

Date Received
TOWN CLERK

By: _____

Appendix B

Date Received
BOARD OF APPEALS

By: _____

**TOWN OF ACTON
APPLICATION FOR SPECIAL PERMIT
(ZONING BYLAW)**

Indicate the type of Special Permit Requested: RESTORE (RECONSTRUCT) NONCONFORMING STRUCTURE

Under Zoning Bylaw Section: 8.3.4

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 9 WILLOW STREET
2. Applicant's Name JEAN V. PANETTA, TRUSTEE OF ATTENAP REALTY TRUST
Address c/o SALVATORE PANETTA III, 11 WILLOW STREET, ACTON, MA 01720
Telephone (978) 263-2614 Email SALPANETTA1@VERIZON.NET
3. Record Owner's Name JEAN V. PANETTA, TRUSTEE OF ATTENAP REALTY TRUST
Address SEE ABOVE
Telephone SEE ABOVE Email SEE ABOVE
4. Surveyor ALFRED M. BERRY, FORESTIE ENGINEERING
Address 16 GLEASONDALE ROAD, SUITE 1-1, STOW, MA 01775
Telephone (978) 461-2350 Email _____
5. Engineer SCOTT HAYES, FORESTIE ENGINEERING
Address SEE ABOVE
Telephone _____ Email _____
6. Town Atlas Map(s)/Parcel Number(s) MAP F-2B, PARCELS 32, 37 and 41
7. Zoning District (s) of Parcel(s) WAV (PARCELS 37 AND 41), R2 (PARCEL 32)
8. Detailed description of the proposed SPECIAL PERMIT (Please use additional pages if needed):
PLEASE SEE ATTACHMENT
9. If any SPECIAL PERMITS have been filed previously for this site give file numbers:

The undersigned hereby apply to the Zoning BOARD of Appeals 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 are 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.

JEAN V. PANETTA, TRUSTEE
By her Attorneys

4/1/16
Date

Signature of Petitioner(s)

F. Alex Parra, Esq.
D'Agostine, Levine, Parra & Netburn, P.C.
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.

Date
Owner(s)

Signature of Record Owner(s)

Signature of Record

ATTACHMENT TO SPECIAL PERMIT APPLICATION

Property Address: 9 Willow Street, Acton

Applicant and Owner: Jean V. Panetta, Trustee of Attenap Realty Trust

8. Detailed Description of the Proposed Special Permit:

The applicant seeks a special permit under Section 8.3.4 of the Zoning Bylaw to rebuild or reconstruct a nonconforming building.

Reference is made to the plan submitted herewith, entitled "Plot Plan of Land on Willow St. & Central St in Acton, Massachusetts," dated February 9, 2016 by Foresite Engineering ("Plot Plan"). The nonconforming building ("Building") which is the subject of this application is shown on the Plot Plan as "Metal Building To Be Replaced (84' x 40')."

The Building was damaged to a greater extent than 50% of its fair market value as a result of collapse caused by excess snow load during the winter of 2014-2015.

The Building is nonconforming to Section 5, Notes For Table of Standard Dimensional Regulations (1), which provides, in relevant part:

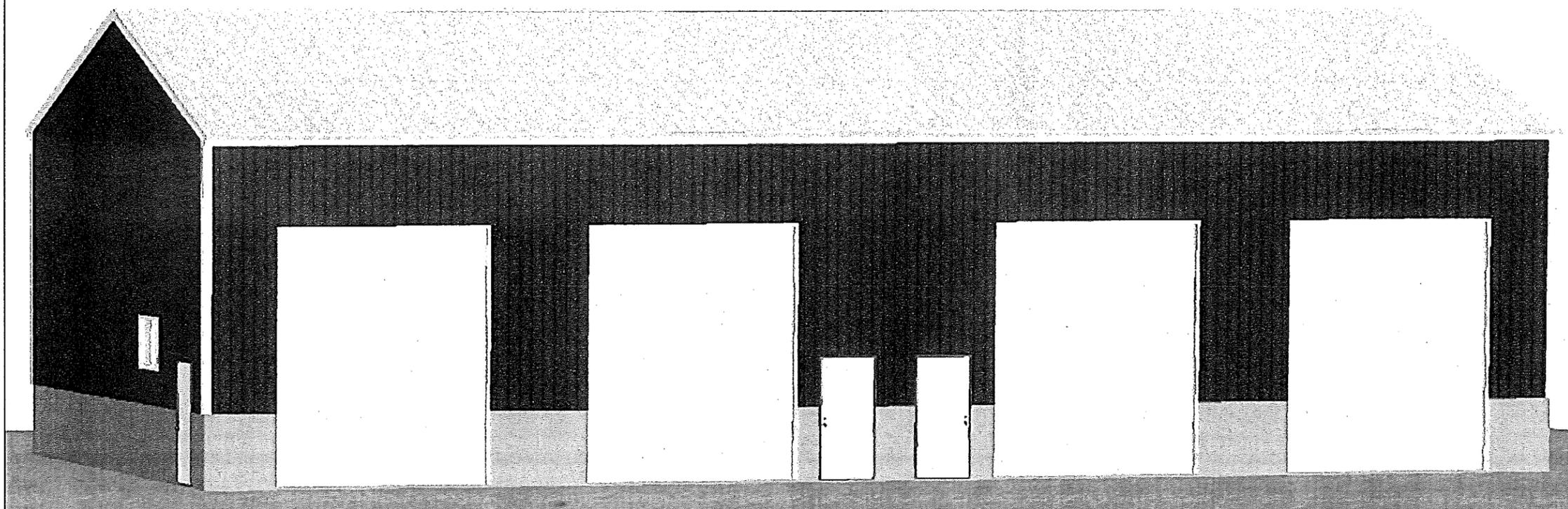
"Where a nonresidential USE abuts a residential district the yard or yards abutting the residential district shall be 20 feet in the WAV"

As shown on the Plot Plan, the Building is set back from the abutting property at 13 Willow Road, which is zoned VR Village Residential, by 2.2 feet.

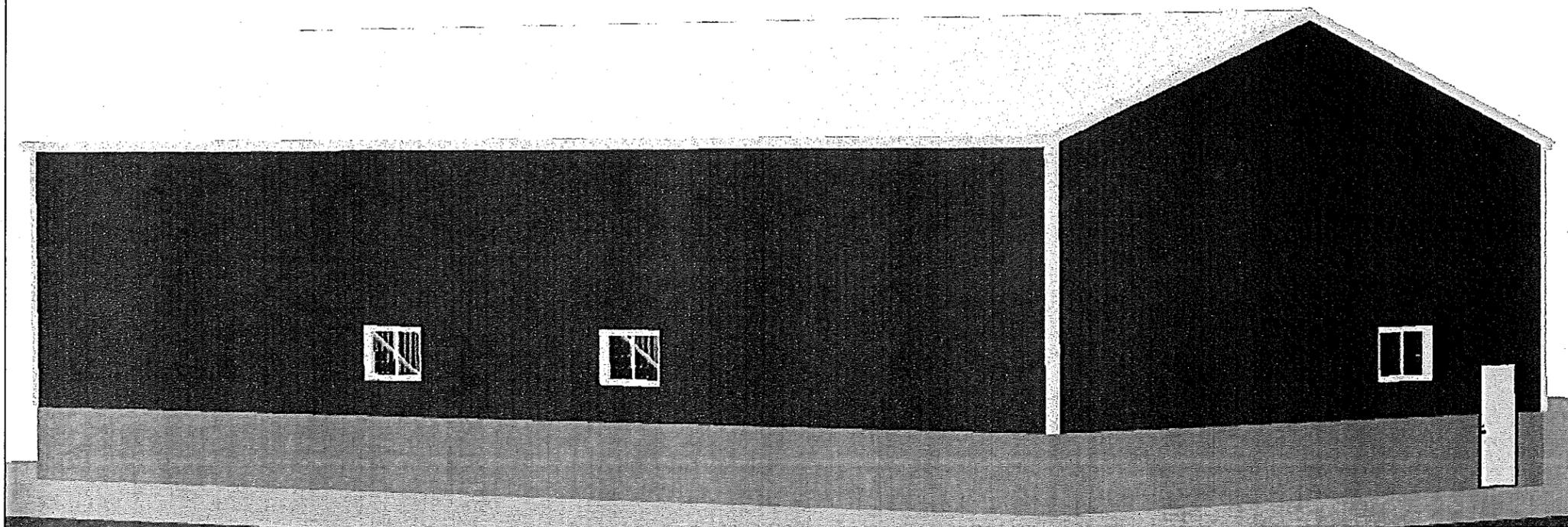
The applicant proposes to replace the Building with a smaller building measuring 80 feet by 40 feet. The proposed replacement building is shown on the set of plans submitted herewith dated January 8, 2016 by Philpot Corporation, Inc. The replacement building will be constructed within the footprint of the existing building so as not to increase the pre-existing nonconformity or create any new nonconformity.



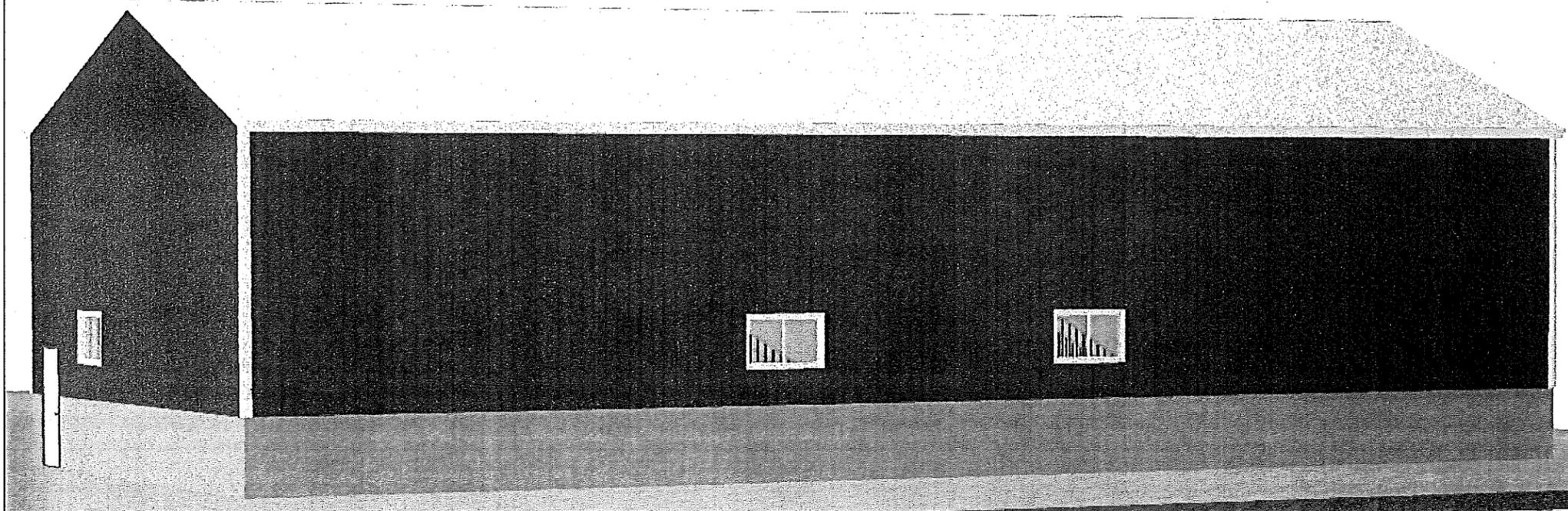
FRONT-RIGHT



FRONT-LEFT



REAR-LEFT SIDE



REAR-RIGHT SIDE

ROOF PEAK

14' HIGH
O.H. DOOR

26'-2 13/16" REF.

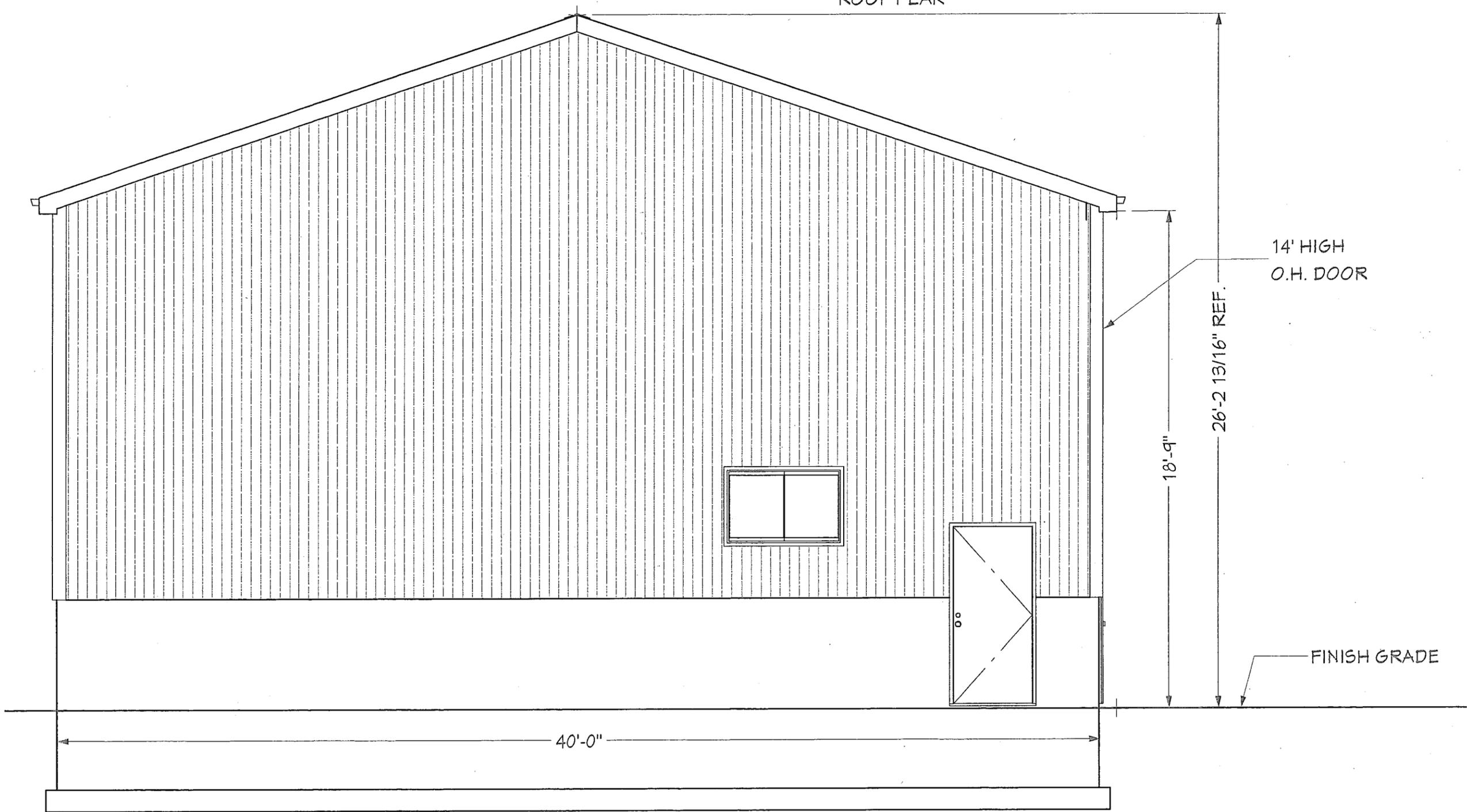
18'-9"

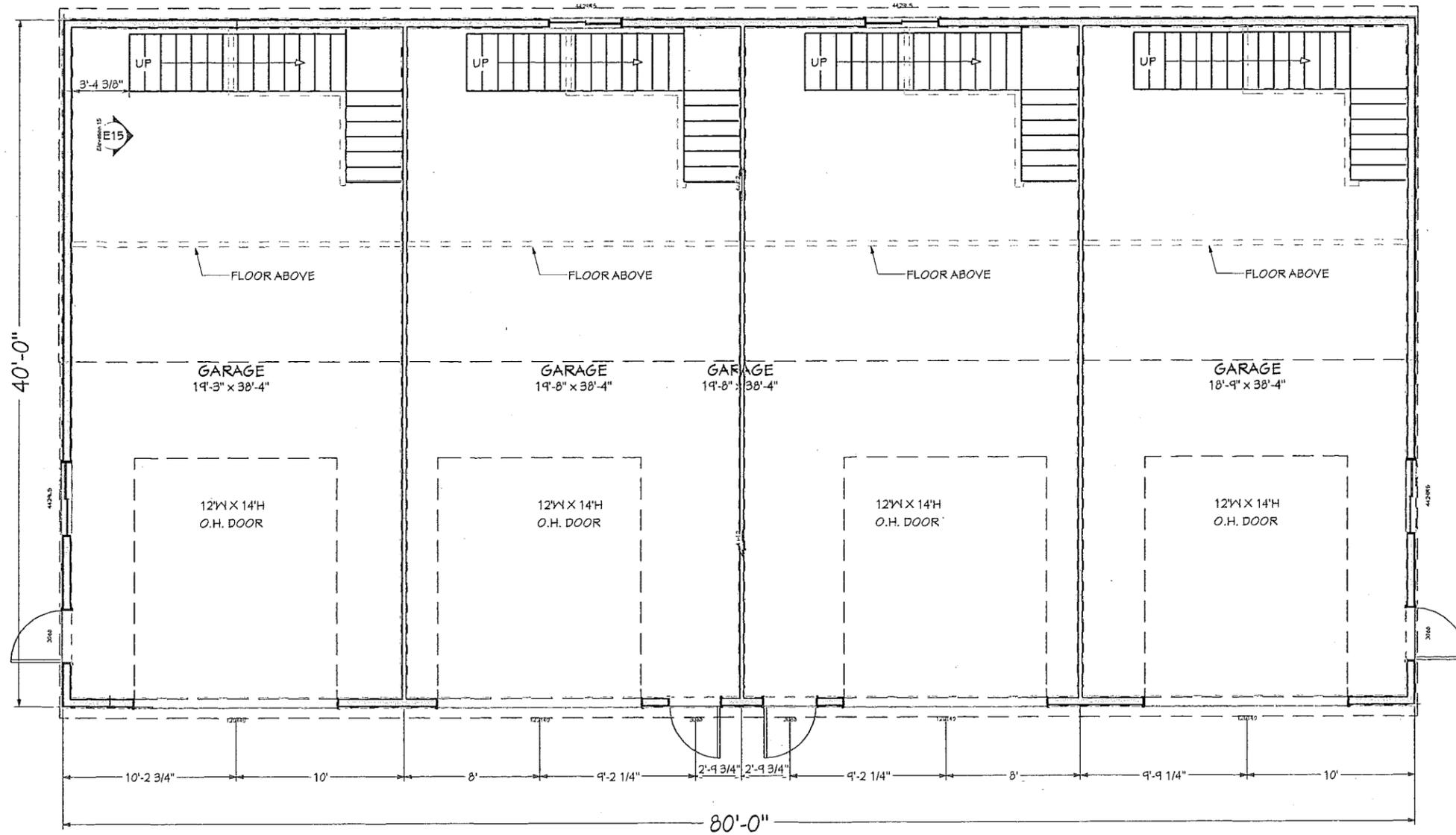
FINISH GRADE

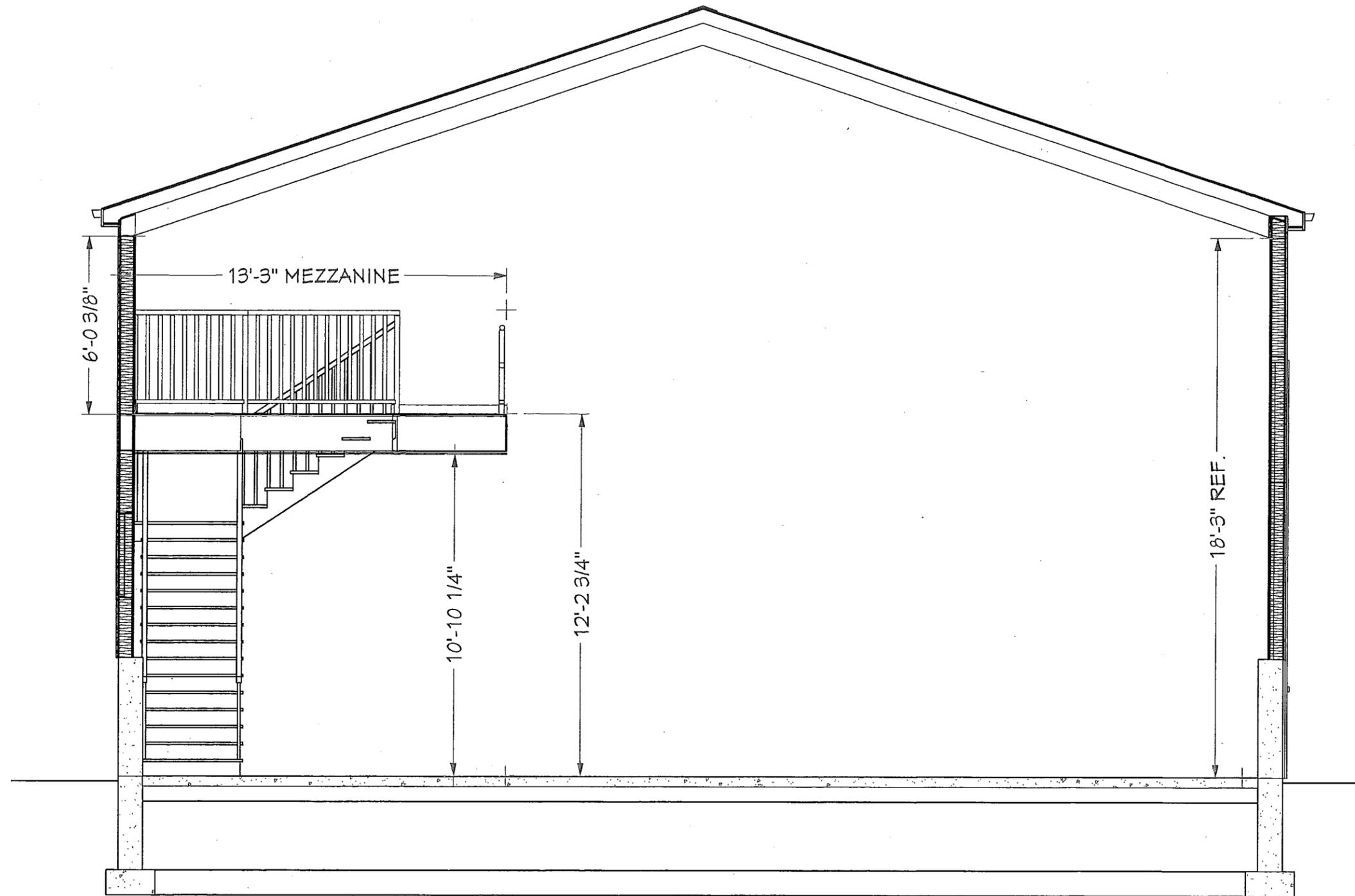
40'-0"

LEFT SIDE ELEVATION

Elevation 17







CROSS SECTION:
MEZZANINE



Town of Acton
472 Main Street
Acton, MA 0001720
Telephone (978) 929-6621
Fax (978) 929-6340

Brian McMullen
Assessor

Locus: 9 Willow St & 236 Central St
Parcel: F2B - 41 & 32 , F2B - 37

| Parcel ID | LOCATION | Owner | Co-Owner | Mailing Address | City, ST, Zip |
|-----------|--------------------|---------------------------------|----------------------------------|-----------------------|----------------------|
| F2A-118-1 | 296 ARLINGTON ST | TRIPP STEPHEN A | TRIPP DENISE W | 296 ARLINGTON ST | ACTON, MA 01720 |
| F2A-123-1 | 6 SARAH LN | PATRICK ALEXANDER J III | PATRICK MARY E | 6 SARAH LN | ACTON, MA 01720 |
| F2A-123-2 | 8 SARAH LN | BLOCK ERIC | BLOCK SOOANN | 8 SARAH LN | ACTON, MA 01720 |
| F2A-123 | 2 SARAH LN | SPRING CHRISTOPHER W | SPRING MEGHAN S | 2 SARAH LN | ACTON, MA 01720 |
| F2A-126 | 300 ARLINGTON ST | MURPHY MICHAEL TRUSTEE | MURPHY PATRICIA A TRUSTEE | 300 ARLINGTON ST | ACTON, MA 01720 |
| F2B-16 | 11 CHURCH ST | LICARI MARK J | LICARI ALICE MARY | 11 CHURCH STREET | ACTON, MA 01720 |
| F2B-17 | 12 CHURCH ST | LICARI MARK J | ALICE MARY | 11 CHURCH STREET | ACTON, MA 01720 |
| F2B-18-1 | 8 CHURCH ST BESIDE | LONG S K + BISSETTA J M | AND KENNEDY MARGARET L/E | 8 CHURCH ST | ACTON, MA 01720 |
| F2B-18 | 8 CHURCH ST | LONG S K + BISSETTA J M | AND KENNEDY MARGARET L/E | 8 CHURCH ST | ACTON, MA 01720 |
| F2B-19 | 248 CENTRAL ST | YARIN JAMES E | SOLOMON-YARIN SUZI | 248 CENTRAL ST | ACTON, MA 01720 |
| F2B-1 | 258 CENTRAL ST | TOWN OF ACTON | | 472 MAIN STREET | ACTON, MA 01720 |
| F2B-20 | 249 CENTRAL ST | GAO FAN | | 249 CENTRAL ST | ACTON, MA 01720 |
| F2B-24 | 15 CHURCH ST | STERLING ANNE B | | 15 CHURCH ST | ACTON, MA 01720 |
| F2B-25 | 14 CHURCH ST | STERLING ANNE B TRUSTEE | ANNE B STERLING INVESTMENT TRUST | 14 CHURCH ST | ACTON, MA 01720 |
| F2B-26 | 244 CENTRAL ST | GALLANT NED | | 244 CENTRAL ST | ACTON, MA 01720 |
| F2B-33-A | 240 CENTRAL ST | SANDOCK DEBORAH | | 240 CENTRAL ST | ACTON, MA 01720 |
| F2B-33-B | 242 CENTRAL ST | GALLANT RAYMOND D | GALLANT CATHRYN H | PO BOX 975 | ACTON, MA 01720 |
| F2B-34 | 241 CENTRAL ST | MATHEWS ELEANOR S | | 241 CENTRAL ST | ACTON, MA 01720 |
| F2B-35 | 49 WINDSOR AV | GLAZER BENJAMIN K | LOPORTO MELISSA | 49 WINDSOR AV | ACTON, MA 01720 |
| F2B-38 | 237 CENTRAL ST | BLACK DAVID L | BLACK KATHRYN S | 237 CENTRAL STREET | ACTON, MA 01720 |
| F2B-39 | 53 WINDSOR AV | BOTKIN BRADLEY C | ROBINS RENEE J | 53 WINDSOR AV | ACTON, MA 01720 |
| F2B-42 | 27 HOMESTEAD ST | GERALDINE KELLEY TRUSTEE OF THE | GERALDINE KELLEY REVOCABLE TRUST | 43 HOMESTEAD ST | ACTON, MA 01720 |
| F2B-43 | 233 CENTRAL ST | KLASSON KARL H | JUDITH H TRUSTEES | 233 CENTRAL ST | ACTON, MA 01720 |
| F2B-44 | 57 WINDSOR AV | LOCHRIE BLAKE | KASABIAN ANNETTE M | 57 WINDSOR AVE | ACTON, MA 01720 |
| F2B-46 | 23 HOMESTEAD ST | PARK ALEXANDER | PARK JENNIFER | 23 HOMESTEAD ST | ACTON, MA 01720 |
| F2B-47 | 19 HOMESTEAD ST | HERLIHY PAUL A | JUDITH | 19 HOMESTEAD ST | ACTON, MA 01720 |
| F2B-48-1 | 35 WILLOW ST | KURZ JEFFREY | KURZ WENDY | 41 WATER STREET | WINCHESTER, MA 01890 |
| F2B-48-2 | 11 HOMESTEAD ST | BRYANT PATRICIA E | BRYANT MICHAEL J | 11 HOMESTEAD ST | ACTON, MA 01720 |
| F2B-48 | 21 WILLOW ST | SCARBRO PHILIP | HAMMER ALLISON G | 21 WILLOW ST | ACTON, MA 01720 |
| F2B-49 | 13 WILLOW ST | FRANKLIN NICOLE | FRANKLIN WILNEMS | 13 WILLOW ST | ACTON, MA 01720 |
| F2B-51 | 221 CENTRAL ST | FOLEY KATHLEEN A | | 126 NEWTOWN ROAD | ACTON, MA 01720 |
| F2B-52 | 59 WINDSOR AV | OTT PETER | OTT CHARLOTTE | 59 WINDSOR AV | ACTON, MA 01720 |
| F2B-58 | 220 CENTRAL ST | RYAN MICHAEL B | RYAN DEBRA P | 220 CENTRAL STREET | ACTON, MA 01720 |
| F2B-59 | 216 CENTRAL ST | HARRISON HELEN E | | 216 CENTRAL STREET | ACTON, MA 01720 |
| F2B-60 | 217 CENTRAL ST | FLANZER MARK E | FLANZER KIMBERLY M RUSSELL | 217 CENTRAL ST | ACTON, MA 01720 |
| F2B-61 | 63 WINDSOR AV | JOHNSON GREGORY | JOHNSON ALLISON | 63 WINDSOR AVE | ACTON, MA 01720 |
| F2B-64-1 | 212 CENTRAL ST | WIECHMANN AMY TERESE | | 212 CENTRAL ST | ACTON, MA 01720 |
| F2B-64-2 | 214 CENTRAL ST | ACTON HOUSING AUTHORITY | | PO BOX 681 | ACTON, MA 01720 |
| F2B-64 | 28 WILLOW ST | BUCK JENNIFER L | | 28 WILLOW ST | ACTON, MA 01720 |
| F2B-67 | 211 CENTRAL ST | KESSINGER CHASE | KESSINGER JESSICA L | 211 CENTRAL ST | ACTON, MA 01720 |
| F2B-75 | 30 WILLOW ST | KINGSBURY JAMES B | KINGSBURY ABIGAIL HARPER | 30 WILLOW ST | ACTON, MA 01720 |
| F2B-76 | 206 CENTRAL ST | FLANNERY CECELIA JOAN | | 544 MASSACHUSETTS AVE | ACTON, MA 01720 |
| F2B-77 | 204 CENTRAL ST | KEITH NANCY L | C/O NANCY RESMINI | 204 CENTRAL ST | ACTON, MA 01720 |
| F2B-78 | 207 CENTRAL ST | COOPER CHRISTOPHER | HAUSER HEATHER C | 207 CENTRAL ST | ACTON, MA 01720 |
| F2B-7 | 9 CHURCH ST | PAINE JOHN H | WINIFRED C | 9 CHURCH ST | ACTON, MA 01720 |
| F1-126 | 33 HOMESTEAD ST | GILDEA JR WILLIAM T | GILDEA MAURA L | 33 HOMESTEAD ST | ACTON, MA 01720 |
| F1-62-1 | 316 ARLINGTON ST | THE FEININGER NOMINEE TRUST | | 316 ARLINGTON ST | ACTON, MA 01720 |
| F2B-10 | 250 CENTRAL ST | ACTON COMMUNITY CENTER INC | | 250 CENTRAL ST | ACTON, MA 01720 |
| F2B-27 | 43 WINDSOR AV | KUTIL SCOTT D | | 43 WINDSOR AV | ACTON, MA 01720 |
| F2B-8 | 7 CHURCH ST | DAGDIGIAN JR JOHN A | DAGDIGIAN NANCY E | PO BOX 853 | ACTON, MA 01720 |
| F2B-9 | 5 CHURCH ST | FAVREAU JR LOUIS W | FAVREAU PATRICIA A | 5 CHURCH 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 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
Acton Assessors Office

3/16/2016

01 22-62 PM 3:49 447RE-2500

BK 14765 PG:218

RICHARD F. LAFFIN of 184 Whitford Circle, Marshfield, Plymouth County, Massachusetts and JOSEPH LANDIS of 34 Birch Hill Road, Belmont, Middlesex County, Massachusetts

EXECUTOR of the WILL of ~~ADMINISTRATOR of the ESTATE of~~ ~~TRUSTEE under~~ ~~GUARDIAN~~

~~of~~ ~~CONSERVATOR of~~ ~~RECEIVER of~~ ~~the~~ ~~ESTATE of~~ ~~(INDIGENT)~~ ~~and~~ ~~COMMISSIONER~~

ORMAL S. LAFFIN, late of Acton, Middlesex County, Massachusetts

(Middlesex Probate Court Docket No. 526416) *W. New St. Acton*

by power conferred by Said Will

and every other power,

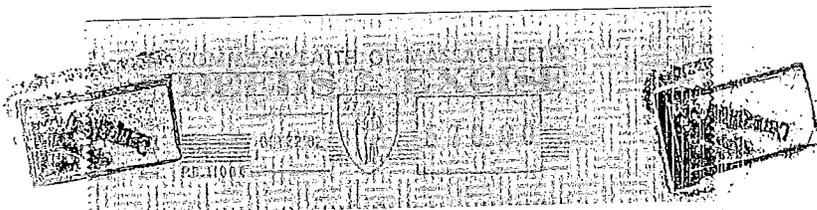
for Two Hundred and Fifty Thousand (\$250,000) Dollars

paid, grant to SALVATORE PANETTA, JR. and JEAN V. PANETTA, of said Acton, Trustees of the ATTENAP REALTY TRUST under Indenture dated October 22, 1982 to be recorded herewith,

the land in Acton, Middlesex County, Massachusetts described in Schedule A annexed hereto and by this reference incorporated, herein

Property Address: 5-11 Willow Street, Acton, Massachusetts 01720

1082
SEE PLAN IN RECORD BOOK - 14765 PAGE 203



Witnessed.....OUR hands and seals this.....²² day of.....^{October}.....1982.

Richard F. Laffin
.....
RICHARD F. LAFFIN, Executor

Joseph Landis
.....
JOSEPH LANDIS, Executor

The Commonwealth of Massachusetts

Suffolk

ss.

October 22 1982

Then personally appeared the above named Richard F. Laffin and Joseph Landis, Executors as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me

John E. Williams
.....
Notary Public — Justice of the Peace
My commission expires.....*June 9*.....19*83*

SCHEDULE A

Two (2) certain parcels of land with the buildings thereon, situated on Willow and Central Streets in that part of Acton, Middlesex County, Massachusetts, called West Acton, said parcels being bounded and described as follows:

PARCEL 1: A certain parcel of land with the buildings thereon, situated in that part of said Acton called West Acton, bounded and described as follows:

Beginning at the Northeasterly corner of the premises on Central Street and at land now or formerly of Clarence V. Twitchell; thence running

- SOUTH 17° 27' West on said Central Street, one hundred twenty-five and 70/100 (125.70) feet to an angle in said Street; thence turning and running
- SOUTH 43° 38' West by the intersection of said Street with Willow Street, forty-seven and 92/100 (47.92) feet to a pipe set in the ground; thence running
- SOUTHWESTERLY by said Willow Street, one hundred eighty-four and 48/100 (184.48) feet to land now or formerly of Foley; thence turning and running
- NORTH 57° 47' 50" West, seventy-one and 20/100 (71.20) feet by land now or formerly of Foley to a pipe now set with C.B. & D.H. as shown on a plan entitled "Plan of Land in Acton, Mass. owned by: Parcel "A" - Ormal & Mary M. Laffin - Parcel "B" - John D. & Katherine D. Foley", dated August 25, 1982, surveyed by MacCarthy & Sullivan Engineering Inc., Natick, Mass., to be duly recorded herewith; thence turning and running
- NORTH 70° 36' 16" West, sixty-six and 80/100 (66.80) feet to Parcel "B", as shown on the aforementioned plan; thence turning and running
- SOUTH 49° 36' 17" West by two courses, one by said Parcel "B" and the other by said Parcel "A"; as shown on said plan, measuring together one hundred twenty-one and 31/100 (121.31) feet to land now or formerly of Elizabeth Martina Pendergast; thence turning and running
- NORTH 69° 12' West, three hundred sixty-two and 03/100 (362.03) feet, more or less, to a pipe in a stone wall to land now or formerly of George L. Towne; thence turning and running
- NORTHERLY by land now or formerly of said Towne and now or formerly of Duggan and by the stone wall, four hundred fifty-two (452) feet to other land of said Duggan; thence turning and running
- SOUTHEASTERLY by land of said Duggan, two hundred sixty-five (265) feet more or less to the center line of a brook; thence turning and running from the center line of said brook
- SOUTH 75° 45' East through a drill hole in a boulder, seventy-two (72) feet to a pipe set in the ground at land now or formerly of W. E. Feltus as shown on a "Plan of Land in West Acton, Mass. belonging to Martha I. Houghton, dated June 23, 1934, E. N. Montague, C. E., W. Acton, Mass.", recorded with said Deeds in Book 5837, Page 214; thence turning and running
- SOUTH 12° 45' West on land now or formerly of Feltus, eighty-one and 5/10 (81.5) feet to a pipe set in the ground; thence turning and running
- SOUTH 66° East by land now or formerly of said Feltus; land now or formerly of Jennie L. Hilton and land now or formerly of Clarence V. Twitchell, four hundred thirty-seven and 05/100 (437.05) feet to said Central Street at the point of beginning.

For title see deed of James C. Marchant to Ormal S. R. Laffin, covering 1.24 acres, as shown on plan recorded in Book 5837, Page 214, said deed being recorded in Book 7394, Page 202 with Middlesex South District Deeds. See also deed from Joseph F. Redfern and Cora E. Redfern to Ormal S. Laffin and Mary M. Laffin, husband and wife, as tenants by the entirety, being Lot A as shown on Plan recorded with said Deeds in Book 5360, Page 446 and containing 10,484 square feet of land, more or less, said deed being recorded in Book 8105, Page 347 with said Deeds. See also Book 8195, Page 135. See also deed from Martha I. Houghton and Julian A. Whitcomb to Ormal S. R. Laffin, covering 14,945 square feet of land, recorded with said deeds in Book 6750, Page 487.

See also deed from Maynard Trust Company to Ormal Laffin and Mary M. Laffin, husband and wife, as tenants by the entirety, covering 7.15 acres of land, recorded with said deeds in Book 6245, Page 189.

The said Ormal S. R. Laffin deceased April 5, 1980. See Middlesex Probate Docket No. 526416.

See also Deed from Katherine D. Foley to Joseph Landis and Richard F. Laffin Executors under the Will of Ormal S. Laffin, to be recorded herewith.

PARCEL 2: Another certain parcel of land with the buildings thereon, situated in that part of said Acton, Middlesex County, Massachusetts called West Acton, and being shown as Lot A2 on a plan entitled "Land in Acton" owned by Ormal S. Laffin et ux, Horace F. Tuttle, Civil Engineer, dated October 16, 1953, and recorded with Middlesex South District Deeds, Book 8195, Page 135. Said parcel is bounded and described as follows;

- NORTHWESTERLY by Willow Street, eighty-six (86) feet;
- NORTHEASTERLY by the intersection of Willow Street and Central Street, eighteen and 50/100 (18.50) feet;
- SOUTHEASTERLY by Central Street, eighty-two and 25/100 (82.25) feet; and
- SOUTHWESTERLY by Lot A1 as shown on said plan, fifty-five (55) feet.

Containing 3004 square feet of land.

For title to said Parcel 2 see deed from Joseph F. Redfern and Cora E. Redfern to Ormal S. Laffin and Mary M. Laffin, dated July 14, 1953, and recorded with said Deeds in Book 8105, Page 347 and Book 8195, Page 135.

Statute Form of

Executors — Administrator's
Trustee's — Guardian's — Conservator's
Receiver's — Commissioner's — (Judiciary)

THE

Richard F. Laffin, et al,
Executors

TO

Salvatore Panetta, Jr., et ux
Trustees

....., 19.....
at.....o'clock and.....minutes.....m.

Received and entered with.....

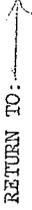
.....Deeds

Book.....Page.....

Attest:

Register

FROM THE OFFICE OF

RETURN TO: 

SAMUEL NARCUS, LEGAL STATIONER
BOSTON, MASS.
FORM 173

Mail to: BOND & NICKERSON
55 Summer Street
Boston, MA 02110

SAL'S AUTO & TRUCK REPAIR
 5 WILLOW ST.
 ACTON, MASSACHUSETTS 01720
 (978) 263-2614



| DATE | INVOICE | AMOUNT |
|------|---------|--------|
| | | |
| | | |
| | | |
| | | |

8681

53-9182
 2113
 CHECK
 AMOUNT

\$ 200.00

PAY two hundred and fifty and 00/100 DOLLARS

| DATE | TO THE ORDER OF | DESCRIPTION | CHECK NO. |
|---------|-----------------|-------------------|-----------|
| 4/11/16 | Town of Acton | Benef Application | 8681 |

[Signature]
 AUTHORIZED SIGNATURE

DIGITAL FEDERAL CREDIT UNION
 MARLBOROUGH, MA

⑈00868⑈ ⑆ 226391825⑆ 12346904⑈



D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.
Attorneys at Law

268 Main Street | P.O. Box 2223 | Acton, MA 01720
tel 978.263.7777
fax 978.264.4868

Louis N. Levine
F. Alex Parra
Cathy S. Netburn
Maryann Cash Cassidy

April 1, 2016

VIA HAND DELIVERY

Ms. Eva Szkaradek
Town Clerk
Town of Acton
472 Main Street
Acton, MA 01720

Re: Application of Jean V. Panetta, Trustee of Attenap Realty Trust for a Special Permit Pursuant to Section 8.3.4 of Acton Zoning Bylaw for Property Situated at 9 Willow Street, Acton, MA, Assessors Map F-2B, Parcels 32, 37 and 41.

Dear Ms. Szkaradek:

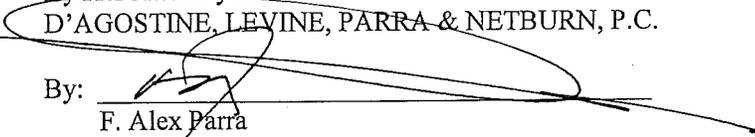
In connection with the above referenced matter, enclosed please find two complete copies of the Application of Jean V. Panetta, Trustee of Attenap Realty Trust for a Special Permit Pursuant to Section 8.3.4 of Acton Zoning Bylaw for Property Situated at 9 Willow Street, Acton, Ma, Assessors Map F-2B, Parcels 32, 37 and 41, together with supporting materials as follows:

1. Letter of even date to Town of Acton Zoning Board of Appeals;
2. Appendix B Town of Acton Application for Special Permit (Zoning Bylaw);
3. Certified Abutters list;
4. Copy of Deed of Richard F. Laffin and Joseph Landis to Salvatore Panetta, Jr., Trustees of Attenap Realty Trust dated October 22, 1982, recorded in the Middlesex South District Registry of Deeds in Book 14765, Page 218;
5. Locus Map (Acton GIS, F2B – 32, 37 and 41);
6. Plan entitled "Plot Plan of Land on Willow St. & Central St. in Acton, Massachusetts," dated February 9, 2016 by Foresite Engineering;
7. Building plans prepared by Philpot Corporation for Sal Panetta dated January 8, 2016, in five (5) sheets, labeled sheets B-1 through B-5; and
8. Check in the amount of \$250.00 representing the filing fee.

As provided in Section 4.3 of the Rules and Regulations for Special Permits, Zoning Board of Appeals Town of Acton, kindly certify the date and time of filing on both copies, keep one of the copies for your records and return the other to me for filing with the Zoning Board of Appeals.

Thank you for your courtesies and cooperation.

Very truly yours,
JEAN V. PANETTA, TRUSTEE OF ATTENAP REALTY TRUST
By Her Attorneys
D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.

By: 
F. Alex Parra
e-mail: faparra@dlpnlaw.com

FAP/jlc
Enclosures



D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.
Attorneys at Law

268 Main Street | P.O. Box 2223 | Acton, MA 01720
tel 978.263.7777
fax 978.264.4868

Louis N. Levine
F. Alex Parra
Cathy S. Netburn
Maryann Cash Cassidy

April 1, 2016

VIA HAND DELIVERY

Zoning Board of Appeals
c/o Planning Department
Town of Acton
472 Main Street
Acton, MA 01720

Re: Application of Jean V. Panetta, Trustee of Attenap Realty Trust for a Special Permit Pursuant to Section 8.3.4 of Acton Zoning Bylaw for Property Situated at 9 Willow Street, Acton, Ma, Assessors Map F-2B, Parcels 32, 37 and 41.

Dear Members of the Board:

In connection with the above referenced Application of Jean V. Panetta, Trustee of Attenap Realty Trust for a Special Permit Pursuant to Section 8.3.4 of Acton Zoning Bylaw for Property Situated at 9 Willow Street, Acton, Ma, Assessors Map F-2B, Parcels 32, 37 and 41, enclosed please find four paper copies of the following:

1. Letter of even date to the Town Clerk, Town of Acton;
2. Appendix B Town of Acton Application for Special Permit (Zoning Bylaw);
3. Certified Abutters list;
4. Copy of Deed of Richard F. Laffin and Joseph Landis to Salvatore Panetta, Jr., Trustees of Attenap Realty Trust dated October 22, 1982, recorded in the Middlesex South District Registry of Deeds in Book 14765, Page 218;
5. Locus Map (Acton GIS, F2B – 32, 37 and 41);
6. Plan entitled "Plot Plan of Land on Willow St. & Central St. in Acton, Massachusetts," dated February 9, 2016 by Foresite Engineering;
7. Building plans prepared by Philpot Corporation for Sal Panetta dated January 8, 2016, in five (5) sheets, labeled sheets B-1 through B-5; and
8. Check in the amount of \$250.00 representing the filing fee.

As provided in Section 4.3 of the Rules and Regulations for Special Permits, Zoning Board of Appeals Town of Acton, one of these copies has been date and time stamped by the Town Clerk.

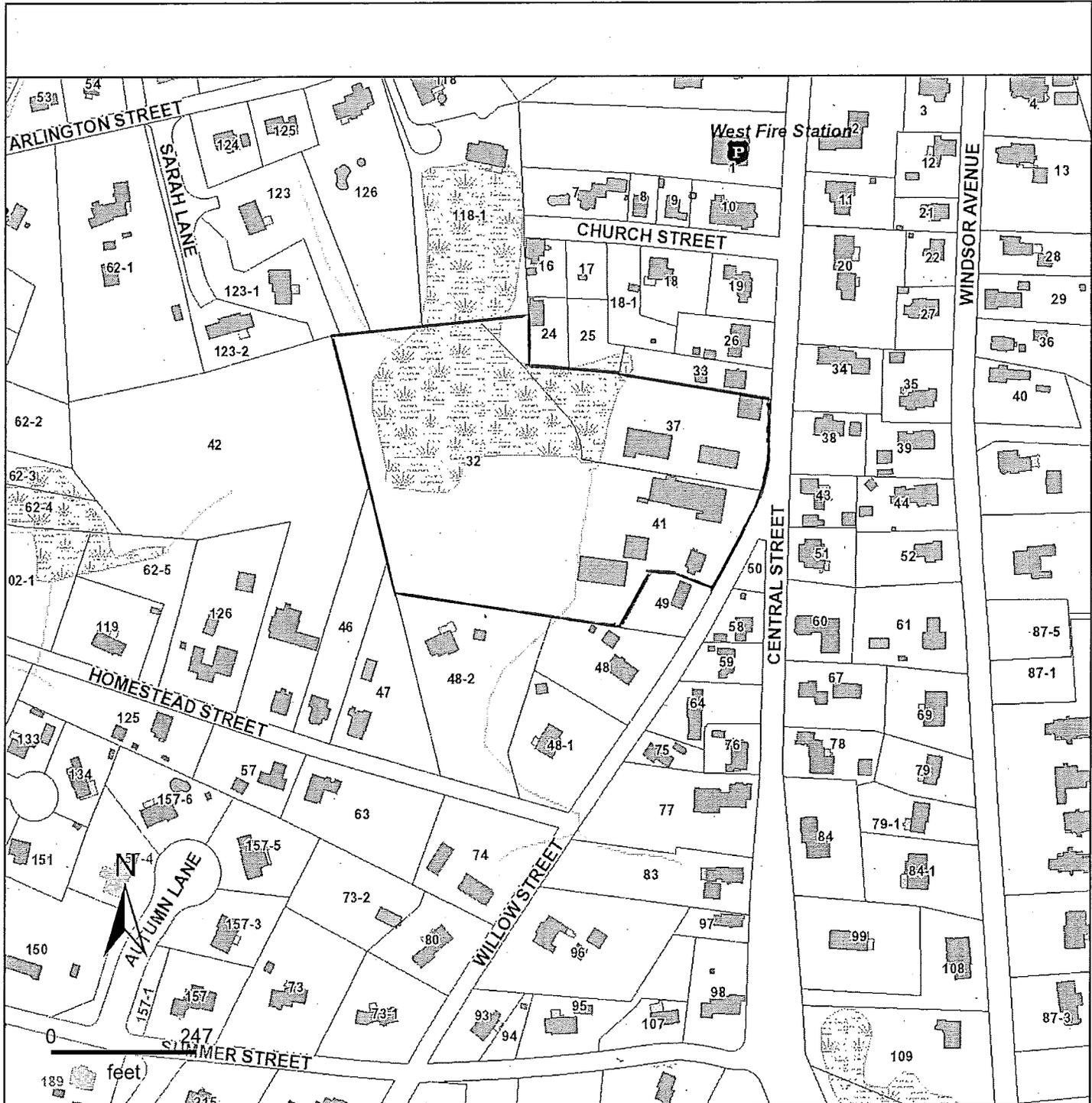
Also enclosed is a memory stick containing pdfs of all of the foregoing.

Thank you for your courtesies and cooperation.

Very truly yours,
JEAN V. PANETTA, TRUSTEE OF ATTENAP REALTY TRUST
By Her Attorneys
D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.

By: 
F. Alex Parra
e-mail: faparra@dlpnlaw.com

FAP/jlc
Enclosures

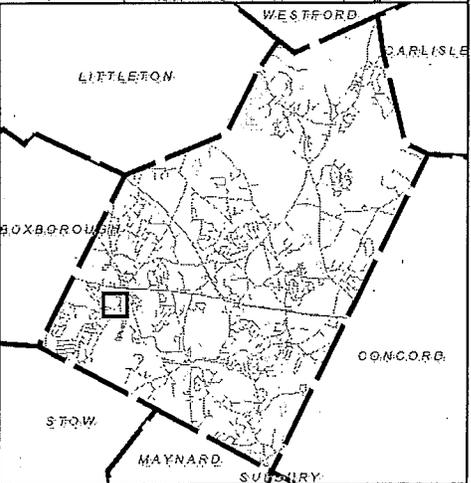


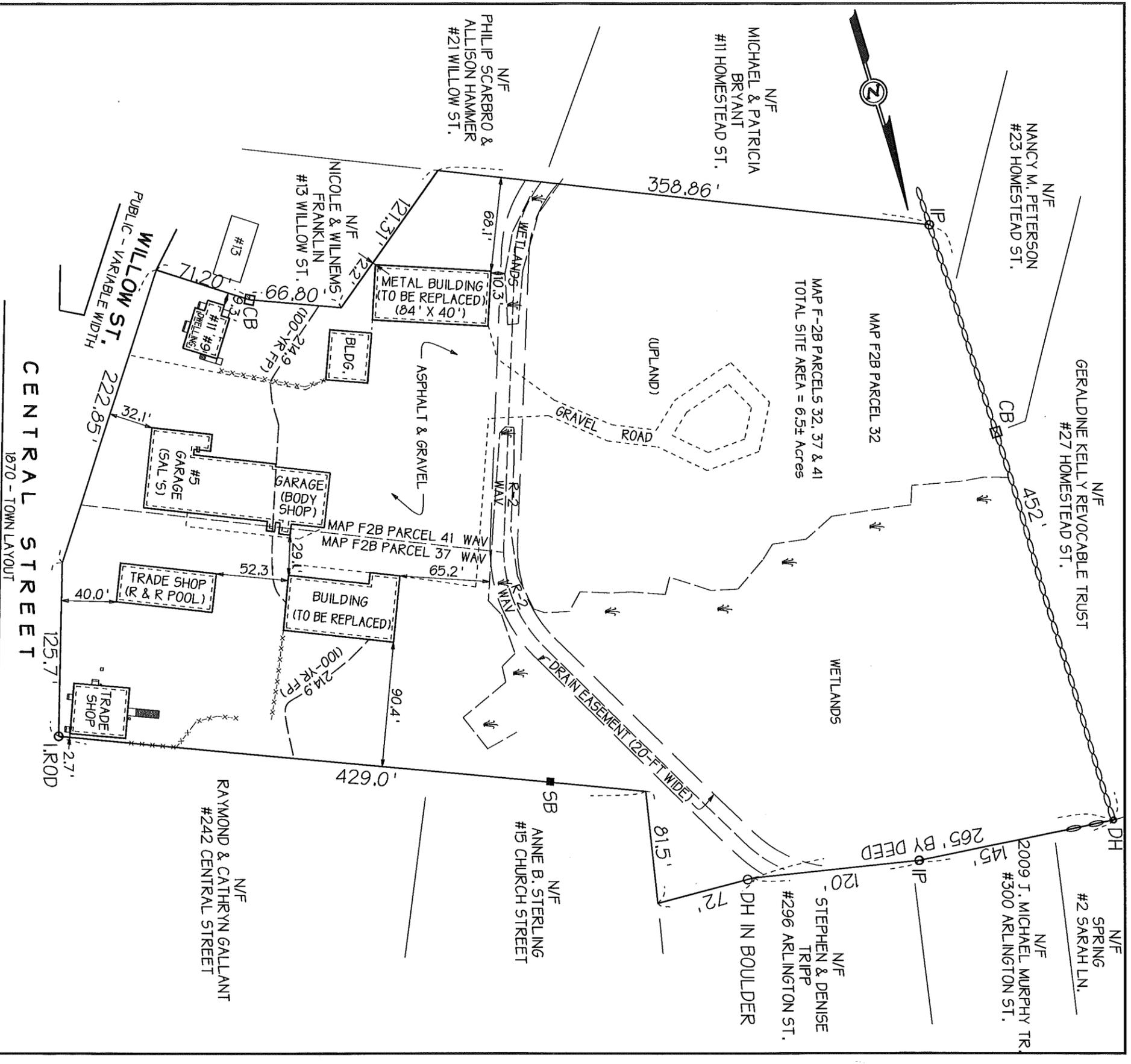
Property Information
 Property ID
 Location



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.





SITE DATA

RECORD OWNER:
ATTENAP REALTY TRUST

ASSESSORS MAP F-2B PARCELS 32, 37 & 41

ZONING DISTRICT: R-2 & WAV

MIDDLESEX SOUTH REGISTRY OF DEEDS

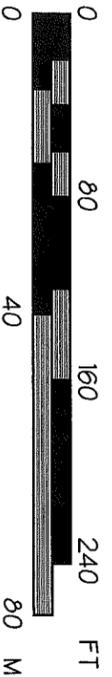
BOOK 14765 PAGE 218

PLAN NO. 335 OF 1934
PLAN NO. 766 OF 1958
PLAN NO. 1042 OF 1982
PLAN NO. 684 OF 1982
PLAN NO. 228 OF 2004
PLAN NO. 270 OF 2006



1870 TOWN LAYOUT OF CENTRAL STREET BY W.D. TUTTLE

GRAPHIC SCALE



1925CPP.2D

PLOT PLAN OF LAND

ON WILLOW ST. & CENTRAL ST.

IN ACTON, MASSACHUSETTS
ASSESSORS MAP F-2B PARCELS 32, 37 & 41

PREPARED FOR RECORD OWNER:
ATTENAP REALTY TRUST
5 WILLOW STREET
ACTON, MASSACHUSETTS

DATE: FEBRUARY 9, 2016
SCALE: 1"=80'

www.foresitel.com



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ENGINEERING**

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Stow, Massachusetts 01775

Phone: (978)461-2350