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RECEIVED

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DEC 22 2015

Town of Acton
Planning Department

December 15, 2015

To Neighbors of the West Acton Baptist Church:

Enclosed kindly find the notice of a hearing on an application for a zoning variance by the West Acton Church (WABC) that is scheduled for January 4, 2016, in Room 126 of the Acton Town Hall at 7:30 p.m. You are entitled to this notice because you are the assessed owners of properties within 300 feet of the Church.

The Church property consists of a Manor House at 270 Central Street, an Annex building at 274 Central Street and the Church building itself with a parking area and a pre-school play area at 592 Massachusetts Avenue. In order to meet its financial needs, the Church hopes to be able to sell the Manor House at this time and to enable the possibility of a future or simultaneous sale of the Annex building. In order to do so, the Church has contracted for the preparation of a plan dividing the Church property into three lots. Specifically, the plan sets out one lot for the Manor House, a second lot for the Annex and a third lot for the Church building, parking lot and preschool play area. A reduced size version of the plan is enclosed for your review.

Since all three lots abut public ways and have independent access, the Acton Planning Department has already approved the lots as they are shown on the plan. However, the existing front set back of the Manor House from Central Street is 46 feet and the current set back of the Annex building is 11 feet. The maximum front yard setback in the West Acton Village District as set forth in Section 5 of the Zoning By-Law is 10 feet. In other words, the Village District zoning is intended to keep structures closer to the street unlike set back requirements for other districts that are intended to keep structures further away from streets. Even though the Planning Board properly approved the layout of the lots on the plan, it is up to the Acton Zoning Board of Appeals to approve the current set backs on the new lots in order for the Manor House and Annex to be marketable.

It should be noted that the Manor House that is currently on the market has been used as a residence for over forty years. It is being marketed as a single family residence. In other words, this proceeding is not for the purpose of changing either the current use or to make any changes to the structure itself.

We hope that you will support the Church in this effort to meet its immediate financial need to sell the Manor House. The hearing is public and you are welcome to attend. Please call me if you have any questions.

West Acton Baptist Church
By its attorneys
SCHEIER KATIN & EPSTEIN, P.C.

Michael E. Katin



Board of Appeals

NOTICE OF PUBLIC HEARING

The Board of Appeals will hold a Public Hearing on Monday, January 4, 2016 at 7:30 pm in Room 126 of the Town Hall

on the following petition of :

Hearing #15-16

West Acton Baptist Church for a
VARIANCE from the requirements
of Section 5 of the Zoning Bylaw to allow
for an existing structure with more than
the required maximum front yard setback on a
parcel located at 270, 272, and 274 Central
Street. Map F2/Parcel 100, 101, 116, 119.

The application and accompanying plans can
be inspected at the Town Hall during normal
business hours.

Petitioner must be present, or send authorized representative

Richard Fallon

Clerk