

# RYAN DEVELOPMENT LLC

September 11, 2015

Acton Board of Selectmen  
Katie Green, Chair  
Acton Town Hall  
472 Main Street  
Acton, MA 01720

RE: Special Permit and Site Plan Special Permit Applications  
252-256 Main Street, Acton, MA

Dear Ms. Green and Members of the Board:

This letter is provided in connection with Ryan Development, LLC's proposed development of a 6,020 +/- s.f. restaurant to be located on a portion of the property known as 252-256 Main Street. The property contains 280,192 s.f., more or less and is the current location of the former 94 seat McDonald's restaurant. The Applicant proposes to raise the existing structure and to construct a new 110 Grill Restaurant containing 189 indoor seats and 51 seasonal patio seats as shown on the attached plan entitled "110 Grill, 256 Main Street (Route 27) Town of Acton, Middlesex County, Massachusetts", prepared by Howard Stein Hudson and prepared for Ryan Development, LLC (the "Plan"). The Applicant also proposes minor site improvements/modifications associated with the proposal as shown on the Plan.

In conformance with the Town of Acton Bylaws as well as the "Rules and Regulations" governing Site Plan Special Permits and Special Permits from the Board of Selectmen, enclosed please find applications for a Site Plan Special Permit and a Special Permit for a Restaurant in a KC zoning district.

Also enclosed in regards to the above referenced application please find the following:

- A) A copy of the most recently recorded deeds for the lot in question;
- B) Vote from Ryan Development, LLC authorizing the Application;
- C) Certified Abutters List along with required certified envelopes and postage;
- D) Detailed Plan showing information requested in Sections 3.7 and 3.9 of the Rules and Regulations governing Special Permits and Site Plan Special Permits from the Board of Selectmen respectively;
- E) Water Balance Calculations, Drainage Calculations and Earth Removal Calculations;
- F) Letter from Vanasse & Associates Inc. dated September 2, 2015; and
- G) Applicable Application Fee.

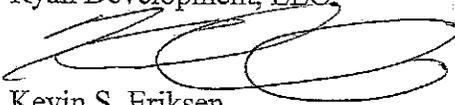
Please be advised that as part of this application we are requesting waivers of the following sections of the Rules and Regulations for Special Permits and Site Plan Special Permits (collectively the "Rules and Regulations"):

Section 1.7 (Section 1.6 from Rules and Regulations Governing Site Plan Special Permits): The proposal is for the redevelopment of a portion of the existing site and the proposed work is therefore limited. Given the nature of the proposed redevelopment and the existing conditions of the already fully developed site, a security bond is not necessary.

Section 3.7 (Section 3.10 from Rules and Regulations Governing Site Plan Special Permits): Where the proposal is for the redevelopment of an existing restaurant, and the additional new trips will be less than 30 trip ends per peak hour and 400 trip ends per weekday above what the existing building could bear, a traffic study is not warranted. See attached letter from Vanasse & Associates, Inc.

It is the Applicant's belief that the proposal as designed meets the requirements of the Rules and Regulations, as well as the requirements for a development located in the Kelly's Corner District as defined by Section 5.6 of the Zoning Bylaws as well as the requirements for a Special Permit pursuant to Section 10.3 of the Zoning Bylaws. Specifically, the proposal is in harmony with the purpose and intent of this Bylaw as that purpose is defined in Section 5.6, the proposal will not be detrimental or injurious to the neighborhood in which it is to take place and is appropriate for the site in question as this section of Main Street is zoned appropriately for the use proposed, the site is the former location of a fast food restaurant and is in need of redevelopment. Moreover, the application as proposed complies with all applicable requirements of the Zoning Bylaws.

Thank you in advance for your time and consideration. If you have any questions, please do not hesitate to contact me directly at the number listed above.

Sincerely,  
Ryan Development, LLC,  
  
Kevin S. Eriksen

Enclosures.  
Cc: Client

Appendix B  
TOWN OF ACTON  
APPLICATION FOR SPECIAL PERMIT  
(ZONING BYLAW)

Indicate the type of Special Permit Requested: BOS Special Permit - Restaurant in KC District

Under Zoning Bylaw Section: 3.55 - Table of Principal Uses \*

Refer to the "Rules and Regulations for 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 proposed SPECIAL PERMIT 252-256 Main St.
2. Applicant's Name Ryan Development LLC, its successors or assigns.  
Address 2 Lan Drive, Westford, MA  
Telephone 978-693-9450 Email \_\_\_\_\_
3. Record Owner's Name Stop and Shop Supermarket Company LLC  
Address 1385 Hancock St., Quincy, MA 02169  
Telephone \_\_\_\_\_ Email Keriksen@aventures.net
4. Town Atlas Map(s)/Parcel Number(s) F3-139, F3-116, F2-129-1
5. Zoning District (s) of Parcel(s) Kelly's Corner
6. Detailed description of the proposed SPECIAL PERMIT:  
Restaurant Special Permit. See attached cover letter.  
\_\_\_\_\_  
\_\_\_\_\_
7. If applying for a USE SPECIAL PERMIT, declare all hazardous materials or wastes that are expected to be generated, stored, used, or disposed of by the proposed USE. The USE must comply with the TOWN'S Hazardous Materials Control Bylaw:  
The Applicant does not propose to store any hazardous materials or wastes.  
\_\_\_\_\_  
\_\_\_\_\_
8. If there was a change in USE, please describe the previous USE on the site: No change in use. Previous use was a Mr. Donald's restaurant.  
\_\_\_\_\_  
\_\_\_\_\_

\* And any additional zoning relief deemed necessary and/or appropriate.

9. If any SPECIAL PERMITS have been filed previously for this site give file numbers:  
No previous Special Permit applications from the applicant.
10. Please indicate expected number of employees, occupants and/or residents: \_\_\_\_\_
11. If a restaurant is proposed, please indicate number of proposed seats:  
See cover letter
12. Hours of operation: 11:00 am → 1 am
13. Please indicate the following:  
 Total NET FLOOR AREA (existing): \_\_\_\_\_  
 Total NET FLOOR AREA (proposed): 6,220 s.f. +/-
14. Describe any proposed modifications to the exterior features or appearances of the STRUCTURE:  
See attached architectural rendering S
15. If the proposed SPECIAL PERMIT is located on a developed site, please provide the site conditions for the following characteristics:  
 LOT size: 290,192 s.f. +/-  
 Total LOT coverage (existing): 34.4 % +/-  
 Total LOT coverage (proposed): 25.3 % +/-  
 Total OPEN SPACE (existing): 75.6 % +/-  
 Total OPEN SPACE (proposed): 74.7 % +/-  
 Total parking spaces provided on the site: 296 +/-  
 Total parking spaces dedicated to proposed use (existing): Shared parking; N/A  
 Total parking spaces dedicated to proposed use (proposed): Shared parking; N/A

The undersigned hereby apply to the Board of Selectmen for a public hearing and a special permit under Section 10.3 of the Zoning Bylaw approving the attached use form.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. 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.

9/8/15  
Date

[Signature]  
Signature of Petitioner(s)

[Signature]  
Signature of Petitioner(s)

RECORD OWNER'S KNOWLEDGE AND CONSENT

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

9/2/15  
Date

[Signature]  
Signature of Record Owner(s)

[Signature]  
Signature of Record Owner(s)

Appendix B

TOWN OF ACTON  
APPLICATION FOR SITE PLAN SPECIAL PERMIT

For BDS  
Under Zoning Bylaw Section \_\_\_\_\_

Refer to the "Rules and Regulations for Site Plan Special Permits" available from the Building Department or the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 or Building Department at 978-929-6633 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

1. Location and Street Address of Site 252-256 Main St.
2. Applicant's Name Ryan Development LLC, its successors or assigns  
Address 2 Len Drive, Westford MA  
Telephone 978-648-9450 Email Keriksen@raventures.net
3. Record Owner's Name Stop and Shop Supermarket Company LLC  
Address 1385 Hancock St. Quincy MA 02169  
Telephone \_\_\_\_\_ Email \_\_\_\_\_
4. Town Atlas Map(s)/Parcel Number(s) F3-139, F3-116, F2-129-1
5. Zoning District (s) of Parcel(s) KC

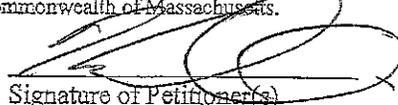
If any site plans have been filed previously for this site give file numbers: \_\_\_\_\_

The undersigned hereby apply to the Board of Selectmen for a public hearing and a site plan special permit under Section 10.4 of the Zoning Bylaw approving the attached site plan.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. 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.

9/8/15

Date

  
Signature of Petitioner(s)

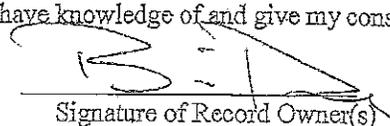
Signature of Petitioner(s)

RECORD OWNER'S KNOWLEDGE AND CONSENT

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

9/2/15

Date

  
Signature of Record Owner(s)

Signature of Record Owner(s)

**RYAN DEVELOPMENT LLC  
JOINT MEETING OF THE MEMBERS AND MANAGERS**

A Joint Meeting of the Members and Managers of RYAN DEVELOPMENT LLC was held by consent on September 1, 2015 at 4:00 pm.

Upon motion duly made and seconded, it was voted by all members of Ryan Development LLC as follows:

VOTED: To take all steps necessary to obtain any and all necessary local, state and/or federal permits for the development of a restaurant at 252-256 Main Street, Acton MA including but not limited to the filing of an application for Special Permit and a Site Plan Special Permit with the Town of Acton Board of Selectmen.

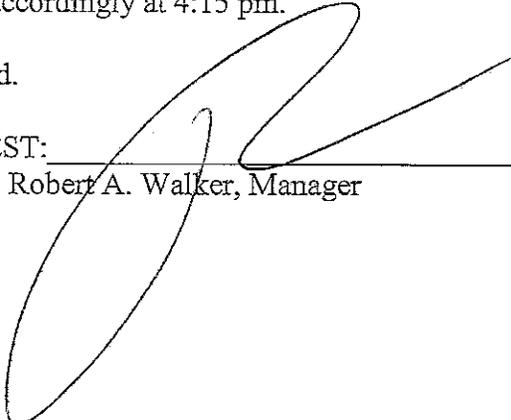
There being no further business to come before the Members and Managers, upon motion duly made and seconded, it was unanimously

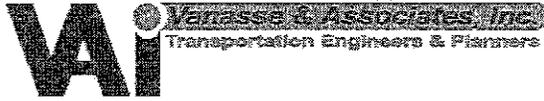
VOTED: To adjourn.

Adjourned accordingly at 4:15 pm.

A true record.

ATTEST: \_\_\_\_\_  
Robert A. Walker, Manager





35 New England Business Center Drive  
Suite 140  
Andover, MA 01810-1066  
Office: 978-474-8800  
Fax: 978-688-6506  
Web: www.rdva.com

Ref: 7141

September 2, 2015

Kevin S. Eriksen, Esquire  
General Counsel  
Ryan Development, LLC  
2 Lan Drive  
Westford, MA 01886

Re: 110 Grill Restaurant  
256 Main Street  
Acton, Massachusetts

Dear Kevin:

Vanasse & Associates, Inc. (VAI) has completed a review of the traffic characteristics of the proposed 110 Grill restaurant to be located at 256 Main Street (Route 27) in Acton, Massachusetts (hereafter referred to as the "Project"), in relation to the *Traffic Study* requirements of Section 3.6 of the Town of Acton *Special Permit Rules & Regulations*. Section 3.6 specifies that:

*A traffic impact study will be required in all APPLICATIONS where the proposed SPECIAL PERMIT will, in the opinion of the BOARD, be likely to produce an additional 30 trip ends per hour (a.m. or p.m. or weekend, whichever is higher based on average figures) or an average of 400 additional trip ends per weekday based on the most recent edition of the Institute of Transportation Engineers' publication "Trip Generation".*

As proposed, the Project will entail the demolition of the existing 94-seat McDonald's fast-food restaurant that occupies the Project site and the construction of a 240-seat 110 Grill restaurant. Table 1 summarizes and compares the traffic characteristics of the existing McDonald's restaurant to those of the proposed 110 Grill restaurant using trip-generation statistics published by the Institute of Transportation Engineers (ITE)<sup>1</sup> for the appropriate land uses.

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<sup>1</sup>*Trip Generation*, 9<sup>th</sup> Edition; Institute of Transportation Engineers; Washington, DC; 2012.

**Table 1**  
**110 GRILL TRIP GENERATION SUMMARY AND COMPARISON**

Time Period/Direction	Vehicle Trips		(A-B) Difference
	(A) Proposed 110 Grill (240 Seats) <sup>a</sup>	(B) Existing McDonald's Restaurant (94 Seats) <sup>b</sup>	
<i>Average Weekday:</i>	1,160	1,836	-676
<i>Weekday Morning Peak Hour:</i>	113	119	-6
<i>Weekday Evening Peak Hour:</i>	98	89	+9
<i>Saturday:</i>	1,490	2,222	-732
<i>Saturday Midday Peak Hour:</i>	127	225	-98

<sup>a</sup>Based on ITE LUC 932, *High-Turnover (Sit Down) Restaurant*.

<sup>b</sup>Based on ITE LUC 934, *Fast-Food Restaurant with Drive-Through Window*.

As can be seen in Table 1, the proposed 110 Grill restaurant is expected to result in 676 fewer vehicle trips on an average weekday and 732 fewer vehicle trips on a Saturday when compared to the existing McDonald's restaurant that occupies the Project site, with 6 fewer vehicle trips expected during the weekday morning peak-hour, 9 additional vehicle trips during the weekday evening peak-hour and 98 fewer vehicle trips during the Saturday midday peak-hour.

*Based on the comparative analysis presented in Table 1 and following the methodology defined in Section 3.6, the Project would not exceed the thresholds defined therein that would require the preparation of a Traffic Impact Study.*

If you should have any questions regarding our review of the Project, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

*Jeffrey S. Dirk*

Jeffrey S. Dirk, P.E., PTOE, FITE  
Principal

JSD/jsd

cc: File



**Institute of Transportation Engineers (ITE)**  
**Trip Generation, 9th Edition**  
**Land Use Code (LUC) 932 - High-Turnover (Sit-Down) Restaurant**

Average Vehicle Trips Ends vs:                      Seats  
Independent Variable (X):                      240

**AVERAGE WEEKDAY DAILY**

$T = 4.83 * (X)$   
 $T = 4.83 * \quad 240$   
 $T = 1159.20$   
 $T = 1,160$                       vehicle trips  
with 50% ( 580 vpd) entering and 50% ( 580 vpd) exiting.

**WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$T = 0.47 * (X)$   
 $T = 0.47 * \quad 240$   
 $T = 112.80$   
 $T = 113$                       vehicle trips  
with 52% ( 59 vph) entering and 48% ( 54 vph) exiting.

**WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$T = 0.41 * (X)$   
 $T = 0.41 * \quad 240$   
 $T = 98.40$   
 $T = 98$                       vehicle trips  
with 57% ( 56 vph) entering and 43% ( 42 vph) exiting.

**SATURDAY DAILY**

$T = 6.21 * (X)$   
 $T = 6.21 * \quad 240$   
 $T = 1490.40$   
 $T = 1,490$                       vehicle trips  
with 50% ( 745 vpd) entering and 50% ( 745 vpd) exiting.

**SATURDAY MIDDAY PEAK HOUR OF GENERATOR**

$T = 0.53 * (X)$   
 $T = 0.53 * \quad 240$   
 $T = 127.20$   
 $T = 127$                       vehicle trips  
with 53% ( 67 vph) entering and 47% ( 60 vph) exiting.

**Institute of Transportation Engineers (ITE)**

**Trip Generation, 9th Edition**

**Land Use Code (LUC) 934 - Fast-Food Restaurant with Drive-Through Window**

Average Vehicle Trips Ends vs: Seats  
Independent Variable (X): 94.00

**AVERAGE WEEKDAY DAILY**

$T = 19.52 * (X)$   
 $T = 19.52 * 94.00$   
 $T = 1,834.88$   
 $T = 1,836$  vehicle trips  
with 50% ( 918 vpd) entering and 50% ( 918 vpd) exiting.

**WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$T = 1.27 * (X)$   
 $T = 1.27 * 94.00$   
 $T = 119.38$   
 $T = 119$  vehicle trips  
with 53% ( 63 vph) entering and 49% ( 56 vph) exiting.

**WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$T = 0.95 * (X)$   
 $T = 0.95 * 94.00$   
 $T = 89.30$   
 $T = 89$  vehicle trips  
with 53% ( 47 vph) entering and 48% ( 42 vph) exiting.

**SATURDAY DAILY**

$T = 23.64 * (X)$   
 $T = 23.64 * 94.00$   
 $T = 2,222.16$   
 $T = 2,222$  vehicle trips  
with 50% ( 1,111 vpd) entering and 50% ( 1,111 vpd) exiting.

**SATURDAY MIDDAY PEAK HOUR OF GENERATOR**

$T = 2.39 * (X)$   
 $T = 2.39 * 94.00$   
 $T = 224.66$   
 $T = 225$  vehicle trips  
with 51% ( 115 vph) entering and 49% ( 110 vph) exiting.

13

tah\purity\transfer\acton.909

Acton, Massachusetts  
Purity Location No. 909

DEED

PROPERTY ADDRESS: 252-256 Main Street,  
Acton, Massachusetts

The undersigned, PURITY SUPREME, INC., a Delaware corporation, with a principal place of business at Quincy Center Plaza, 1385 Hancock Street, Quincy, Norfolk County, Massachusetts 02169 ("Grantor"), for consideration paid and in full consideration of One Million Eighty Six Thousand Five Hundred and 00/100 Dollars (\$1,086,500.00) grants to THE STOP & SHOP SUPERMARKET COMPANY, a Delaware corporation, with a principal place of business at Quincy Center Plaza, 1385 Hancock Street, Quincy, Norfolk County, Massachusetts 02169 ("Grantee"), with QUITCLAIM COVENANTS the land, and buildings and improvements thereon, commonly known as and numbered 252-256 Main Street, Acton, Middlesex County, Massachusetts 01720, more particularly described on Exhibit A attached hereto and incorporated herein.

Such premises are conveyed subject to, and with the benefit of, all easements, rights, reservations, restrictions, rights of way and encumbrances of record, if any, insofar as the same are now in force and applicable.

This conveyance is subject to and with the benefit of any and all existing leases, licenses and other occupancy agreements (if any) (collectively, to the extent assignable, the "Leases") demising all or any portion of the premises hereby conveyed. Grantor hereby assigns to the Grantee all of Grantor's right, title and interest in the Leases. By accepting and recording this deed, the Grantee shall be deemed to accept and assume all of lessor's obligations contained therein arising on or after the date hereof.

This conveyance is subject to and with the benefit of any and all existing contracts, agreements, approvals, licenses, and permits (collectively, to the extent assignable, the "Contracts") relating to the premises. Grantor hereby assigns to the Grantee all of the Grantor's right, title and interest in the Contracts. By acceptance and recording of this Deed, the Grantee shall be deemed to accept the terms of all of the Contracts and to accept and assume all of Grantor's obligations contained therein arising on or after the date hereof.

This deed does not represent the sale of all, or substantially all, of the property and assets of the Grantor located within the Commonwealth of Massachusetts.

Meaning and intending to convey and hereby conveying the premises conveyed to the Grantor by Deed of William M. Wardlaw and J. Frederick Simmons, Trustees of the Acton Associates Realty Trust, acknowledged December 18, 1991 and recorded with the Middlesex South District Registry of Deeds in Book 21638, Page 97.

\*\*\* MASS. EXCISE TAX: 4954.44 \*\*\*

D 12/24/96 12:49:30 570 25.00

EXECUTED under seal as of this 23 day of December, 1996.

GRANTOR:

PURITY SUPREME, INC.

By: Brian W. Hotarek  
Brian W. Hotarek  
Senior Vice President

The undersigned Grantee hereby accepts and assumes the foregoing Deed and agrees to be bound by all of the terms and conditions of said Deed. Executed under seal as of the date of said Deed.

TAX 4954.44  
CASH 4954.44  
8451A015 12:50  
EXCISE TAX

**CANCELLED**  
DEEDS REC.  
MIDDLESEX  
12/24/96

GRANTEE:

THE STOP & SHOP SUPERMARKET COMPANY

By: Brian W. Hotarek  
Brian W. Hotarek  
Senior Vice President

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

December 23, 1996

Then personally appeared the above-named Brian W. Hotarek, Senior Vice President of Purity Supreme, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of such corporation, before me.

Jayne L. Contos  
JAYNE L. CONTOS Notary Public  
NOTARY PUBLIC My Commission expires:  
My Commission Expires Dec. 29, 2000

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

December 23, 1996

Then personally appeared the above-named Brian W. Hotarek, Senior Vice President of The Stop & Shop Supermarket Company, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of such corporation, before me.

Jayne L. Contos  
JAYNE L. CONTOS Notary Public  
NOTARY PUBLIC My Commission expires:  
My Commission Expires Dec. 29, 2000

EXHIBIT A

Three certain parcels of land, with the buildings thereon, situated in Acton, Middlesex County, Massachusetts, together bounded and described as follows:

- SOUTHEASTERLY by Main Street by two lines measuring one hundred and eighty-three and 10/100 (183.10) feet and one hundred fifty-seven and 35/100 (157.35) feet, each respectively.
- SOUTHWESTERLY by land of Paul C. & Adelaide G. Cornwall and by land of Charles W. Jr. & Frances K. Spencer, as shown on a plan hereinafter mentioned by two lines together measuring six hundred seventy-five and 29/100 (675.29) feet;
- WESTERLY by land of said Charles W. Jr. & Frances K. Spencer, as shown on said plan, three hundred twenty-two and 66/100 (322.66) feet;
- NORTHERLY by land of Walter H. and Shirley G. Brzezinski, as shown on said plan, thirty-eight and 75/100 (38.75) feet;
- WESTERLY again, by land of said Walter H. & Shirley G. Brzezinski, as shown on said plan, two hundred ten and 54/100 (210.54) feet;
- NORTHERLY by Massachusetts Avenue, one hundred fifty-six feet and 67/100 (156.67) feet;
- EASTERLY by Parcel D, as shown on said plan, one hundred fifty (150.00) feet;
- NORTHERLY again, by Parcel D, as shown on said plan, three hundred thirty-six and 26/100 (336.26) feet;
- EASTERLY by land of Actonian Incorporated, as shown on said plan, forty-five and 10/100 (45.10) feet;
- NORTHERLY again, by land of Actonian Incorporated, as shown on said plan, two hundred seven and 78/100 (207.78) feet.

RECORDED  
 IN BOOK 26935-007  
 PAGE 716  
 1976

RYAN DEVELOPMENT, LLC

22075

DATE	INVOICE NO.	DESCRIPTION	Town of Acton	INVOICE AMOUNT	DEDUCTION	BALANCE	
9-11-15	091115	Site Plan Review		2600.00	.00	2600.00	
CHECK DATE	9-11-15	CHECK NUMBER	22075	TOTALS	2600.00	.00	2600.00

**RYAN DEVELOPMENT, LLC**  
 2 LAN DRIVE  
 WESTFORD, MA 01886  
 PH: (978) 692-9450

Middlesex Savings Bank 71  
 160 LITTLETON RD.  
 WESTFORD, MA 01886  
 53-7122/2113

22075

VOID AFTER 90 DAYS

Pay: \*\*\*\*\*Two thousand six hundred dollars and no cents

DATE

CHECK NO.

AMOUNT

9-11-15

22075

\*\*\*2,600.00

PAY TO THE ORDER OF  
 Town of Acton



AUTHORIZED SIGNATURE

Security features. Details on back.

⑈022075⑈ ⑆211371227⑆ 800006016⑆

RYAN DEVELOPMENT, LLC

22075



**Town of Acton**  
 472 Main Street  
 Acton, MA 00001720  
 Telephone (978) 929-6621  
 Fax (978) 929-6340

Brian McMullen  
 Assessor

**Locus:** 252,256 Main St & 252 Main St Rear  
**Parcel:** F3-139,F3-116 F2-129-1

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
F2-120-1	442 MASS AV #1	WU YIQIANG	LI YANQIU	442 MASS AV #1	ACTON, MA 01720
F2-120-2	442 MASS AV #2	ONEILL THOMAS		442 MASS AV #2	ACTON, MA 01720
F2-120-3	442 MASS AV #3	ACTON HOUSING AUTHORITY		PO BOX 681	ACTON, MA 01720
F2-120-4	442 MASS AV #4	MELANSON ALLYSON M		442 MASS AV #4	ACTON, MA 01720
F2-129-101	139 PROSPECT ST #1	BRENNAN STEPHANIE L		139 PROSPECT ST #1	ACTON, MA 01720
F2-129-102	139 PROSPECT ST #2	RUBENS DANIEL B	DiBELLA	139 PROSPECT ST #2	ACTON, MA 01720
F2-129-103	139 PROSPECT ST #3	SCHLEIFER LEAH G		139 PROSPECT ST #3	ACTON, MA 01720
F2-129-104	139 PROSPECT ST #4	WANG YUMEI		139 PROSPECT ST #4	ACTON, MA 01720
F2-129-105	139 PROSPECT ST #5	BUCKMELTER ALEX J. TR	BUCKMELTER SUZANNE M TR	139 PROSPECT ST #5	ACTON, MA 01720
F2-129-106	139 PROSPECT ST #6	FERNALD HEATHER A		139 PROSPECT ST #6	ACTON, MA 01720
F2-129-107	139 PROSPECT ST #7	ZHANG NAN	HAN YEFEI	139 PROSPECT ST #7	ACTON, MA 01720
F2-129-108	139 PROSPECT ST #8	FU CHUNSHENG	MENG XIANMEI	139 PROSPECT ST #8	ACTON, MA 01720
F2-129-109	139 PROSPECT ST #9	REZK MICHAEL	SAID MARCELLE	139 PROSPECT ST #9	ACTON, MA 01720
F2-129-110	139 PROSPECT ST #10	ZHANG GUANGHAI	GAO LIN	139 PROSPECT ST #10	ACTON, MA 01720
F2-129-111	139 PROSPECT ST #11	GU SHAOTING	LI HONG YAN	139 PROSPECT ST #11	ACTON, MA 01720
F2-129-112	139 PROSPECT ST #12	JAYAKUMAR VINAY		139 PROSPECT ST #12	ACTON, MA 01720
F2-129-3	133 PROSPECT ST	CONGREGATION BETH ELOHIM		133 PROSPECT ST	ACTON, MA 01720
F2-138	10 HENNESSEY DR	CONGREGATION BETH ELOHIM		133 PROSPECT ST	ACTON, MA 01720
F3-102	432 MASS AV	BAKER ELOISE A		432 MASS AVE.	ACTON, MA 01720
F3-103	428 MASS AV	N E TEL AND TEL	PROPERTY TAX DEPT	PO BOX 152206	IRVING, TX 75015
F3-113	263 MAIN ST	KELLEYS CORNER LLC		6 LITTLEFIELD ROAD	ACTON, MA 01720
F3-116	256 MAIN ST	STOP & SHOP SUPERMARKET CO	1385 HANCOCK STREET	REAL ESTATE TAX DEPT	QUINCY, MA 02169
F3-121	257 MAIN ST	SUNDBERG ROBERT A JR TRUSTEE	BOWLADROME REALTY TRUST	PO BOX 2131	ACTON, MA 01720
F3-121-1	253 MAIN ST	SUNDBERG ROBERT A & ROBERT JR TRUSTEES	SUNDBERG II REALTY TRUST	PO BOX 2876	ACTON, MA 01720
F3-121-2	253 MAIN ST	SUNDBERG ROBER A + ROBERT A JR TRUSTEES	SUNDBERG II REALTY TRUST	253 MAIN ST	ACTON, MA 01720
F3-133	249 MAIN ST	BUSCEMI VINCENT A		P.O. BOX 50	MAYNARD, MA 01754
F3-140-1	248 MAIN ST #1	WHITE ORCA LLC		106 DAVIS RD	ACTON, MA 01720
F3-140-2	248 MAIN ST #2	BURGESS MICHAEL J	BURGESS LYNDA QUINTANA	248 MAIN ST #2	ACTON, MA 01720
F3-140-3	248 MAIN ST #3	TIZI-UGDAL OMAR	TIZI-UGDAL NASSIMA	248 MAIN ST #3	ACTON, MA 01720
F3-140-4	248 MAIN ST #4	JACKSON ROBERT E	JACKSON KIMBERLY W	248 MAIN ST #4	ACTON, MA 01720
F3-85	433 MASS AV	TOWN OF ACTON	C/O COMMON GROUND DEVELOPMENT CORP	155 MERRIMACK STREET	LOWELL, MA 01852
G3-1-5	246 MAIN ST #5	CHEN ZHONGXING	LU YUQING	501 LEXINGTON ST APT 61	WALTHAM, MA 02452
G3-1-6	246 MAIN ST #6	WANG XIFANG		30 FRANCIS STREET	MALDEN, MA 02148

Locus: 252,256 Main St & 252 Main St Rear  
Parcel: F3-139,F3-116 F2-129-1

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
G3-1-7	246 MAIN ST #7	GORNY PIOTR		246 MAIN ST #7	ACTON, MA 01720
G3-1-8	246 MAIN ST #8	LIN JIM		246 MAIN ST #8	ACTON, MA 01720
G3-2	247 MAIN ST	FANG JENNY		247 MAIN ST	ACTON, MA 01720
G3-22	245 MAIN ST	245 MAIN STREET LLC		245 MAIN ST	ACTON, MA 01720
G3-23	3 BEVERLY RD	CHAKRABORTY AMITAVA	CHAKRABORTY APARNA	3 BEVERLY RD	ACTON, MA 01720
G3-3	6 BEVERLY RD	CHAN YI-MING STANLEY	CHAN KIT-YING KIRSTY	6 BEVERLY RD	ACTON, MA 01720
F2-109	441 MASS AV	ACTON-BOXBORO REG SCHOOL DIST		472 MAIN STREET	ACTON, MA 01720
F2-117	456 MASS AV	KEENAN + SONS LIM. LIABILITY PRT		456 MASS AV	ACTON, MA 01720
F2-118	448 MASS AV	TANG YANHUA	LIU QING	448 MASS AV	ACTON, MA 01720
F2-119	446 MASS AV	NIMMER JEREMY		446 MASS AV	ACTON, MA 01720
F2-126	143 PROSPECT ST	TOWEY SEAN T	TOWEY MARCIA A	143 PROSPECT ST	ACTON, MA 01720
F2-129-3	133 PROSPECT ST	CONGREGATION BETH ELOHIM		133 PROSPECT ST	ACTON, MA 01720
F2-138	10 HENNESSEY DR	CONGREGATION BETH ELOHIM		133 PROSPECT ST	ACTON, MA 01720
F3-102	432 MASS AV	BAKER ELOISE A		432 MASS AVE.	ACTON, MA 01720
F3-103	428 MASS AV	N E TEL AND TEL	PROPERTY TAX DEPT	PO BOX 152206	IRVING, TX 75015
F3-113	263 MAIN ST	KELLEYS CORNER LLC		6 LITTLEFIELD ROAD	ACTON, MA 01720
F3-117	422 MASS AV	BAY BANK HARVARD TRUST	C/O BOA CORP/RE NC1-001-03-81	101 N. TRYON ST	CHARLOTTE, NC 28255
F3-121	257 MAIN ST	SUNDBERG ROBERT A JR TRUSTEE	BOWLADROME REALTY TRUST	PO BOX 2131	ACTON, MA 01720
F3-139	252 MAIN ST	STOP + SHOP SUPERMARKET CO	REAL ESTATE TAX DEPARTMENT	1385 HANCOCK STREET	QUINCY, MA 02169
F3-3A0-1	274 MAIN ST #A1	FLYNN GERARD		274 MAIN ST #A1	ACTON, MA 01720
F3-3A0-2	274 MAIN ST #A2	VANMOURIK ALBERT C		274 MAIN STREET UA2	ACTON, MA 01720
F3-3A0-3	274 MAIN ST #A3	RUAN BENFANG HELEN		29 GREENSIDE LN	ACTON, MA 01720
F3-3A0-4	274 MAIN ST #A4	XIA HUILI		274 MAIN ST #A4	ACTON, MA 01720
F3-3A0-5	274 MAIN ST #A5	SILVERTON WILLIAM J	SILVERTON JANET E	274 MAIN ST #A5	ACTON, MA 01720
F3-3A0-6	274 MAIN ST #A6	DOERR LESLIE		274 MAIN ST #A6	ACTON, MA 01720
F3-3A0-7	274 MAIN ST #A7	CHEN QINGHUA	HUANG TAO	274 MAIN ST #A7	ACTON, MA 01720
F3-3A0-8	274 MAIN ST #A8	ROBINSON KELLY J		274 MAIN ST #A8	ACTON, MA 01720
F3-3B0-1	272 MAIN ST #B1	CONNOLLY JAMES P		272 MAIN STREET #B1	ACTON, MA 01720
F3-3B0-2	272 MAIN ST #B2	SECUNDA SARA L		272 MAIN ST #B2	ACTON, MA 01720
F3-3B0-3	272 MAIN ST #B3	ALLARD PATRICIA L		PO BOX 2874	ACTON, MA 01720
F3-3B0-4	272 MAIN ST #B4	SAINI PUNITA		272 MAIN ST #B4	ACTON, MA 01720
F3-3B0-5	272 MAIN ST #B5	OSTAPENKO VIATCHESLAV	MICHKASOVA OXANA	272 MAIN ST #B5	ACTON, MA 01720
F3-3B0-6	272 MAIN ST #B6	WOOLLEY EDITH T		98 GLEASONDALE RD	STOW, MA 01775
F3-3B0-7	272 MAIN ST #B7	DING GUOQUN		272 MAIN ST #B7	ACTON, MA 01720
F3-3B0-8	272 MAIN ST #B8	REILLY EDWARD F	REILLY ANNE M	272 MAIN ST #B8	ACTON, MA 01720
F3-3C0-1	276 MAIN ST #C1	PURPLE RIBBON LLC	C/O GLORIA LEVINE	159-1 PROSPECT ST	ACTON, MA 01720
F3-3C0-2	276 MAIN ST #C2	CHEN LINGJI	PAN NING	276 MAIN ST #C2	ACTON, MA 01720
F3-3C0-3	276 MAIN ST #C3	DIMITROV DIMITAR G		8435 LAUREL RUN DR	CHARLOTTE, NC 28269
F3-3C0-4	276 MAIN ST #C4	BORISSOVA MILENA N		3861 MURDOCK COURT	DULUTH, GA 30096
F3-3C0-5	276 MAIN ST #C5	OLOFSON JANET N		109 PROSPECT ST	ACTON, MA 01720
F3-3C0-6	276 MAIN ST #C6	XIA WEISHI	WANG YUNHUI	276 MAIN ST #C6	ACTON, MA 01720
F3-3C0-7	276 MAIN ST #C7	PENG CHUNMEI		276 MAIN ST #C7	ACTON, MA 01720

Brian McMullen  
Assessor

**Locus:** 252,256 Main St & 252 Main St Rear  
**Parcel:** F3-139,F3-116 F2-129-1

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
F3-3C0-8	276 MAIN ST #C8	HSUCHUN-HUEI	CHUANG ALICE	276 MAIN ST #C8	ACTON, MA 01720
F3-86-1	268 MAIN ST	LEVINE LOUIS N TR	C/O MAIN ST REALTY CO	268 MAIN STREET	ACTON, MA 01720
G3-2	247 MAIN ST	FANG JENNY		247 MAIN ST	ACTON, MA 01720

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 01886    Sudbury, MA 01776

*Kelly Schorr*

Kelly Schorr  
Acton Assessors Office

7/9/2015