



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 929-6611
Fax (978) 929-6350

Board of Selectmen

LEGAL NOTICE TOWN OF ACTON

The Acton Board of Selectmen will hold a public hearing on November 2, 2015 at 8:00 PM in the Francis Faulkner Hearing Room 204 at the Town Hall, 472 Main Street, Acton on the application of Ryan Development, LLC, 2 Lan Drive, Westford, MA for a Site Plan Special Permit # 09/11/15 – 457 building raise existing structure and new construction required under Section 10.3 and 10.4 of the Acton Zoning Bylaw at 252 Main Street, Acton, MA 01720. The application and accompanying plans can be inspected at Town Hall during normal business hours.

Acton Board of Selectmen

Selectmen Green

252-256 Main Street SPSP Application

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 Lee Drive, Westford MA
 Telephone 978-691-9450 Email _____
3. Record Owner's Name Stop and Shop Supermarket Company LLC
 Address 1385 Hancock St., Quincy MA 02169
 Telephone _____ Email KenKen@conventions.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 Mc 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 a.m. → 1 a.m.

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

15. If the proposed SPECIAL PERMIT is located on a developed site, please provide the site conditions for the following characteristics:
LOT size: 280,192 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: 286 +/-
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 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)

Appendix B

TOWN OF ACTON
APPLICATION FOR SITE PLAN SPECIAL PERMIT

For BOS
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 Kenken@rventures.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.

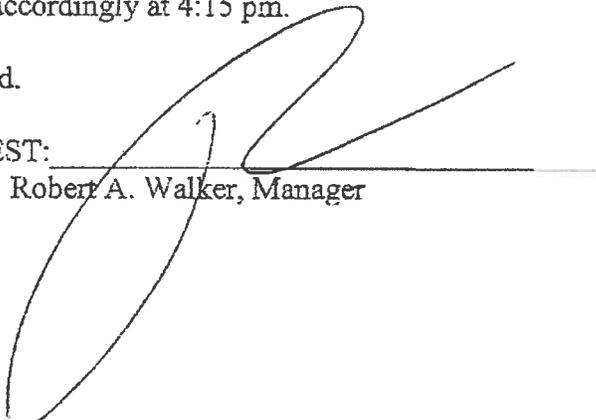
There being no further business to come before the Members and Managers, upon motion duly made and seconded, it was unanimously

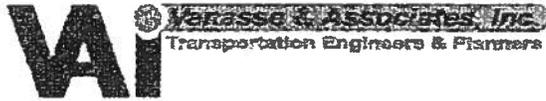
VOTED: To adjourn.

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: 978-688-6503
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)¹ for the appropriate land uses.

¹ *Trip Generation*, 9th 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) ^a	(B) Existing McDonald's Restaurant (94 Seats) ^b	
<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

^aBased on ITE LUC 932, *High-Turnover (Sit Down) Restaurant*.

^bBased 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, 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.

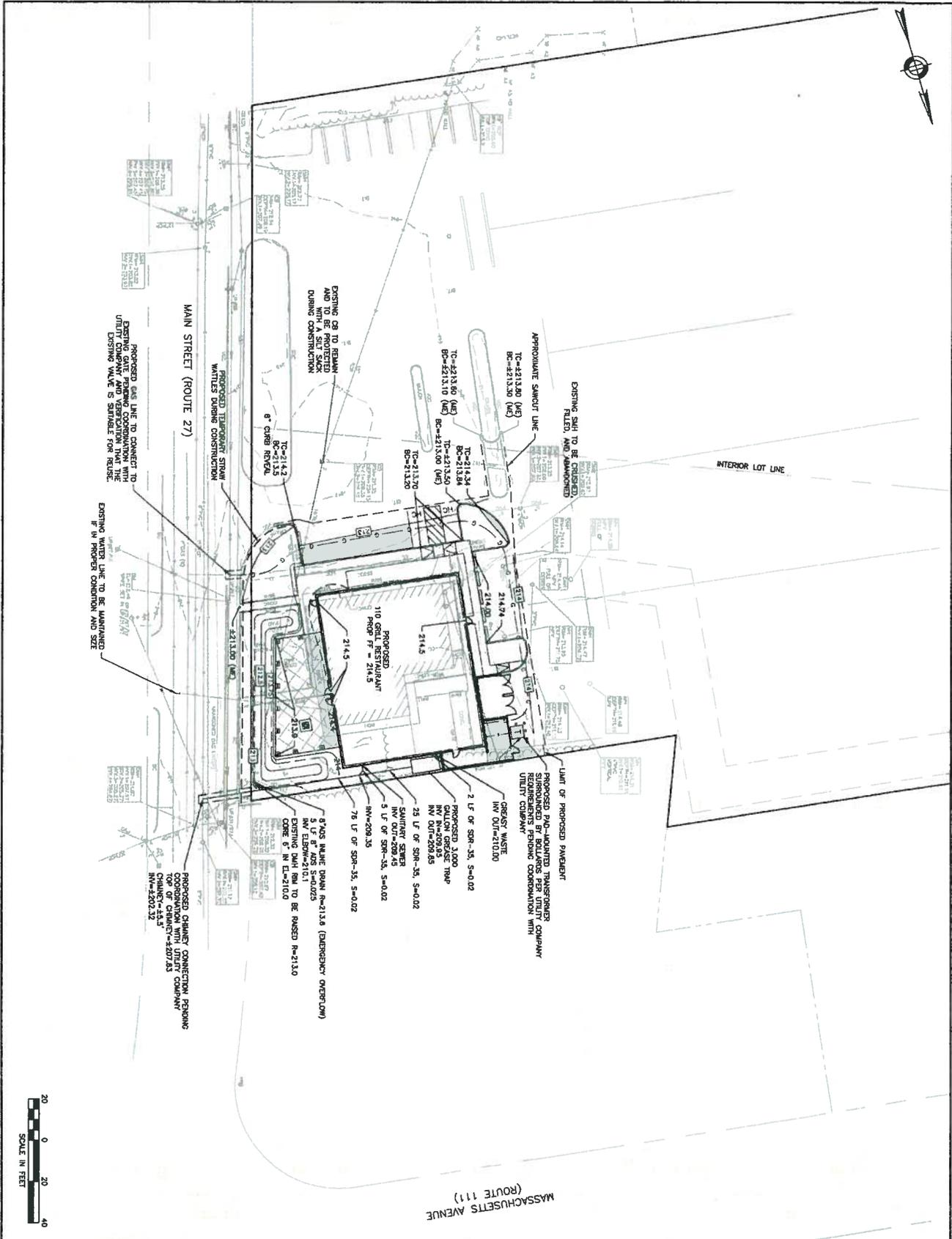
SATURDAY DAILY

$T = 23.64 * (X)$
 $T = 23.64 * 94.00$
 $T = 2,222.16$
 $T = 2,222$ 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.

**Sites Plan 110 Grill Restaurant – 256
Main Street**

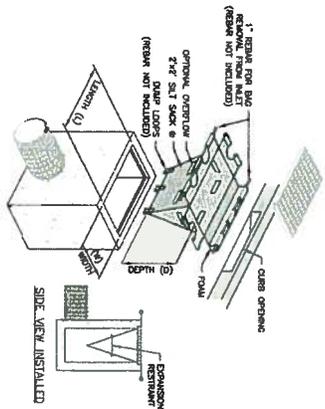


<p>HOWARD STEIN HUDSON 114 Turnpike Road, Suite 202 Cherubini, MA 01824 www.hshhvac.com</p>		<p>PREPARED FOR: RYAN DEVELOPMENT LLC 1000 Main Street Worcester, MA</p>	
<p>110 GRILL 256 MAIN STREET (ROUTE 27) TOWN OF ACTON MIDDLESEX COUNTY MASSACHUSETTS</p>			
<p>SITE PLAN</p>			
<p>GRADING, DRAINAGE AND UTILITY PLAN</p>			
DATE:	09-09-2013	DESIGNED BY:	DML
PROJECT NUMBER:	15095	DRAWN BY:	HEGDMAL
CHECKED BY:	3	KLE	

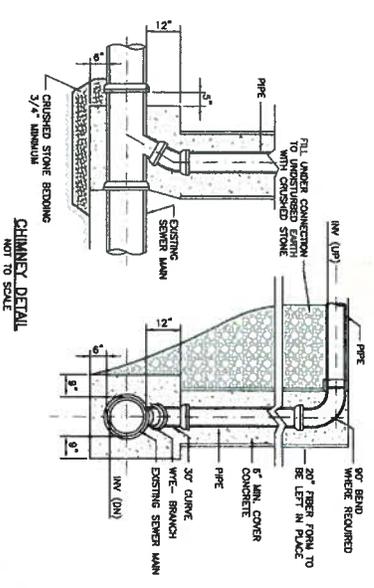


- NOTES:
1. BEGIN AT THE LOCATION WHERE THE WHITE IS TO BE INSTALLED BY EXCAVATING A 2'-3"(9-7.5 CM) DEEP X 8"(22.8 CM) WIDE TRENCH ALONG THE ENTIRE PERIMETER OF THE LAMIN. EXCAVATED SOIL SHOULD BE PLACED IN THE TRENCH SO THAT IT COMPACTS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH SHOULD THICKEN ABOUT 1/2" ON THE OVERALL SIZE. ADVISOR'S NOTES SHOULD THICKEN ABOUT 1/2" ON THE OVERALL SIZE. ADVISOR'S NOTES SHOULD THICKEN ABOUT 1/2" ON THE OVERALL SIZE.
 2. SECURE THE WHITE WITH 18-24" (45-7.61 CM) STAKES EVERY 3'-4" (91-121.9 CM) ALONG THE ENTIRE PERIMETER OF THE WHITE. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WHITE LEAVING A 1/2" (1.27 CM) GAP BETWEEN STAKES. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

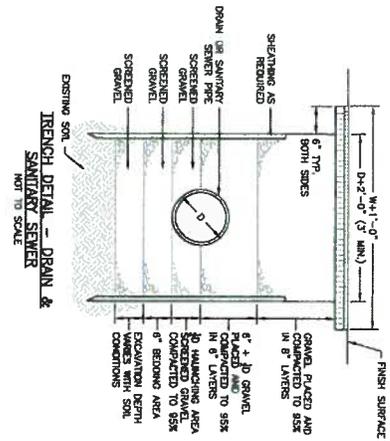
STRAW WADDLE DETAIL
NOT TO SCALE



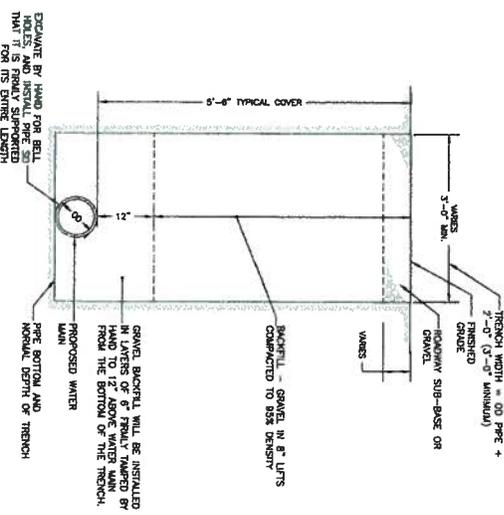
TEMPORARY INLET PROTECTION
NOT TO SCALE



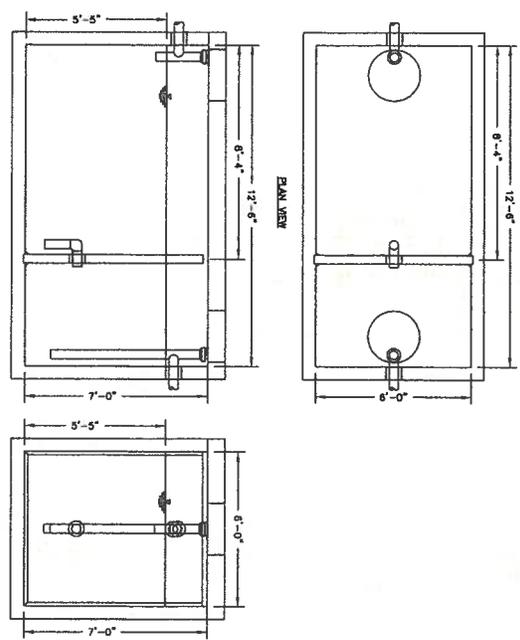
CHIMNEY DETAIL
NOT TO SCALE



TRENCH DETAIL - DRAIN & SANITARY SEWER
NOT TO SCALE



TRENCH DETAIL - WATER MAIN
NOT TO SCALE



3,000 GALLON GREASE TRAP DETAIL
NOT TO SCALE

HOWARD STEIN HUDSON
114 Thimble Shoar Lane #2
Chamford, MA 01824
www.hsh300c.com

PREPARED FOR:
RYAN DEVELOPMENT LLC
451 BROADWAY
WESTPORT, MA

110 GRILL
256 MAIN STREET
(ROUTE 27)
TOWN OF ACTON
MIDDLESEX COUNTY
MASSACHUSETTS



REVISION	NO	BY	DATE	DESCRIPTION

SITE PLAN

DETAIL SHEET 1

DATE: 09-04-2015
 PROJECT NUMBER: 1006
 DESIGNED BY: DMH
 DRAWN BY: DMH
 CHECKED BY: HEGGAL
 TITLE: KLE

5

Plans and Street Perspectives



Prepared for: 110 GR Grill
 Location: Agawam
 Date: 04/21/2015
 Scale: 1/8" = 1'-0"
 Drawing No: 110GR-01
 Project No: 110GR

**STREET
 PERSPECTIVE**

110 GRILL

256 Main Street


**JD LaGrasse
 & Associates, Inc**
 Architects • Engineers • Interiors • Land Planning
 One Elm Street, Andover, MA 01810
 T: 978-478-3675 F: 978-478-3676
 www.jdla.com • Email: JDLA@JDL.COM

R1



R2

NO.	DATE	DESCRIPTION
1	11/15/13	ISSUED FOR PERMIT
2	11/15/13	ISSUED FOR PERMIT
3	11/15/13	ISSUED FOR PERMIT
4	11/15/13	ISSUED FOR PERMIT
5	11/15/13	ISSUED FOR PERMIT
6	11/15/13	ISSUED FOR PERMIT
7	11/15/13	ISSUED FOR PERMIT
8	11/15/13	ISSUED FOR PERMIT
9	11/15/13	ISSUED FOR PERMIT
10	11/15/13	ISSUED FOR PERMIT

JD LA GRASSE & ASSOCIATES, INC.
 ARCHITECTS - ENGINEERS - INTERIORS - LAND PLANNING
 250 MAIN STREET
 SUITE 200
 CHESTER SPONG, MASSACHUSETTS 01510
 TEL: 478-3675 FAX: 478-3678
 WWW.JDLA.COM

Prepared for: 110 Grill
 Location: Agnew
 Title: STREET PERSPECTIVE 2

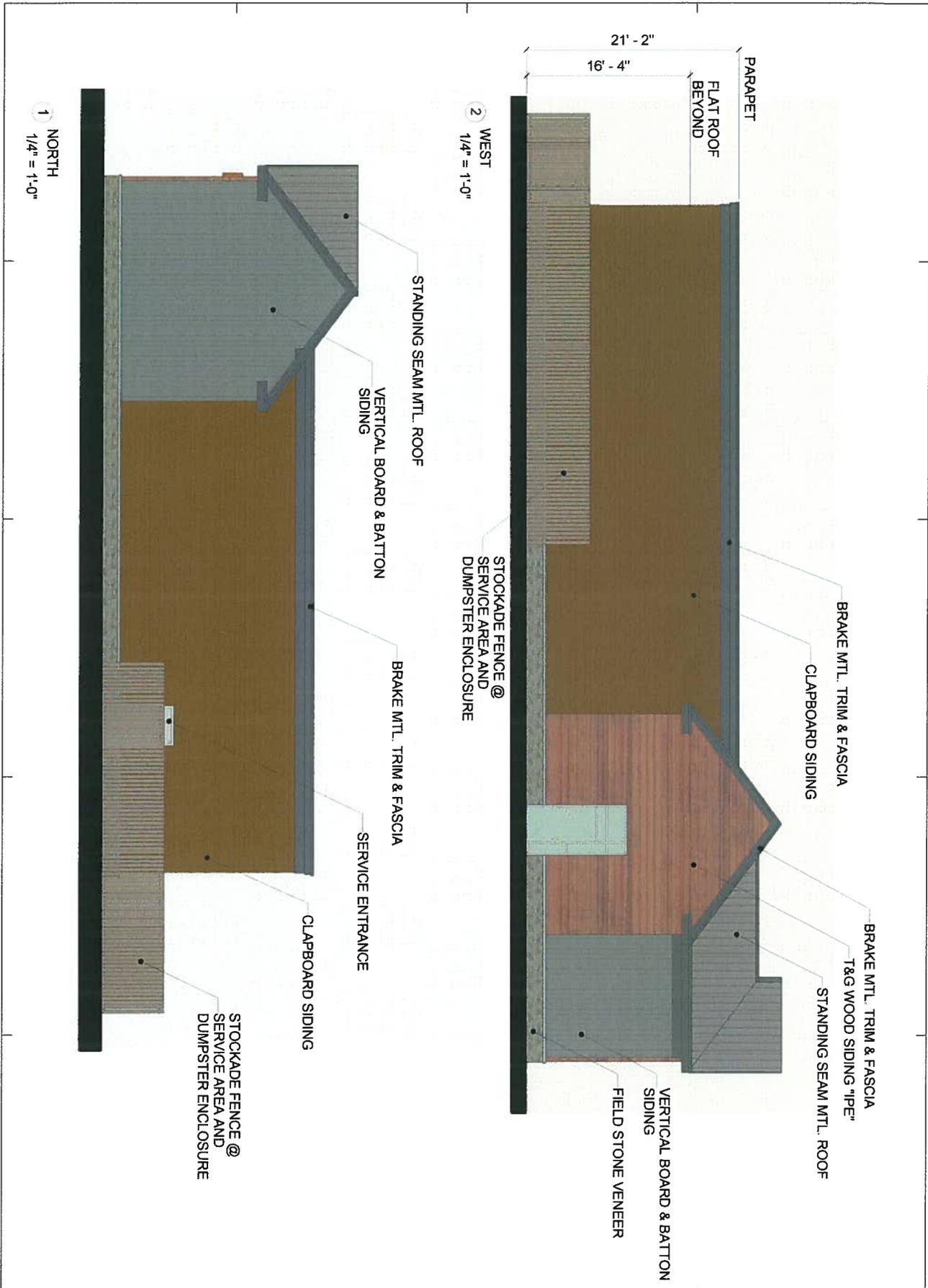
110 GRILL
 250 Main Street

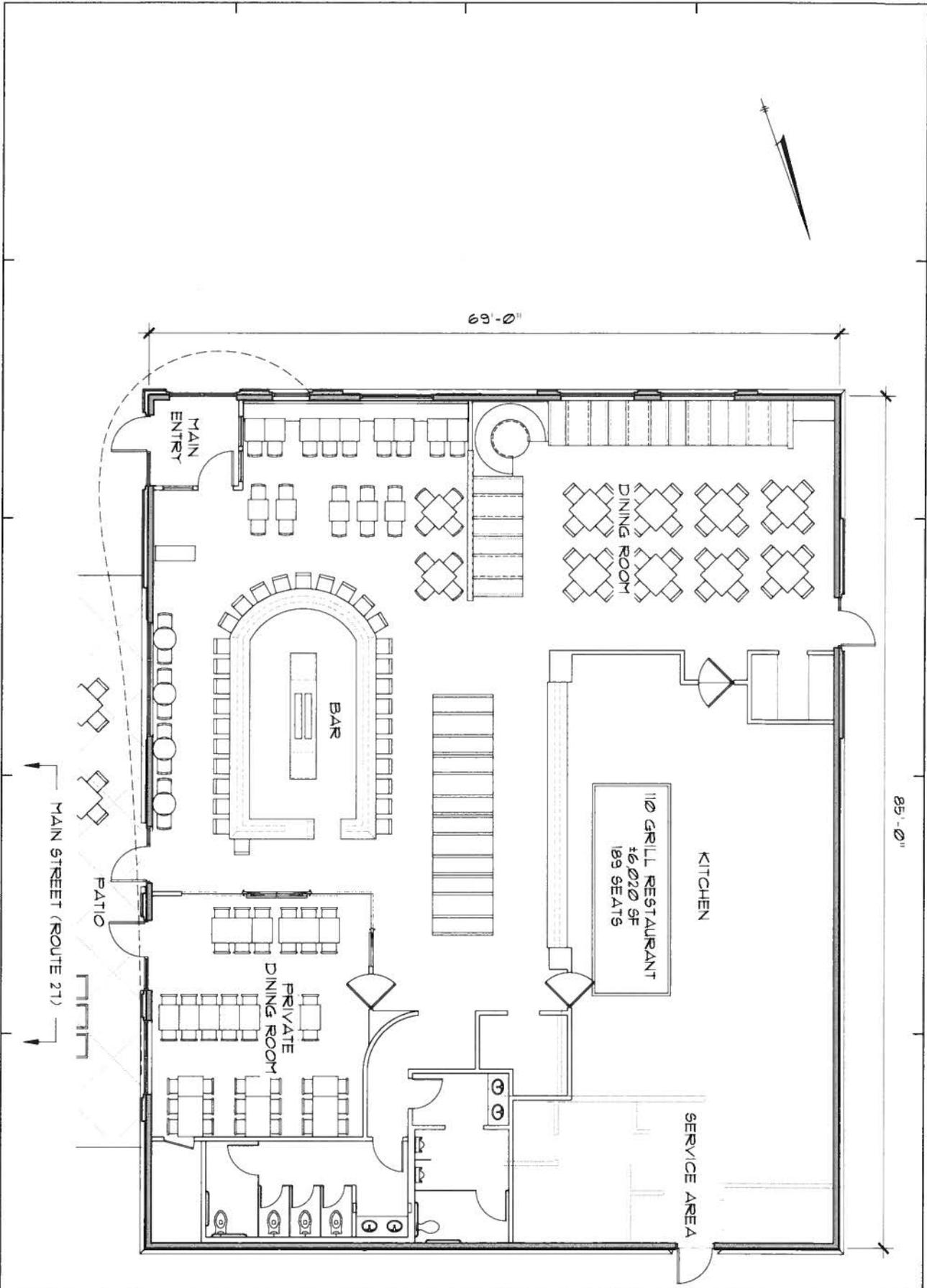


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 www.jdlagrassecompany.com jdlag@jdlag.com



	JD LaGrasse & Associates, Inc. Architects - Engineers - Interiors - Land Planning 1st Floor Square, Annapolis, MD 21403 T: 410-293-7400 F: 410-293-7401 www.jdla.grasse.com Email: JD@JDLaGrasse.com
	prepared for: 110 Grill Action Location: Annapolis Date: 3/19/2019
110 GRILL 256 Main Street	
ELEVATIONS	
SHEET NO. A101	





A103 <small>NO. 1000</small> <small>DATE</small> <small>BY</small> <small>REVISIONS</small>	<small>110 GRILL RESTAURANT</small> <small>ACTON MA</small> <small>DATE</small>	FLOOR PLAN 110 GRILL <small>250 Main Street</small>	JD LaGrasse & Associates, Inc. <small>Architects - Engineers - Interiors - Land Planning</small> <small>One Elm Street, Andover, MA 01810</small> <small>T. 978-470-3675 F. 978-470-3670</small> <small>www.jdgrasseandassociates.com E-mail: jd@jdgrasse.com</small>
	<small>PROJECT NO.</small> <small>DATE</small> <small>BY</small> <small>REVISIONS</small>		

Project Narrative



September 9, 2015

Hydrology Narrative

Existing Conditions

The subject site is a former McDonald's restaurant located at 256 Main Street (Assessor Map ID F3-116) within a parking lot associated with a Kmart store located at 252 Main Street (Assessor Map IDs F3-139 and F2-129-1). The former McDonald's lease area occupies the north-easternmost corner of the parcel. The existing McDonald's building is approximately 3,406 sf according to Assessor records.

The site currently drains mostly to an on-site catch basin which discharges via a headwall directly to wetlands on the southern boundary of the Kmart parking lot. A drain line from the street appears to also carry stormwater from several catch basins within the street through the aforementioned on-site catch basin before outletting to the wetlands.

Proposed Conditions

The project proposes to raze the former McDonald's building and construct a new $\pm 6,020$ sf freestanding restaurant with an outdoor patio and 189 seats. The work area is proposed to be limited to the building pad and the immediately surrounding parking area in order to improve traffic circulation by modifying one on-site island within the parking lot and replicating several parking spaces lost to these modifications such that the parking count in the proposed condition matches that in the existing condition.

Drainage patterns are proposed to be retained to the greatest extent practicable, with $\pm 1,260$ sf of additional impervious area created compared to the existing condition. This increase is largely due to the larger building and the associated patio, both of which will produce runoff considered clean under Massachusetts stormwater management regulations. To mitigate the increase in impervious area, a shallow one-foot deep swale has been designed around the boundary of the patio which is sized to contain and infiltrate the entirety of the clean stormwater sheet flow runoff of the patio from all storms up to and including the 100-year storm.

The proposed patio, $\pm 1,516$ sf impervious patio has been graded to enter the proposed swale. This impervious area just larger than the overall increase in project impervious area. The swale has been designed conservatively, with no exfiltration modeled in the HydroCAD analysis to show that the swale volume has been designed to capture the entire 100 year event.



September 9, 2015

Soil mapping in the area is designated Urban, and therefore a Hydrologic Soil group has not been assigned to this area. Soil testing will be completed during demolition to show the proper two foot offset from the bottom of the swale and determine subsoil infiltration rates. Conservatively, we have also estimated the wetland flag elevation to determine water table offset. The wetland flags nearest the headwall at elevation ±209 leaving approximately a 3.5 ft offset from water table to the bottom of the swale.

Staff Comments



Water Supply District of Acton

693 MASSACHUSETTS AVENUE
P.O. BOX 953
ACTON, MASSACHUSETTS 01720

TELEPHONE (978) 263-9107

FAX (978) 264-0148

DATE: October 23, 2015

TO: Town of Acton Planning Dept.

FROM: Chris Allen, District Manager

RE: Comments on Site plan special permit application (SPSP 09/11/15-457) for 252-256 Main Street, 110 Grill

1. The proposed development will require the owner, or owner's representative, to submit a "Water Impact Report" per Acton Water District (AWD) Rules & Regulations annotating all water efficiency and conservation measures to be implemented.
2. All water mains, services, appurtenances and installation of such must comply with AWD specifications.
3. A final "As-Built" plan delineating exact locations of all water infrastructure must be submitted by the contractor or engineer prior to filling of any water mains for pressure test or disinfection per AWD specifications.
4. Due to the proposed expansion of the building footprint, the existing 10" Cast Iron water main serving the existing structure and Kmart will be underneath the building. Additionally, the proposed 4,000-gallon Grease Trap will make the 10" pipe difficult to access without severe disruption. This, and service to the building, should be renewed and rerouted back to the Public Right of Way in Main Street outside of the building footprint.
5. Any new water service or fire line from the water main to a dwelling, building or structure will be in a separate, underground trench. No other utility will be in the same trench unless the District determines that the conditions prevent a separate trench. In such cases, a suitable plan prepared by a registered Professional Engineer will be submitted to the District for approval to insure safety and accessibility for repair, replacement or inspection of the lines located in the same trench.
6. AWD requests to see estimated water use and details on the proposed fixtures/appliances for the bathrooms and kitchen area. AWD recommends that High Efficiency (HE) fixtures be placed in restrooms and hand washing basins and that HE pre-rinse spray nozzles and dishwashing equipment be utilized.
7. The need for irrigation at this project has not been indicated. Alternative sources of irrigation water should be explored, especially collection of rooftop runoff, since this project is constrained in its stormwater management options. AWD expects this to be addressed in the Impact Report.
8. All grass and plantings should be native and drought tolerant to reduce irrigation needs.

Respectfully submitted

Chris Allen
District Manager



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 929-6630
Fax (978) 929-6340

Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Planning Department

Date: 10/23/2015

From: Engineering Department

Subject: Site Plan Special Permit – 110 Grill – 252-256 Main St – SPSP #09/11/15-457

We have reviewed the application for the above mentioned special permit and the site plan for 252-256 Main Street titled "Site Plan for 110 Grill Restaurant 256 Main Street (Route 27) Acton, MA" dated September 9, 2015 and have the following comments:

Sewer

1. The applicant is proposing 189 interior and 51 seasonal use seats for the proposed restaurant. A privilege fee is assessed on properties which intensify the use beyond what was assessed as a betterment. The former McDonald's restaurant was assessed a betterment of 10.98 sewer betterment units (SBUs) which equates to 94.11 seats. Based on these numbers and a privilege fee of \$12,311.52 per SBU, the increase from 94.11 seats to 189 interior seats would equate to a privilege fee of \$136,294.68.

For the 51 seasonal seats, the applicant may request a reduction in the privilege fee relative to the seasonal use of those seats. Assuming the seasonal use is 4 months of the year, the privilege fee for the 51 seasonal seats can be reduced to \$24,417.85 if approved by the Board.

Assuming a reduced fee for the seasonal seats, the total privilege fee is \$160,712.53. A more detailed breakdown of the privilege fee calculation has been provided with this memo

2. A sewer connection permit will be required from our office.
3. A cleanout is required on connections over 100-feet in length.
4. A metal ferrous rod or pipe is required at the 90-degree bend at the chimney connection.
5. The grease trap must conform to Title 5 standards which we will defer to the Board of Health as to whether the proposed grease trap complies.

Traffic

6. A traffic study is required for any use that generates 30 additional trips per peak hour or an average of 400 additional trips per weekday. The applicant provided a traffic memo which states that the change in use from a 94 seat McDonald's to the proposed 110 Grill will result in 6 fewer vehicle trips in the morning peak hour, 9 additional trips in the evening peak hour and 676 fewer trips during the average weekday.

Whether a traffic study would be required depends on what the Board considers "existing traffic conditions". Existing conditions today reflect no vehicle trips since the McDonald's is abandoned. The proposed 110 Grill will increase vehicle trips by 113 vehicles in the morning peak hour, 98 in the evening peak hour and 1160 during the average weekday if compared to no vehicle trips that exist today.

7. The applicant is not proposing any changes to the curb cut on Main St, which works for an SU-30 vehicle, however we will defer comment on fire accessibility to the Fire Department
8. The property has an existing sidewalk along its frontage however, being in the Kelly's Corner District, the Board of Selectmen can require on and off-site sidewalks, walkways, bikeways and crosswalks consistent with the planning objectives set forth in the Kelly's Corner Plan. The Town, through the Planning Department, has recently completed a conceptual infrastructure improvement plan for Kelly's Corner. We'll defer any recommendations to the Planning Department.

Drainage

9. The applicant is proposing to add an additional 1,516 square feet of impervious area due to the proposed patio. They have designed a swale large enough to accommodate this area for the 100-year storm by completely infiltrating it. Though not required, the applicant should consider improving the stormwater quality elsewhere within the new pavement area. Such improvements can include providing gas trap hoods within the existing catch basins and directing roof runoff to underground detention to increase groundwater recharge. Such improvements would comply with the spirit of section 10.4.6 of the zoning bylaw.

Miscellaneous

10. The horizontal datum should be NGVD 1929
11. No earth removal calculations were provided with the application, though we suspect the amount is minimal

Privilege Fee Calculation

Sewer Betterment Rates and Info:

- \$12,311.52 per SBU (set by Board of Selectmen in 2005)
- 1 SBU = 300 gallons per day (gpd)
- 1 seat = 35 gpd (Title 5 requirement)

Former McDonald's Capacity

- McDonald's assessed 10.98 SBU
- 10.98 SBU x 300 gpd = 3,294 gpd
- 3,294 gpd / 35 gpd/seats = 94.11 seats

Proposed 110 Grill Capacity

Interior Seats – 189 total

- 189 seats – 94.11 = 94.89 seat increase from former McDonald's
- 94.89 seats x 35 gpd = 3,321.15 gpd
- 3,321.15 gpd / 300 gpd/SBU = 11.0705 SBU
- 11.0705 SBU x \$12,311.52 per SBU = \$136,294.68 Privilege Fee

Seasonal Seats – 51 total

- 51 seats x 35 gpd = 1,785 gpd
- 1,785 gpd / 300 gpd/SBU = 5.95 SBU
- 5.95 SBU x \$12,311.52 per SBU = \$73,253.54 Privilege Fee
Reduction assuming 4 months of use
- \$73,253.54 x (4/12) = \$24,417.85

Kim Gorman

From: Robert Hart
Sent: Friday, October 23, 2015 12:48 PM
To: Kim Gorman; Building Department; Planning Department; Engineering Department; Patrick Futterer; Health Department; Natural Resources Department; Sidewalk Committee; Chris Allen; Design Review Board; Economic Development Committee; Transportation Advisory Committee
Cc: Lisa Tomyl
Subject: RE: 252-256 Main Street - Site Plan Special Permit Application - Comments

Hello Kim,

After review of the plans I have a few concerns. I don't see provisions for a fire department connection for the required sprinkler system. A hydrant must be located within 100 feet of said connection. Further the site plan shall comply with 527 CMR 1.0 and NFPA 1141. More information is needed about the patio seating, it looks like the only entry to this patio area is through the building. Therefore, in an emergency, the patrons would be forced back into the building to exit.

Respectfully,

Robert Hart
Deputy Fire Chief

From: Kim Gorman
Sent: Thursday, October 22, 2015 4:01 PM
To: Building Department; Planning Department; Engineering Department; Patrick Futterer; Robert Hart; Health Department; Natural Resources Department; Sidewalk Committee; Chris Allen; Design Review Board; Economic Development Committee; Transportation Advisory Committee
Cc: Lisa Tomyl
Subject: RE: 252-256 Main Street - Site Plan Special Permit Application - Comments

Hello everyone,
If you have not commented yet, the application has sent revised plans.

I have placed them in a revised plans folder within the same link below.

Thank you!
Kim

From: Kim Gorman
Sent: Friday, September 25, 2015 1:43 PM
To: Building Department; Planning Department; Engineering Department; Patrick Futterer; Robert Hart; Health Department; Natural Resources Department; Sidewalk Committee; Chris Allen; Design Review Board; Economic Development Committee; Transportation Advisory Committee
Cc: Lisa Tomyl
Subject: 252-256 Main Street - Site Plan Special Permit Application - Comments
Importance: High

Good afternoon,

I am in receipt of an application for a Site Plan Special Permit #SPSP 09/11/15-457 for 252-256 Main Street.

The location of the documents are within docushare, here is the link - <http://doc.acton-ma.gov/dsweb/View/Collection-7008>

The applicant is proposing development of a 6,020 +/- s.f. restaurant to be located on a portion of the property know as 252-256 Main Street (formerly McDonald's restaurant), to raise the existing structure and to construct a new 110 Grill Restaurant containing 189 indoor seats and 51 seasonal patio seats.

Please email your questions or comments if any to the Planning Department – planning@acton-ma.gov no later than Friday, October 23, 2015.

Thank you!

Sincerely,

Kim Gorman
Secretary
Acton Planning Department
472 Main Street
Acton, MA 01720
kgorman@acton-ma.gov
978-929-6631

Klm Gorman

From: Sheryl Ball
Sent: Thursday, October 08, 2015 1:12 PM
To: Planning Department
Cc: Health Department
Subject: Site Plan Special Permit #SPSP 09/11/15-457 for 252-256 Main Street.

The Health Department has the following concerns:

1. A plan review of the proposed restaurant will be required by the Health Department prior to construction along with application and fee.
2. The external grease trap must be upgraded to accommodate the increase in seats – 750 gallons provided; 3600 gallons required
3. The dumpster must be surrounded by a fence and equipped with a lockable gate. The dumpster must be licensed by the Health Department on a yearly basis.

Sheryl Ball
Public Health Inspector
Town of Acton
472 Main Street
Acton, MA 01720
978-929-6632
fax 978-929-6340



Planning Department

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 929-6631
Fax (978) 929-6340
planning@acton-ma.gov

MEMORANDUM

To: Board of Selectmen **Date:** October 26, 2015
From: Kristen Guichard, AICP, Assistant Town Planner *KAG*
Subject: Site Plan and Use Special Permit Application #9/11/15 - 457

Location: 252-256 Main Street
Map/Parcel: F3-116, F2-129-1 and F3-139
Applicant: Ryan Development LLC
Owner: Stop and Shop Supermarket Company LLC
Engineer: Katie Enright, PE - Howard Stein Hudson
Previous Site Plans: #01/02/73-0055: Construct New McDonald's Restaurant
#01/30/75-0096: Construct General Retail Use Building
#03/13/81-0204: Construct McDonaldland Park
#02/09/82-0215: Construct Playland Addition to Existing McDonald's Rest.
#11/07/94-0348: Construct 800 ft² Addition to Existing McDonald's
Previous BOA Hearings: #75-19: Petition for Review – Denied
#98-14: Variance for Signage – Denied
#80-6: Variance to Construct New Entrance/Vestibule
Zoning: Kelley's Corner (KC)
Groundwater Protection Dist. Zone 4
Lot Area & Developable
Site Area (same): +/- 278,349 square feet (6.3 acres) *according to assessor's data*
Proposed Net Floor Area: +/- 6,020 square feet
Proposed Floor Area
Ratio (FAR): 0.255 (Includes existing Kmart building)
Proposed Uses: 240 Seat Restaurant (189 indoor and 51 outdoor)
Hearing Date: 11/2/15
Decision Due: 1/31/16

Below are the Planning Department comments. Please review comments from other departments, boards and agencies.

Overview

The site in review is located off Main Street in the Kelley's Corner (KC) Zoning District. This site is typically referred to as the "Kmart property". The Site is comprised of three parcels in the same ownership; for zoning purposes they merge into one lot. The site is deemed pre-existing non-

conforming due to its non-compliance with Section 5.6 of the Zoning Bylaw for sites exceeding 0.20 FAR in the KC Zoning District. The Applicant proposes to demolish the existing vacant McDonald's building¹ and to construct a new 110 Grille Restaurant with 240 seats. New building construction on the site must comply with Section 5.6 as it applies to lots exceeding 0.20 FAR.

The Applicant also proposes modifications to the existing parking lot and the northerly access drive on Main Street. ZBL S. 10.4.6 charges the Board of Selectmen as Site Plan Special Permit granting authority to require any reconstruction as well as improvements to the site to comply with the currently applicable standards of the Bylaw to the extent practicable. Therefore, our review of the site plan only takes into account areas of the Site that are being reconstructed, modified, or improved.

Compliance with Kelley's Corner Zoning (ZBL Section 5.6)

1. There is an existing +/- 6 ft. sidewalk along the Site's frontage of Main Street. ZBL S. 5.6.3.1 requires a 10 ft. wide sidewalk with a 10ft. wide landscape buffer be provided. The Applicant should provide a 10 ft. wide sidewalk along the Main Street frontage for a distance equal to the length of frontage where modifications are being made on the Site.
2. The following is a review of the building design features that are not in compliance with subsections of ZBL S. 5.6.3.4:
 - (a) *"At least 60 percent of the front side of a LOT facing a STREET, measured in percentage of linear feet of the LOT FRONTAGE, shall be occupied by BUILDINGS or by a pedestrian plaza that are located within 40 feet of the STREET sideline. A reduction of this requirement to 50 percent of the front side of a LOT may be allowed provided the Site Plan Special Permit Granting Authority finds that the alternative design features are consistent with Section 5.6.1 of this Bylaw."*

Lot frontage is a defined term in the ZBL. The total lot frontage along Main Street is 340 ft.; 60% of the lot frontage would require 204 ft. of the frontage to be occupied by buildings or a pedestrian plaza; 50% of the lot frontage would require 170ft. of the frontage to be occupied by buildings or a pedestrian plaza. The proposed building only occupies 86 ft. of the frontage and is not entirely located within 40 ft. of the front property line – even if the Board determines a 50% reduction is consistent with Section 5.6.1 the current building and site design would need to be significantly modified to comply or include a pedestrian plaza for the remaining area. The ZBL does not grant the Board the authority to make any further reductions. The intent of the 'Special Provisions for the Kelley's Corner District' is stated under ZBL S. 5.6.1. This particular design requirement was established to provide a street edge, defined by buildings or a pedestrian plaza that is conducive to pedestrian uses, fosters a comfortable pedestrian environment and to encourage buildings with a pedestrian oriented scale and design.

- (l) 20% of the ground level portion of the building's front façade surface must be windows. Approximately 16.5% of the total building's front façade is covered by windows. The Applicant should verify that the ground level portion of the buildings front façade complies with this section or modify the design.
- (m) Highly reflective mirror windows are not allowed on building fronts. The Applicant should verify the window type.
- (n) *"Roofs shall be gabled with a minimum pitch of 9/12 (9" vertical for every 12" horizontal) and have overhanging eaves of at least one foot. Two or three story*

BUILDINGS, or two or three story portions of a BUILDING, may have a flat roof provided that the tops of the BUILDING front facades are treated with an articulated cornice, dormers, or other architectural treatment that appears an integral part of the BUILDING from all visible sides of the BUILDING.”

The proposed building design does not comply with this requirement. The entire building must comply with the 9/12 pitch requirement or the building should be designed with two stories.

- (o) *“The main features of the architectural treatment of the BUILDING front facades, including the materials used, shall be continued around all sides of the BUILDING that are visible from a STREET or a pedestrian plaza. The Site Plan Special Permit Granting Authority may approve alternate treatment of side and rear BUILDING walls that is consistent with Section 5.6.1 of the Bylaw and preserves the architectural integrity of the BUILDING as a whole.”*

The vertical board and batton siding and T&G wood siding is not continued to the northerly side of the building (facing Verizon) and will be visible from Main Street. The same pattern should be used continuously around this side of the building by using T&G wood on the portion with the higher elevation and vertical board and batton siding along the lower portion.

Parking Lot Modifications (ZBL Section 6)

3. Bicycle parking is not shown on the plan and is required under ZBL S. 6.3.7.
4. The modified parking lot along the south side of the proposed building is located +/-20ft from the property line where a 30ft setback is required under ZBL S. 6.7.2. The parking space closest to the street should be removed.
5. The Site has two access drives on Main Street, which are pre-existing non-conforming. There is an additional access drive located off Mass. Ave. The Applicant proposes to modify the northerly access drive on Main Street. The Site as modified is not automatically entitled to the two access drives under ZBL S. 6.7.3:

“ACCESS Driveways – Each LOT may have one ACCESS driveway through its FRONTAGE which shall be 24 feet wide, unless, in the opinion of the Special Permit Granting Authority (if the parking area is related to a permitted USE for which a site plan or other special permit is required) or the Zoning Enforcement Officer (for other parking areas), a wider and/or greater number of ACCESS driveways is necessary to provide adequate area for safe vehicular turning movements and circulation. An ACCESS driveway for one-way traffic only may be a minimum of 14 feet wide. There shall be no more than one additional ACCESS driveway for each 200 feet of FRONTAGE and all such additional ACCESS driveway(s) shall be at least 200 feet apart on the LOT measured from the centerline of each ACCESS driveway.”

The total frontage on Main Street is 340ft. Therefore, the Planning Department strongly recommends closing the *northerly* access drive on Main Street. Closing the northerly access drive will reduce turning movement conflicts on Main Street in close proximity to the heavily traveled signalized Main Street and Mass. Ave. intersection. Both businesses on the site would continue to be sufficiently served by the southerly access drive off Main Street and the access drive off Mass. Ave.

6. ZBL S. 6.7.6 requires a minimum 10-foot wide perimeter landscape buffer for parking lots. The perimeter landscape between the modified parking lot and the proposed restaurant only shows a 9ft wide landscape area. The landscaped area should be widened to comply.

Restaurant Use

7. The proposed restaurant use is allowed in the KC Zoning District by Special Permit.
8. The plan shows 286 parking spaces on the site which meets the minimum parking space requirement of the Bylaw for the Kmart retail use and the proposed restaurant.

Recommendations

The Planning Department has identified significant defects in the plan's compliance with the ZBL as outlined above in #2(a), #2(n) and #5. This will require a complete redesign of the building, parking lot layout and access driveways. Other issues noted above must be brought into compliance with the ZBL. The purpose of the Kelley's Corner District is clearly stated under ZBL S. 5.6.1². The Planning Department recommends denial of the requested permits, or an extended public hearing continuation that allows for well thought out plan changes, departmental reviews, and new notifications to parties in interest.

The Board should also note comments and concerns submitted by the Acton Water Supply District, Engineering Department, Fire Department and Health Department.

cc: Engineering Department
Health Department

¹⁾ The former McDonald's restaurant was permitted with 94 seats.

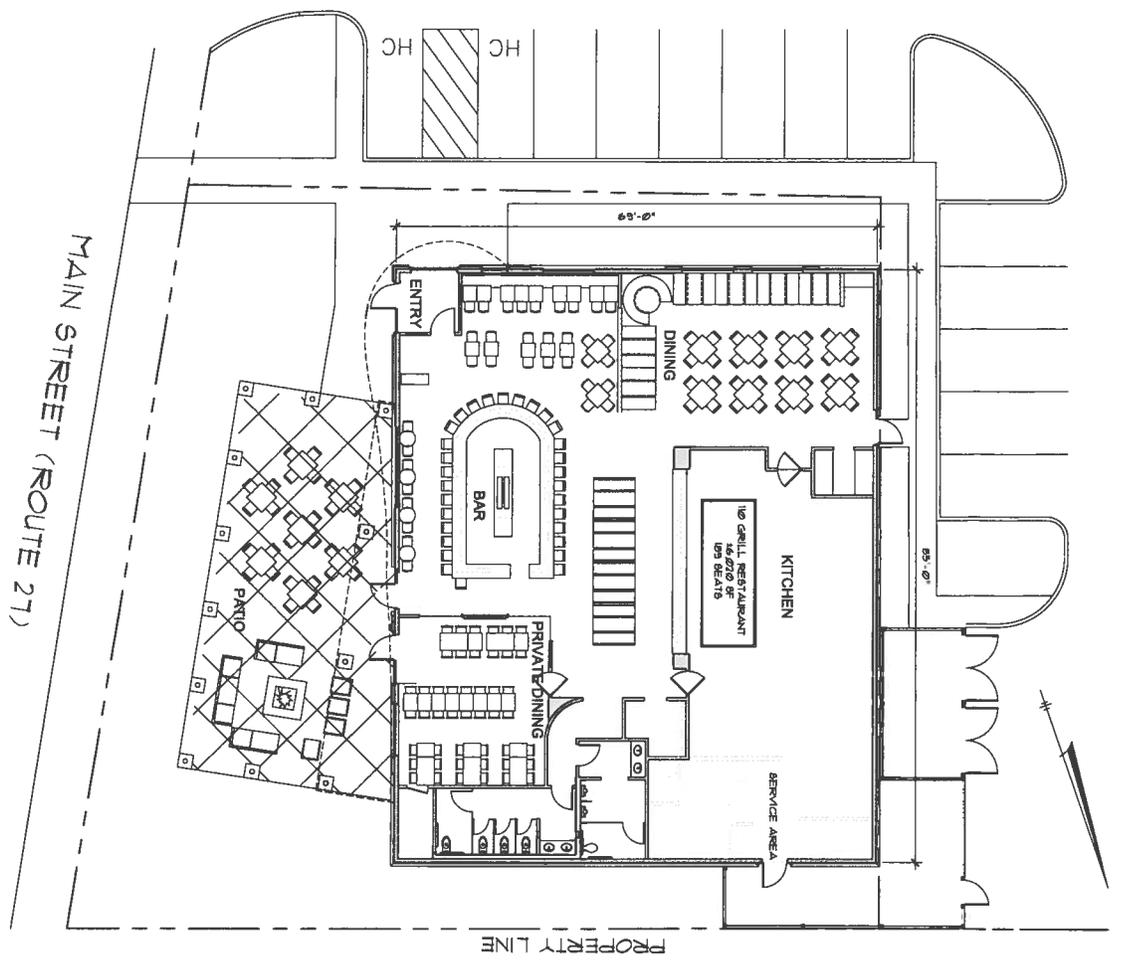
²⁾ 5.6.1 Purpose – In the Kelley's Corner District, the principal goal guiding the regulations set forth herein is to sustain and encourage a vital business center that provides needed goods, services, jobs and increased tax revenues in a manner that is compatible with Acton's historic development pattern and establishes pedestrian accessibility and circulation throughout the Kelley's Corner area. These regulations will provide clear guidance to those who would like to expand or locate businesses in the Kelley's Corner District. They will ensure that future development will help create the form, cohesion, order, and supporting infrastructure that will identify the Kelley's Corner District as an attractive, pleasant, and desirable center for business, shopping and other commercial and community activities.

Pedestrian access and circulation are favored in order to limit vehicular congestion and air pollution. Adjacent residential neighborhoods will be connected to the Kelley's Corner District via pedestrian ways but are otherwise separated with landscape buffers. In order to support the growth and vitality of the center, higher density developments are required to contribute to a fund for the construction of a centralized wastewater collection and treatment system serving the Kelley's Corner District and surrounding areas. The regulations are intended to implement the Kelley's Corner Plan as amended.

It is widely recognized that the mere provision of sidewalks and crosswalks will not encourage pedestrian use of a commercial area unless the layout and design of the sites and BUILDINGS are also conducive to pedestrian use. The leading design principles are therefore to provide convenient and efficient pedestrian access within the Kelley's Corner District and to surrounding neighborhoods and facilities, to provide a safe and comfortable

pedestrian environment with walkways, pedestrian conveniences and amenities, and to encourage BUILDINGS with a pedestrian oriented scale and design.

Plan Revisions 10/22/2015



MAIN STREET (ROUTE 27)

PROPERTY LINE

<p>A1</p>	<p>110 GRILL ACTON ACTON MA Title FLOOR PLAN SKETCH</p>	<p>110 GRILL 250 Main Street</p>	<p>JD LaGrasse & Associates, Inc. Architect - Engineer - Interior - Land Planning One Elm Square, Andover, MA 01810 T. 978-470-3675 F. 978-470-3676 www.jdla.com</p>
	<p>DATE: 2/11/15 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name] DATE: 2/11/15</p>	<p>2/11/15 © 2015</p>	



R1	SHEET NO. _____ DATE _____ SCALE _____ DRAWN BY _____ CHECKED BY _____ APPROVED BY _____	Project No: 110 Grill Action Location: Appover Date:	STREET PERSPECTIVE	110 GRILL <hr style="width: 50%; margin: auto;"/> 256 Main Street	JD LaGrasse & Associates, Inc Architects • Engineers • Interiors • Land Planning One Elm Square, Andover, MA 01810 T 978-410-3675 F 978-410-3620 www.jdla.com E-mail: JD@JD.LA.GRASSE.COM
	JDLA 2015 © ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JD LA GRASSE & ASSOCIATES, INC.				



R2

NO.	DATE	DESCRIPTION
1	10/27/2013	ISSUED FOR PERMITS
2	11/15/2015	REVISED PER COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		

ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED TO BE THE FINAL DIMENSIONS UNLESS OTHERWISE NOTED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
 THIS PLAN IS THE PROPERTY OF J.D. LA GRASSE & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF J.D. LA GRASSE & ASSOCIATES, INC.
 J.D. LA GRASSE & ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, INTERIORS, LAND PLANNING
 ONE ELLA SQUARE, ANDOVER, MA 01910
 TEL: 978-476-3075 FAX: 978-476-3070
 WWW.JDLA.COM

prepared for: 110 Grill Access
 location: Appony
 date: 10/27/2013
STREET PERSPECTIVE 2

110 GRILL
 256 Main Street

J.D. LaGrasse
 & Associates, Inc.
 Architects, Engineers, Interiors, Land Planning
 One Ella Square, Andover, MA 01910
 T: 978-476-3075 F: 978-476-3070
 www.jdlagrasseland.com B-068-RTLR-AOL.COM



① EAST (MAIN ST. ELEVATION)
1/4" = 1'-0"

② SOUTH
1/4" = 1'-0"

<p>A2</p>	<p>Project No. 2015-001</p> <p>Revision</p> <p>DATE</p> <p>BY</p> <p>CHK</p>	<p>Project No. 119 Grill Acce</p> <p>Location: Appovee</p> <p>Scale</p>	<p>110 GRILL</p> <p>256 Main Street</p>	<p>JD LaGrasse & Associates, Inc</p> <p>Architects - Engineers - Interiors - Land Planning</p> <p>One Dea Square, Andover, MA 01810</p> <p>T: 978-470-3073 F: 978-470-3002</p> <p>www.jdgrasse.com Email: JDLA@AOL.COM</p>
	<p>JD LA GRASSE ARCHITECTS, ENGINEERS, INTERIORS & LAND PLANNING</p> <p>110 GRILL ACCE</p> <p>256 MAIN STREET</p> <p>ANDOVER, MA 01810</p> <p>DATE: 08/11/2015</p> <p>BY: JDL</p> <p>CHK: JDL</p>	<p>Project No. 119 Grill Acce</p> <p>Location: Appovee</p> <p>Scale</p>	<p>ELEVATIONS</p>	<p>JD LaGrasse & Associates, Inc</p> <p>Architects - Engineers - Interiors - Land Planning</p> <p>One Dea Square, Andover, MA 01810</p> <p>T: 978-470-3073 F: 978-470-3002</p> <p>www.jdgrasse.com Email: JDLA@AOL.COM</p>



PARAPET

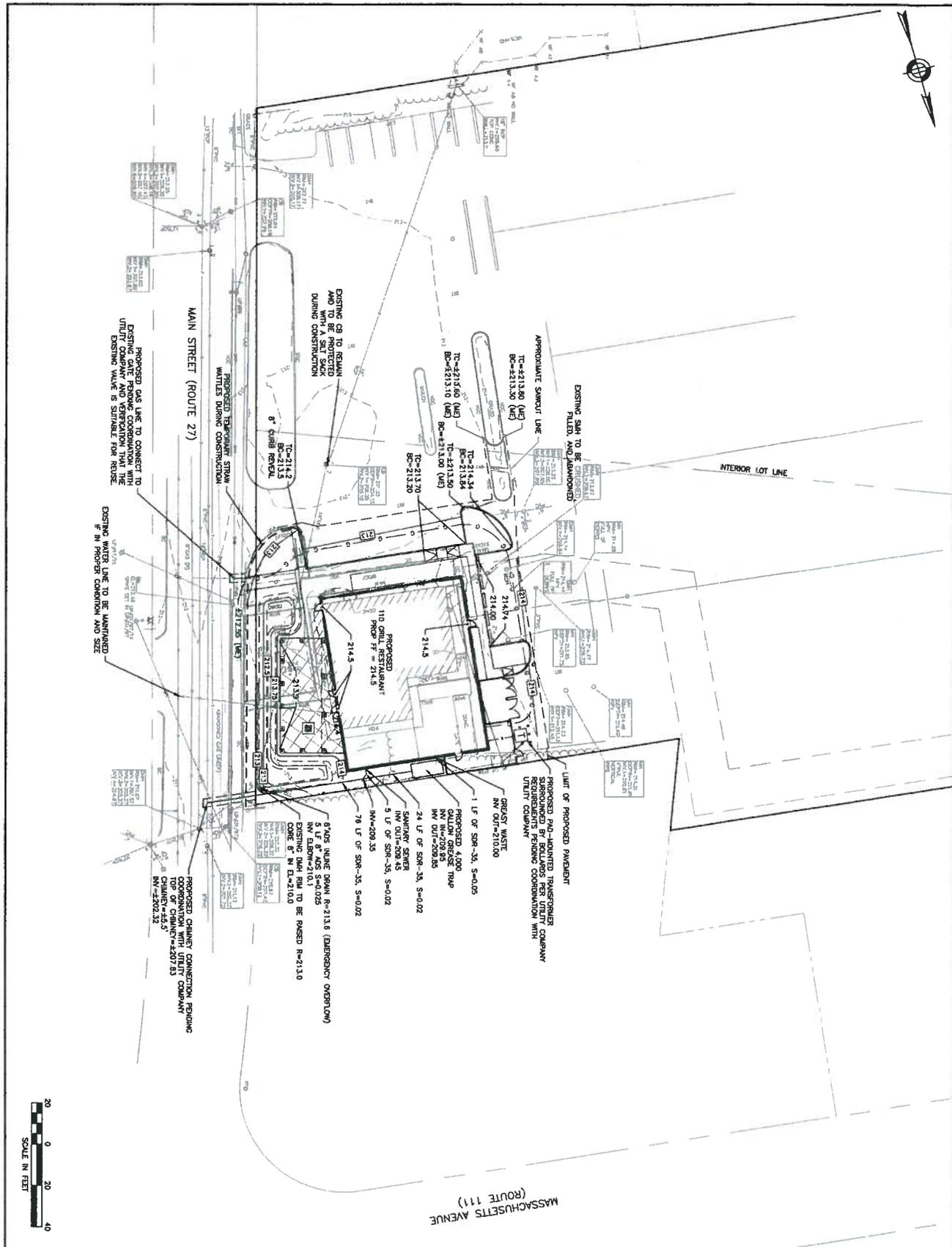
FLAT ROOF
BEYOND

16' - 4"

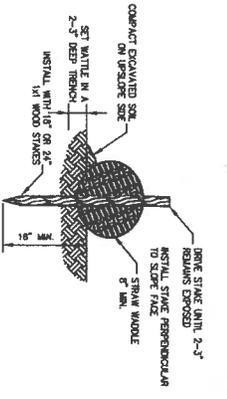
② WEST
1/4" = 1'-0"

① NORTH
1/4" = 1'-0"

A3	ARCHITECT: JD LA GRASSE & ASSOCIATES, INC. 110 GRILL STREET, SUITE 201, ANDOVER, MA 01810 TEL: 978-476-3675 FAX: 978-476-3676 WWW.JDLAGRASSE.COM EMAIL: JDLA@JLAC.COM	PREPARED FOR: 110 GRILL ADAMS LOCALITY: ANDOVER TITLE:	110 GRILL 256 Main Street	ELEVATIONS CONT.	JD LA GRASSE & ASSOCIATES, INC. ARCHITECTS ENGINEERS INTERIORS LAND PLANNING ONE ELLIS SQUARE, ANDOVER, MA 01810 TEL: 978-476-3675 FAX: 978-476-3676 WWW.JDLA@JLAC.COM
	DATE: 07/15/15 DRAWN BY: JDL CHECKED BY: JDL SCALE: AS SHOWN	ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED. ALL FINISHES ARE UNLESS OTHERWISE SPECIFIED. ALL MATERIALS ARE UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THIS DOCUMENT IS THE PROPERTY OF JD LA GRASSE & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.			

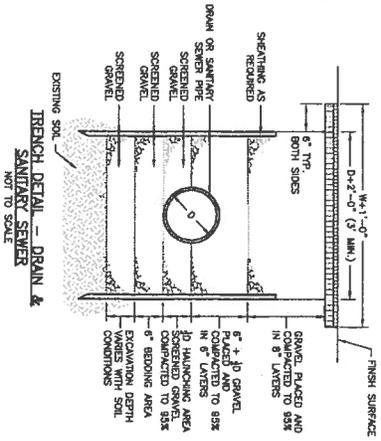


<p>HOWARD STEIN HUDSON 114 Turbotek Road, Suite 202 Cherry Hill, MA 01824 www.hshinc.com</p>		<p>PREPARED FOR: FRAN REIS COMPANY LLC 4 LAN DRIVE WESTFORD, MA</p>	
<p>110 GRILL 256 MAIN STREET (ROUTE 27) TOWN OF ACTON MIDDLESEX COUNTY MASSACHUSETTS</p>			
<p>SITE PLAN</p>			
<p>GRADING, DRAINAGE AND UTILITY PLAN</p>			
DATE:	09-08-2015	DESIGNED BY:	DML
PROJECT NUMBER:	15995	DRAWN BY:	HEM/DML
CHECKED BY:	HEM/DML	SCALE:	AS SHOWN
<p>3</p>			

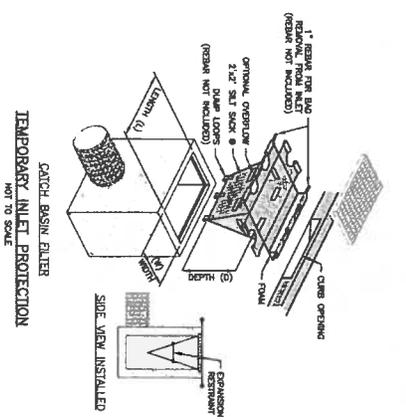


- NOTES:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING THE TRENCH WITH A 2" DEEP TRENCH ALONG THE CONTROL OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH COMPACTED TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADVANCE WATTLES
 2. SECURE THE WATTLE WITH 16-24" (45.7-61 CM) STRAKES EVERY 3'-4" (0.9 - 1.2 M) AND WITH A STRAKE ON EACH END. (STRAKES SHOULD BE SPACED THROUGHOUT THE LENGTH OF THE WATTLE EXCEPT AT LEAST 12" FROM EACH END. STRAKES SHOULD BE PLACED PERPENDICULAR TO SLOPE FACE.)

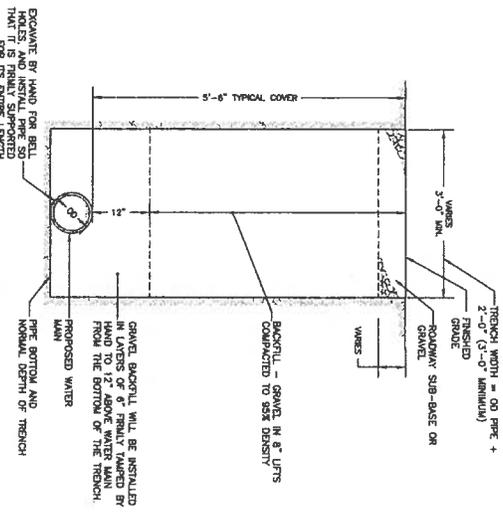
STRAW MODULE DETAIL
NOT TO SCALE



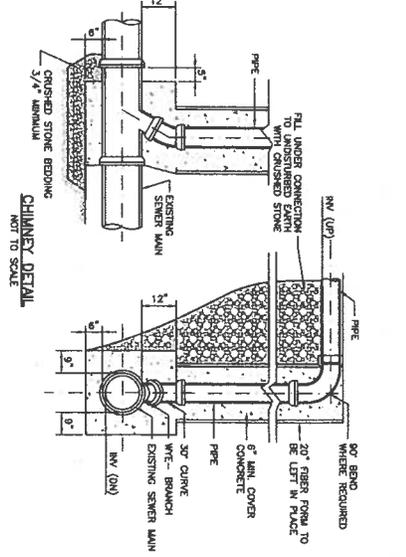
TRENCH DETAIL - DRAIN & SANITARY SEWER
NOT TO SCALE



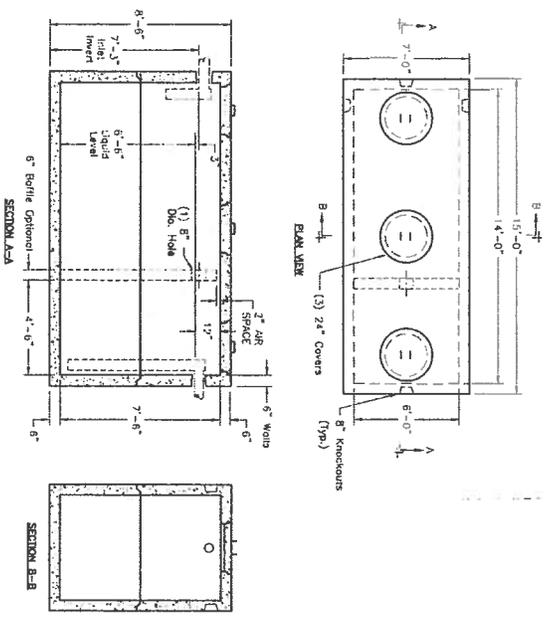
TEMPORARY INLET PROTECTION
NOT TO SCALE



TRENCH DETAIL - WATER MAIN
NOT TO SCALE



CHIMNEY DETAIL
NOT TO SCALE



4,000 GALLON GREASE TRAP DETAIL
NOT TO SCALE

HOWARD STEIN HUDSON
111 Turnpike Road, Suite 2C
Chimney Hill, VA 01924
www.hshinc.com

PREPARED FOR:
PRIMA DEVELOPMENT LLC
WESTFORD, MA

110 GRILL
256 MAIN STREET
(ROUTE 27)
TOWN OF ACTON
MIDDLESEX COUNTY
MASSACHUSETTS

NO.	DATE	DESCRIPTION
1	10/21/16	REV BUILDING



SITE PLAN

DETAIL SHEET 1

DATE	08-08-2015
PROJECT NUMBER	15006
DESIGNED BY	DML
DRAWN BY	HERGAL
CHECKED BY	NLE

PREPARED FOR:
 FVAL DEVELOPMENT LLC
 WESTFORD, MA

110 GRILL
 256 MAIN STREET
 (ROUTE 27)
 TOWN OF ACTON
 MIDDLESEX COUNTY
 MASSACHUSETTS

NO	BY	DATE	DESCRIPTION
1	HC	10/21/18	REV BUILDING



SITE PLAN

DETAIL SHEET 2

DATE:	06/05/2015
PROJECT NUMBER:	10095
DESIGNED BY:	DAL
DRAWN BY:	HEBDAL
CHECKED BY:	NLE

