

PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General Laws, Chapter 39, section 10.

TOWN Acton, MA

SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:
 (To be filled in by petitioners. If space is insufficient, attach additional page of description to each petition form before signatures are gathered.)

ARTICLE VEHICLE WHOLESALE AND STORAGE AS AN ACCESSORY USE

To see if the Town of Acton will vote to amend the zoning bylaw, section 3.8.2 (ACCESSORY USES permitted in the Office, Business, and Industrial Districts) by inserting a new sub-section 3.8.2.7 as follows:

- 3.8.2.7 In the Light Industrial District and on contiguous adjacent land for which the Board of Appeals has previously granted a USE variance permitting a USE allowed in the Light Industrial District, the purchase of new vehicles; the wholesale, but not retail sale, of used vehicles; and the temporary outdoor storage of such new and used vehicles provided that:
 - 3.8.2.7.1 The LOT, or the property consisting of two or more contiguous LOTS in single ownership, contains at least 15 acres.
 - 3.8.2.7.2 Such USE is accessory to an operations center and offices of a vehicle rental or leasing company.
 - 3.8.2.7.3 Such vehicles are at all times registered with the Commonwealth of Massachusetts Registry of Motor Vehicles while on the premises.
 - 3.8.2.7.4 No such vehicle exceeds a gross vehicle weight of 10,000 pounds and a wheel base of 135 inches.
 - 3.8.2.7.5 All such vehicles are stored in the rear yard out of sight and fully screened from view from any STREET.
 - 3.8.2.7.6 All such vehicles are stored at least 200 feet away and fully screened from view from any pre-existing dwelling that is not on the same LOT or property.
 - 3.8.2.7.7 The transport and loading/unloading of such vehicles to and from the LOT or property occurs only on weekdays between the hours of 6:00 AM and 9:00 PM.
 - 3.8.2.7.8 The storage of such vehicles may use vacant or excess parking capacity that, regardless of the requirements of section 6 of this bylaw, is not needed for employees and customers of the businesses on the LOT or property.

Or take any other action relative thereto.

Summary

This article affects the Light Industrial zoning district and some adjacent residential land off Main Street in South Acton that is subject to a Board of Appeals Use Variance allowing industrial and business uses on it. In those areas, the article would allow the incidental and temporary storage and the incidental wholesale of automobiles as part of the regional headquarters of a car rental and leasing company on the same property. The proposed limitations and requirements will ensure proper screening of the vehicle storage areas, limit the loading and unloading of vehicles to weekday daytime hours, and distinguish this from a car dealership by prohibiting retail sales.

For 2 1/2 years, Enterprise Rent-A-Car's Regional Headquarters has been based at 20 Main Street, Acton located in the Light Industrial zoning district. Recently, Enterprise has decided to consolidate their wholesale division with their main offices whose functions include Human Resources, Facility Management and Accounting. In doing so, Enterprise requires a facility which can accommodate the storage of up to 200 cars. This article proposes to provide this accommodation.

These cars represent those members of the Enterprise fleet which are being returned back to GM Motors, Ford, Chrysler and all other major manufacturers or are being sold to car dealerships where they will be re-sold to the public. Enterprise needs to be able to temporarily store them on site while the paperwork for their redistribution is being completed. These cars are only on the premises an average of 2-3 months of the year. Enterprise would have an average of 20 - 50 cars on the premises during most of the year.

Most of the cars being sent from Enterprises' local rental offices to their Headquarters for processing are driven by individual hired drivers and would not require the use of a truck for delivery to the offices at 20 Main Street.

Even though these cars are out at Enterprises' rental offices and are not located within the town of Acton for the majority of their shelf life, Enterprise has agreed to register at least enough of their retired fleet to bring in \$100,000 - \$150,000 in additional excise tax revenue to the Town of Acton each year. This number should increase over the next few years due to an increased average cost per car and the excise tax rate. Any expected increase in the excise tax revenue these cars would bring in would not be due to an increase in the number of cars stored, as the storage needs would remain at 200. There would be an average of 20 - 30 cars parked out in back of 20 Main Street most of the time and then usually only for several days until the paperwork is completed.

SIGNER INFORMATION

INSTRUCTIONS TO SIGNERS

For your signature to be valid, you must be a registered voter in the town and your signature should be written substantially as registered. Do NOT sign more than one petition for the same subject.

If you are prevented by physical disability from writing, you may authorize some person to write your name and residence in your presence.

If you have NOT moved since January 1 of this year, you need complete only columns I and II.

If you HAVE moved since January 1 of this year, you must complete columns I, II and III.

SIGNER'S STATEMENT

We, the undersigned, are qualified voters of the Town of Acton, MA, and in accordance with the provisions of law, request a special town meeting for the purposes above.

CHECK	I SIGNATURES to be made in person with name substantially as registered.	II NOW LIVING AT (Street & number, if any)	PREC.	III RESIDENCE ON JANUARY 1, 19___ If different (Street & number, if any)(City or town)
1	<i>N Anderson</i>	14 Main St. Acton		
2	<i>Linda A Foley</i>	28 John Smith Rd Acton		
3	<i>Corinne Steinfeld</i>	2 Hillcrest Dr		
4	<i>Paul Paul</i>	5 BLUE HERON WAY		
5	<i>Paul Paul</i>	5 Blue Heron Way		
6	<i>Thomas J. Rogers</i>	45 Hayward Road		
7	<i>Caryl J. Rogers</i>	45 HAYWARD RD.		
8	<i>K. Williams</i>	34 Central Street		
9	<i>Barbara M. Alamar</i>	1 ORCHARD DRIVE		
0	<i>[Signature]</i>	Estabrook Rd		
1	<i>[Signature]</i>	228 Main St.		
2	<i>[Signature]</i>	23 Orchard Drive		

ATTENTION REGISTRARS: Before certifying signatures, see Instructions to Registrars on reverse side of this paper.

ATTENTION VOTERS: Before signing, read signer information on other side.

ATTENTION REGISTRARS: Before certifying signatures, see Instructions to Registrars, below.

TOWN _____

CHECK	I SIGNATURES to be made in person with name substantially as registered.	II NOW LIVING AT (Street & number, if any)	PREC.	III RESIDENCE ON JANUARY 1, 19 ____ If different (Street & number, if any)(City or town)
3	N <i>[Signature]</i>	<i>6 Pine St Acorn</i>		
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REGISTRAR INFORMATION

Registrars of Voters check this against the name of each qualified voter to be certified.
 For names not certified, use the code opposite:

N - no such registered voter at that address.
 S - unable to identify signature or address as that of voter because of form of signature or address, or illegible.
 T - signed too many petitions.

CERTIFICATION OF SIGNATURES
 We certify that the 11 above signatures checked
(number of names certified)
 thus are names of qualified voters of this town.
 Town Acorn

Evelyn Blackwell
Deena Ferrara
Katherine F. Arnold
 Registrars of Voters