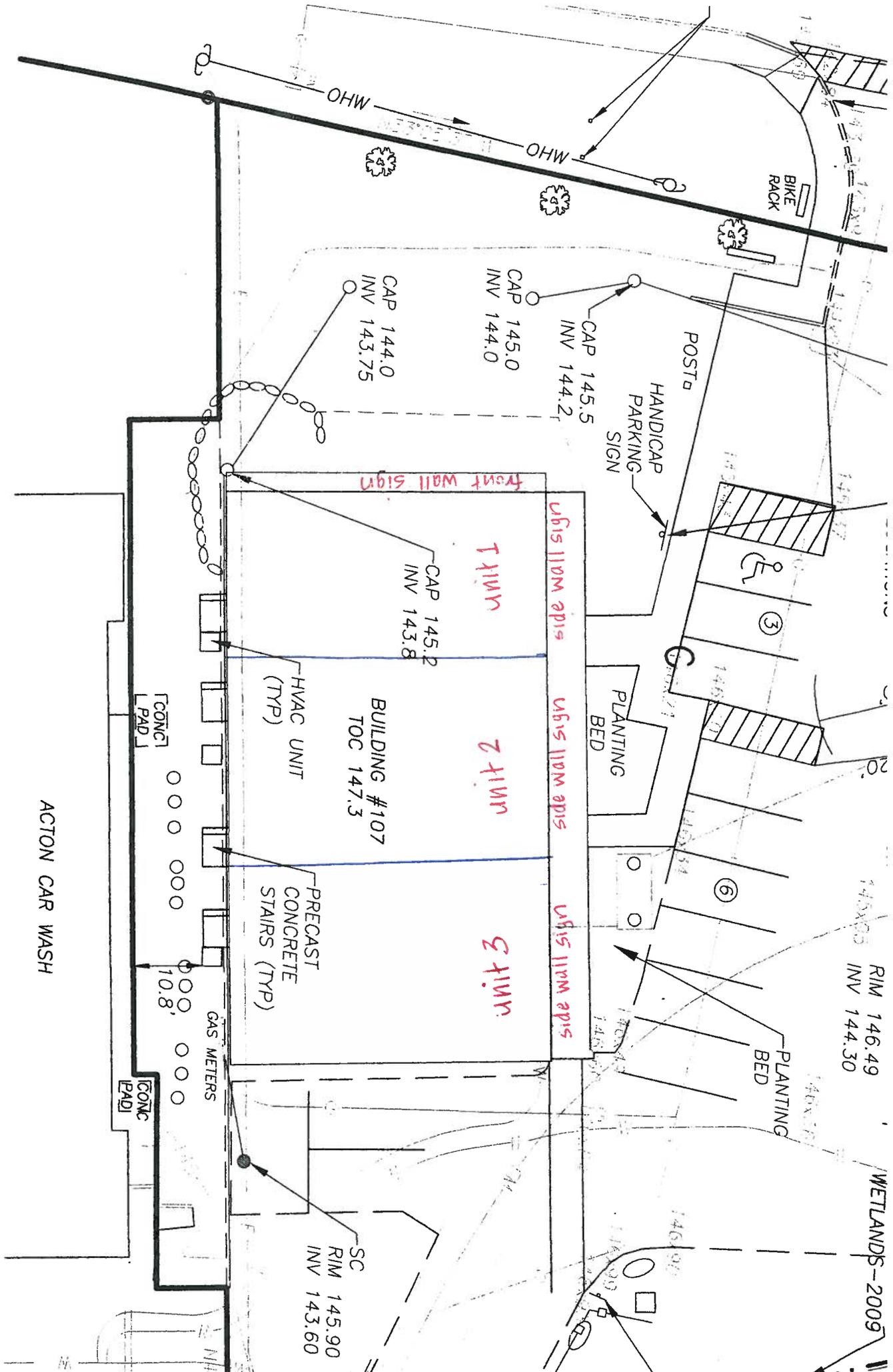
REAT ROAD



Second freestanding sign location

PROPOSED 4' WIDE WALKING EASEMENT

PROPOSED 7' WIDE CONSTRUCTION EAS



PROPOSED FLOWS

113 GREAT ROAD - CARRIAGE HOUSE
 First floor - trade shop 3 employees @ 15 and =45 and



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

Brian Mahkulan
 Principal Assessor

Locus: 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 | 126 GREAT RD | ACTON J M REALTY LLC | | 4 WISTLER LN | SOUTHBOROUGH, MA 01772 | | |
| F4-99-2 | 129-133 GREAT RD BEHIND | ELLSWORTH VILLAGE LLC | SIMONE MARIA A TRUSTEE | PO BOX 985 | ACTON, MA 01720 | | |
| F4-99-201 | 1 ELLSWORTH VILLAGE RD | SIMONE ROBERT T 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 JEANNETTE R | | 7 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-204 | 7 ELLSWORTH VILLAGE RD | MAPES JOYCE RING | | 26 WESTFORD LN | ACTON, MA 01720 | | |
| F4-99-205 | 9 ELLSWORTH VILLAGE RD | STOW STREET REALTY INC | | 11 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-206 | 11 ELLSWORTH VILLAGE RD | HERMAN KURT + JENNIFER | | 187 EIGHTH ST #204 | CHARLESTOWN, MA 02129 | | |
| F4-99-207 | 13 ELLSWORTH VILLAGE RD | SHAPAZIAN CAROLE J TRUSTEE | 13 ELLSWORTH VILLAGE ROAD REALTY TRUST | 15 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-208 | 15 ELLSWORTH VILLAGE RD | UPHAM JOHN H | | 17 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-209 | 17 ELLSWORTH VILLAGE RD | SONG RUA HUA | MU DONG QING | 19 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-210 | 19 ELLSWORTH VILLAGE RD | ROVIN ALYN | ROVIN NANCY N | 21 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-211 | 21 ELLSWORTH VILLAGE RD | EATON PAULINE C | | 23 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-212 | 23 ELLSWORTH VILLAGE RD | MARKISH TANYA | | 25 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-213 | 25 ELLSWORTH VILLAGE RD | ALSTORM WILLIAM + BONNIE | | 27 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-214 | 27 ELLSWORTH VILLAGE RD | CALLI ANTHONY C + JANETH H | | PO BOX 3940 | ACTON, MA 01720 | | |
| F4-99-215 | 29 ELLSWORTH VILLAGE RD | HUNT RAYMOND G | HUNT SUSAN L | 36 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-216 | 31 ELLSWORTH VILLAGE RD | MUELLER ELLEN S | | 36 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-217 | 33 ELLSWORTH VILLAGE RD | MCLOUGHLIN JAMES + AMY | | 34 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-218 | 34 ELLSWORTH VILLAGE RD | LABOW KENNETH | LABOW KAREN BETH | 32 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-219 | 32 ELLSWORTH VILLAGE RD | KENNEDY JAMES R | KENNEDY ALICE D | 30 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-220 | 30 ELLSWORTH VILLAGE RD | BOTTOS PHILIPPOS A | BOTTOS AFRODITI | 28 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-221 | 28 ELLSWORTH VILLAGE RD | SIMEONE ELISE C | | 26 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-222 | 26 ELLSWORTH VILLAGE RD | RUBIN ROBERT J + DONNAEAE A | | 24 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-223 | 24 ELLSWORTH VILLAGE RD | BAISLE ANNE R | | 22 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-224 | 22 ELLSWORTH VILLAGE RD | PALMACCIO LEONA E | HELLAND INVESTMENT TRUST | 20 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-225 | 20 ELLSWORTH VILLAGE RD | HELLAND CYNTHIA G TRUSTEE | | 18 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-226 | 18 ELLSWORTH VILLAGE RD | SEUNG BAOYUN + WEI | | 16 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-227 | 16 ELLSWORTH VILLAGE RD | BRIGGS KAREN S | | 12 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-228 | 12 ELLSWORTH VILLAGE RD | ARNOLD THOMAS B | ARNOLD DORSEY F | 10 ELLSWORTH VILLAGE RD | ACTON, MA 01720 | | |
| F4-99-229 | 10 ELLSWORTH VILLAGE RD | GAUTHIER GAIL TRUSTEE | OF THE GAIL E GAUTHIER TRUST | | | | |

Principal Assessor

Locus: 107 Great Rd
Parcel: G4-28

| Parcel ID | LOCATION | Owner | Co-Owner | Mailing Address | City | ST | ZIP |
|-----------|------------------------|-------------------------------|--|------------------------|-----------|-------|-----|
| F4-69-230 | 8 ELLSWORTH VILLAGE RD | DIRRING CHARLES T TRUST/EE LE | 8 ELLSWORTH VILLAGE RD REAL ESTATE TRUST | 8 ELLSWORTH VILLAGE RD | ACTON, MA | 01721 | |
| F4-69-231 | 6 ELLSWORTH VILLAGE RD | LARSEN SUZANNE | | 6 ELLSWORTH VILLAGE RD | ACTON, MA | 01722 | |
| F4-69-232 | 4 ELLSWORTH VILLAGE RD | STOW STREET REALTY INC | | 25 WESTFORD LN | ACTON, MA | 01723 | |
| F4-69-233 | 2 ELLSWORTH VILLAGE RD | PAPPAS BARBARA S | | PO BOX 787 | ACTON, MA | 01724 | |
| F4-69-3 | BRAEBROOK RD | ELLSWORTH VILLAGE LLC | | 11 BRAEBROOK RD | ACTON, MA | 01725 | |
| F5-40 | 11 BRAEBROOK RD | VRABLIK EDWARD A | CAROL A | 4 BREEZY POINT RD | ACTON, MA | 01728 | |
| G4-10 | 124 GREAT RD | MADISON GROUP LLC | | 27 MILLBROOK LANE | ACTON, MA | 01727 | |
| G4-122 | 94 GREAT RD | BURSAW JEFFREY W | | 472 MAIN STREET | 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 | |
| G4-49 | 127 CONCORD RD | JOHNSON ROBERT A | | 127 CONCORD RD | ACTON, MA | 01732 | |
| G4-48-7 | 128 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 | |
| G4-83 | 93 GREAT RD | 93 GREAT PROPERTIES LLC | | PO BOX 2350 | ACTON, MA | 01735 | |
| G4-84 | 83 GREAT RD | EAST ACTON LAND INC | | 69 GREAT RD | ACTON, MA | 01736 | |
| G5-1 | 10 BRAEBROOK RD | SHANLEY RACHEL | FUHRMEISTER MATTHEW | 10 BRAEBROOK RD | ACTON, MA | 01737 | |
| G5-2 | 8 BRAEBROOK RD | SCHNEIDER ROBERT J | BARBARA | 8 BRAEBROOK RD | ACTON, MA | 01738 | |
| G5-3 | 6 BRAEBROOK RD | CHABAD CENTER OF ACTON INC | | 6 BRAEBROOK RD | ACTON, MA | 01739 | |
| G6-8 | 83 GREAT RD REAR | 87 GREAT ROAD PROPERTIES LLC | | 89 GREAT RD | 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 01888 Sudbury, MA 01776

Brian McMullen
 Acton Assessors Office

12/8/2014