

ACTON MUNICIPAL PROPERTIES DEPARTMENT

INTERDEPARTMENTAL COMMUNICATION

To: Scott Mutch, Zoning Enforcement Officer **Date:** Feb. 10, 2015
From: Dean A. Charter, Municipal Properties Director
Subject: Remand Hearing # 12-01, Walker Realty, 348-364 Main Street

I have reviewed the revised site plan for this proposed development and am familiar with the location. my comments are as follows:

1. The plan is conceptual in nature. I will really need to see a formal stamped landscape plan showing exact number, location, size, and species of trees and shrubs proposed in order to render an informed opinion.
2. The landscape plan should show compliance with note #17 found on page 60 of the Zoning Bylaw regarding landscape screening requirements to separate a non-residential use from a residential district, or a justification as to why that standard should not apply.
3. The landscape plan should show compliance with sections 6.7.6 through 6.7.8.8 inclusive, located on pages 89-91 of the Zoning Bylaw, or a justification as to why those standards should not apply.

WALKER REALTY LLC

January 20, 2015

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

**Re: Remand Hearing- 348, 350, 352, 362 and 364 Main Street, Acton
Land Court Case No. 12 MISC 459564(AHS)**

Dear Members of the Board,

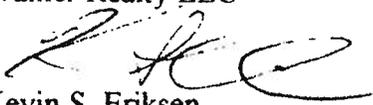
In accordance with the Land Court Decision dated November 25, 2014, Case No. 12 MISC 459564(AHS) please find the following:

- 1) Five Copies of the plan which was the subject of the above referenced litigation dated 12/2/2011 entitled "Next Generation Children's Center & Landscape Center, 348, 350, 352, 362 & 364 Main Street, Acton Massachusetts, 01720, Conceptual Site Plan" prepared for Walker Realty LLC, prepared by Hancock Associates (the "Original Plan");
- 2) Five Copies of the revised plan dated 12/2/2011 with revisions through 1/13/2015 entitled "Next Generation Children's Center & Landscape Center, 348, 350, 352, 362 & 364 Main Street, Acton Massachusetts, 01720, Conceptual Site Plan" prepared for Walker Realty LLC, prepared by Hancock Associates (the "Revised Plan");
- 3) Certified abutters list; and
- 4) Check in the amount of \$149.04 payable to the Town of Acton.¹

The Board will notice that the Revised Plan includes additional landscaping details as well as suggests the addition of a proposed turning lane to help mitigate any traffic concerns associated the with the proposed development. We look forward to meeting with the Board to discuss this proposal in more detail at its next available hearing.

Sincerely,

Walker Realty LLC


Kevin S. Eriksen

¹\$6.48 per abutter, 23 abutters. Please note that the Applicant did not provide postage for repeat entries for property owned by Walker Realty LLC. Kindly send only one notice to the Applicant entity.

