



Planning Department

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MEMORANDUM

To: Board of Appeals **Date:** April 24, 2015
From: Roland Bartl, AICP, Planning Director *R. B.*
Subject: **Hearing #15-08, 429 Great Road**
Special Permit Application -
ZBL S. 8.3.3 - Horizontal Extension in Nonconforming Front Setback

The applicant is seeking a special permit under Zoning Bylaw (ZBL) section 8.3.3 to allow the extension of an existing building within the dimension of its nonconforming setback. The building in question at 429 Great Road is the old red barn just south of the intersection with Harris Street (Pegasus). The plan available for review at this time is conceptual; not all dimensions are shown.

- As step 1, the applicant proposes to move the building from its current location between 0.8 and 1.8 feet from the Great Road sideline to a new setback of approximately 15 feet. This reduces the building's nonconformity. The minimum required zoning setback is 75 feet, or 30% of the lot depth whichever is less, but not less than 30 feet. Reducing nonconformity is generally desirable, and can be done without a special permit.
- In step 2, the applicant proposes a horizontal extension of the building towards the north side within the dimension of the proposed new non-conforming setback (or the currently existing one - it is possible to think of it either way). This requires a Board of Appeals special permit under ZBL, section 8.3.3. The concept plan suggests the closest front setback of the addition to be 15.3 feet.
- The proposed horizontal extension, if approved, would measure a width of nearly four times the current building width.
- I asked the applicant to consult with the Design Review Board (DRB) so that the overall appearance of the proposed project can be evaluated in the context of the requested section 8.3.3 special permit. It is my understanding that the applicant had a meeting with the DRB on April 15. I expect that (1) the DRB will provide comments and (2) the applicant will provide additional information and/or architectural concept plans for the building.
- If the requested special permit is granted, the project will need to be fully designed for a site plan special permit application to the Board of Selectmen.

cc: Planning Department
DRB
Applicant