



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

May 3, 2016

VIA HAND DELIVERY

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

Re: Application of Dmitry Bykhovsky for a Special Permit Pursuant to Section 8.3.3 of Acton Zoning Bylaw for Property Situated at 178 Great Road, Acton, Ma, Assessors Map F4-10.

Dear Ms. Szkaradek:

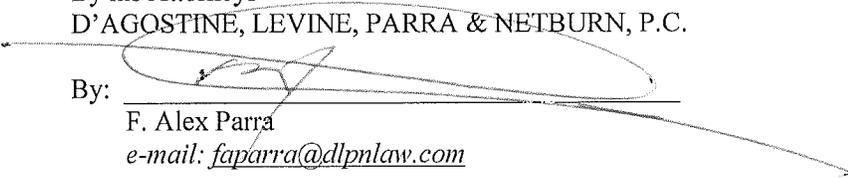
In connection with the above referenced Application of Dmitry Bykhovsky for a Special Permit Pursuant to Section 8.3.3 of Acton Zoning Bylaw for Property Situated at 178 Great Road, Acton, Ma, Assessors Map F4-10, enclosed please find two paper copies of the following:

1. Letter of even date to the 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;
5. Acton GIS Plan;
6. Plan entitled "Zoning Board of Appeals Plan Existing Conditions/Demo Plan & Proposed Site Plan" dated May 3, 2016, by GPR Engineering Solutions for Land and Structures;
7. Elevation plans entitled "Alpha Cars" (Sheets A-2, A-206 and A-3), prepared by Yefim Massarsky, YM Design, Inc., dated April 29, 2016; and
8. Check in the amount of \$250.00 representing the filing fee made payable to the Town of Acton.

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,
DMITRY BYKHOVSKY
By his Attorneys
D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.

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

FAP/amc
Enclosures
cc: Client



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May 3, 2016

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

Re: Application of Dmitry Bykhovsky for a Special Permit Pursuant to Section 8.3.3 of Acton Zoning Bylaw for Property Situated at 178 Great Road, Acton, Ma, Assessors Map F4-10.

Dear Members of the Board:

In connection with the above referenced Application of Dmitry Bykhovsky for a Special Permit Pursuant to Section 8.3.3 of Acton Zoning Bylaw for Property Situated at 178 Great Road, Acton, Ma, Assessors Map F4-10, enclosed please find five 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);
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7. Elevation plans entitled "Alpha Cars" (Sheets A-2, A-206 and A-3), prepared by Yefim Massarsky, YM Design, Inc., dated April 29, 2016; and
8. Check in the amount of \$250.00 representing the filing fee made payable to the Town of Acton.

Also enclosed please find flash drive with copies of all of the foregoing.

As noted on the enclosed plans, Locus is presently developed with two buildings. The Applicant proposes to demolish the rear building and extend the front building. The proposed extension will not create any new non-conformities, but constitutes a horizontal extension of an existing non-conforming building within the dimensions of the existing side line non-conformity. 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. Kindly place this matter on the Board of Appeals agenda for June 6, 2016.

Thank you for your courtesies and cooperation.

Very truly yours,
DMITRY BYKHOVSKY
By his Attorneys
D'AGOSTINE, LEVINE, PARRA & NETBURN, P.C.

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

FAP/amc
Enclosures

www.dlpnlaw.com

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: EXTENSION OF EXISTING NON-CONFORMING STRUCTURE

Under Zoning Bylaw Section: §8.3.3

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 178 GREAT ROAD, ACTON, MA 01720
2. Applicant's Name DMITRY BYKHOVSKIY
Address 649 MASSACHUSETTS AVENUE, BOXBOROUGH, MA 01719
Telephone _____ Email dmitry@alphacars.com
3. Record Owner's Name VANASH INTERIORS, INC.
Address 178 GREAT ROAD, ACTON, MA 01720
Telephone _____ Email _____
4. Surveyor GOLDSMITH, PREST & RINGWALL, INC.
Address 39 MAIN STREET, SUITE 301, AYER, MA 01432
Telephone 978-772-1590 Email bringwall@gpr-inc.com
5. Engineer SAME AS SURVEYOR
Address _____
Telephone _____ Email _____
6. Town Atlas Map(s)/Parcel Number(s) E4-10
7. Zoning District (s) of Parcel(s) IB
8. Detailed description of the proposed SPECIAL PERMIT (Please use additional pages if needed):
Pursuant to §8.3.3 of the Acton Zoning Bylaw to extend existing non-conforming building horizontally within the dimensions of the existing non-conforming structure.
9. If any SPECIAL PERMITS have been filed previously for this site give file numbers:
SITE DEVELOPMENT PLAN #2/1/80-180

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.

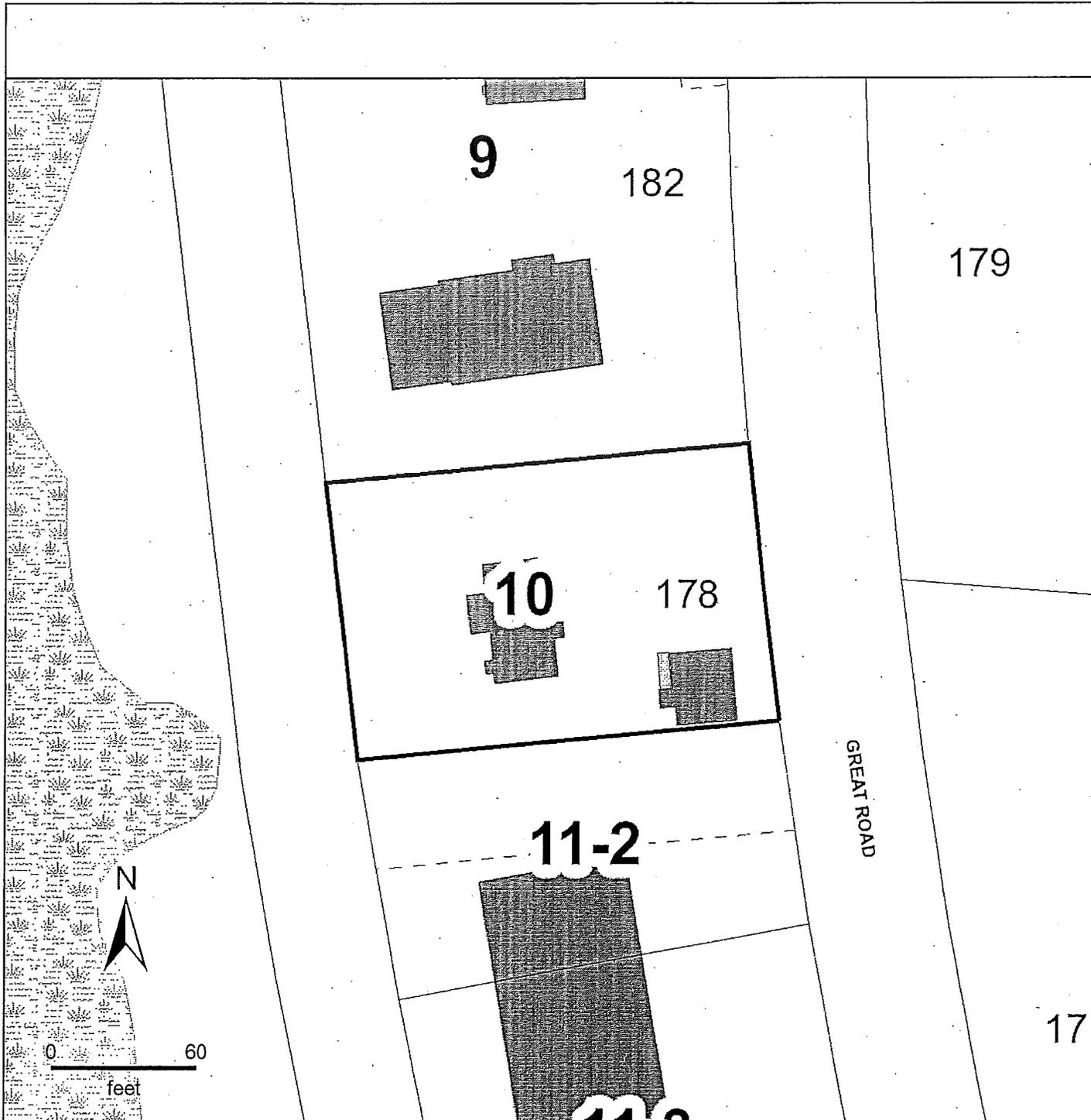
The undersigned hereby certify that the information on this application and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

05/03/2016 _____
 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.

4/28/2016 _____
 Date Signature of Record Owner(s) Signature of Record
 Owner(s) By: Karen Maines, President/Treasurer



Property Information

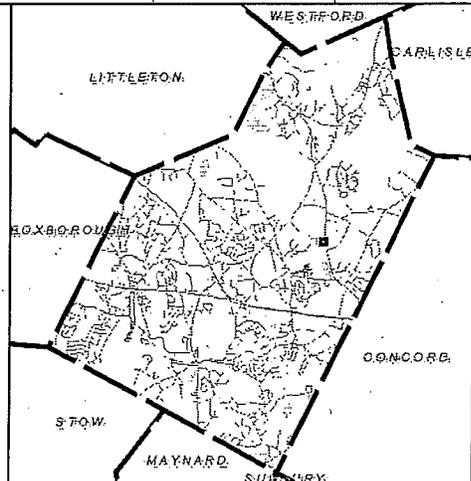
Property ID F4-10

Location 178 GREAT RD



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.



3 K3



2008 00009894

Bk: 50618 Pg: 265 Doc: DEED
Page: 1 of 3 01/22/2008 11:48 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/22/2008 11:48 AM
Clt# 10444322430 Doc# 00009894
Fee: \$3,643.44 Cons: \$799,000.00

QUITCLAIM DEED

178 Great Road, LLC, a Massachusetts limited liability company with its principal place of business at 354B Great Road, Acton, Middlesex County, Massachusetts

for consideration paid, and in full consideration of Seven Hundred Ninety-Nine Thousand (\$799,000), Dollars

grant to Vanash Interiors, Inc., a Massachusetts corporation with its principal place of business at 86 Commonwealth Avenue, Concord, Massachusetts

with quitclaim covenants

a certain parcel of land with the buildings thereon in the easterly part of Acton, Middlesex County, Massachusetts, containing about one-half acre and bounded and described as follows:

Beginning at the southeasterly corner thereof at the State highway from Concord to Littleton and by land formerly of Martin H. Worden; thence Westerly by said Worden land about 183.25/100 feet to the land of the New York, New Haven and Hartford Railroad Company; thence Northerly by land of said Railroad Company about 128.50/100 feet to land formerly of Robert C. and Etta V. Ferguson; thence Easterly by said Ferguson land about 195.75/100 feet to the State Highway aforesaid; thence Southerly

Land: 178 Great Rd Acton

Return to:
Comins & Newbury LLP
Damonmill Square, 4D
Concord, MA 01742

along said State Highway about 129.75/100 feet to the point of beginning, excepting from the above described premises so much as was taken by the Commonwealth of Massachusetts by an order dated June 11, 1940 for State Highway purposes; also subject to any rights of the New England Telephone & Telegraph Company to maintain poles and wires, insofar as the same is now in force and applicable.

Being the same premises as shown on a plan entitled, "Land In Acton measured for Charles T. Baxter" by Horace F. Tuttle, April 8, 1931, recorded with Middlesex South District Registry of Deeds in Book 7417, Page 466, however otherwise bounded, measured or described.

Said premises are conveyed subject to and with the benefit of easements, restrictions and agreements of record, if any thereby, insofar as the same are now in force and applicable.

For Grantor's title, see deed dated June 3, 2004, recorded with said Deeds in Book 43020, Page 225.

WITNESS my hand and seal this 9th day of January, 2008.

178 Great Road, LLC

By: 
Ronald B. Peabody, ~~Member~~
and Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 9th day of January, 2008, before me, the undersigned Notary Public, personally appeared Ronald B. Peabody, proved to me through satisfactory evidence of identification, which was personally known to me to have the identity claimed, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory of 178 Great Road, LLC, a Massachusetts limited liability company.

Joanne Martin

Notary Public

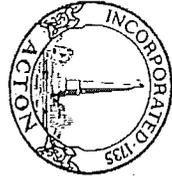
My Commission Expires: 4/18/08

[apply seal]



Eugene C. Brune

Attest Middlesex S. Register



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 929-8621
 Fax (978) 929-6340

Brian McMullen
 Principal Assessor

Locus: 178 Great Rd
 Parcel: F4-10

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
F4-11-11	24 GRASSHOPPER LN	MELIA KEVIN C	MELIA ANN M	24 GRASSHOPPER LANE	ACTON, MA 01720		
F4-11-12	26 GRASSHOPPER LN	LI CHESTER C	LIN JENNIFER S	26 GRASSHOPPER LN	ACTON, MA 01720		
F4-11-2	172 GREAT RD	133 GREAT ROAD NATIONAL LLC		200 GREAT RD SUITE 253	BEDFORD, MA 01730		
F4-11-3	170 GREAT RD	133 GREAT ROAD NATIONAL LLC		200 GREAT RD SUITE 253	BEDFORD, MA 01730		
F4-11-4	166 GREAT RD	133 GREAT ROAD NATIONAL LLC		200 GREAT RD SUITE 253	BEDFORD, MA 01730		
F4-12-101	179 GREAT RD #101	STEINBERG STEPHEN TRUSTEE	A C TRUST	PO BOX 2350	ACTON, MA 01720		
F4-12-102	179 GREAT RD #102	HOGAN J EGAN III TRUSTEE	EGHO REALTY TRUST	10 DUKKEE RD	ACTON, MA 01720		
F4-12-103	179 GREAT RD #103	STEINBERG STEPHEN TRUSTEE	A C TRUST	PO BOX 2350	ACTON, MA 01720		
F4-12-104	179 GREAT RD #104	STEINBERG STEPHEN TRUSTEE	A C TRUST	PO BOX 2350	ACTON, MA 01720		
F4-12-107	179 GREAT RD #107	EATON GERALD	A C TRUST	179 GREAT RD #107	ACTON, MA 01720		
F4-12-109	179 GREAT RD #109	SUMMERS PHILIP W	SUMMERS CATHELEN H	179 GREAT RD #109	ACTON, MA 01720		
F4-12-111	179 GREAT RD #111	STEINBERG STEPHEN TRUSTEE	A C TRUST	PO BOX 2350	ACTON, MA 01720		
F4-12-201	179 GREAT RD #201	REMPELAKIS EMMANUEL J TRUSTEE	REMPELAKIS EVE C TRUSTEE	179 GREAT RD #201	ACTON, MA 01720		
F4-12-202	179 GREAT RD #202	OGRODNICK DAVID M TRUSTEE	OGRODNICK D REALTY TRUST	179 GREAT RD #202	ACTON, MA 01720		
F4-12-204	179 GREAT RD #204	OGRODNICK DAVID M TRUSTEE	OGRODNICK D REALTY TRUST	39 STONEYMEADE WAY	ACTON, MA 01720		
F4-12-206	179 GREAT RD #206	SVEN SUPPLIES		179 GREAT RD #206	ACTON, MA 01720		
F4-12-208	179 GREAT RD #208	179 GREAT RD LLC		198 GREAT RD	ACTON, MA 01720		
F4-12-210	179 GREAT RD #210	CASTLE KEEP LLC		179 GREAT RD #210	ACTON, MA 01720		
F4-12-212	179 GREAT RD #212	STEINBERG STEPHEN TRUSTEE	A C TRUST	171 GREAT RD	ACTON, MA 01720		
F4-13	169 GREAT RD	EMPIRE MANAGEMENT CORPORATION		PO BOX 2350	ACTON, MA 01720		
F4-3	196 GREAT RD	CSE PROPERTY LLC		31 INDIAN SPRING RD	ACTON, MA 01720		
F4-5-A01	187 GREAT RD #A1	LAQUIDARA KATHLEEN TR	A-1 REALTY TRUST	PO BOX 490123	CONCORD, MA 01742		
F4-5-A02	187 GREAT RD #2	ACTON HOUSING AUTHORITY		68 WINDSOR AVE	EVERETT, MA 02149		
F4-5-A03	187 GREAT RD #A3	YOUNG LIH-KUNG	CHAVAN MRINALINI	62 WOODLAND RD	ACTON, MA 01720		
F4-5-A04	187 GREAT RD #A4	MAMIDI PUDI ANANDAM		23 BRADLEY LANE	BEDFORD, MA 01730		
F4-5-A05	187 GREAT RD #A5	YOUNG LIH-KUNG		62 WOODLAND RD	BEDFORD, MA 01730		
F4-5-A06	187 GREAT RD #A6	HOLT GEORGE PAUL		187 GREAT RD #A6	ACTON, MA 01720		
F4-5-A07	187 GREAT RD #A7	SCHAEUBE REALTY FOUR LLC		1337 MASS AVE #155	ARLINGTON, MA 02476		
F4-5-A08	187 GREAT RD #A8	SCHAEUBE REALTY TWO LLC	C/O SCHAEUBE REALTY	1337 MASS AVE #155	ARLINGTON, MA 02476		
F4-5-A09	187 GREAT RD #A9	BRODEUR EDWARD J	BRODEUR DEBORAH J	4 VINLAD RD	MEDFIELD, MA 02052		
F4-5-A10	187 GREAT RD #A10	PLAKAS WILLIAM		PO BOX 3025	ACTON, MA 01720		
F4-5-B01	187 GREAT RD #B1	FUSCO LUIGI	FUSCO ANNA MARIA	126 OSGOOD STREET	ANDOVER, MA 01810		
F4-5-B02	187 GREAT RD #B2	XRONG IRA LLC		187 GREAT RD #B2	ACTON, MA 01720		

Brian McMullen
Principal Assessor

Locus: 178 Great Rd
Parcel: F4-10

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
F4-5-B03	187 GREAT RD #B3	SCHAEJBE REALTY TWO LLC		1337 MASS AVE #155	ARLINGTON, MA	02476	
F4-5-B04	187 GREAT RD #B4	VARIOUS REAL ESTATE HOLDINGS INC		66 GILCREAST ROAD	LONDONDERRY, NH	03053	
F4-5-B05	187 GREAT RD #B5	SCHAEJBE REALTY TWO LLC		1337 MASS AVE #155	ARLINGTON, MA	02476	
F4-5-B06	187 GREAT RD #B6	OMALLEY RICHARD		187 GREAT RD #B6	ACTON, MA	01720	
F4-5-B07	187 GREAT RD #B7	DEVINE CHRISTOPHER		9 JACKSON ST	SAUGUS, MA	01905-3707	
F4-5-B08	187 GREAT RD #B8	PORETTO JEFFREY	PORETTO YVONNE E	54 WILLOW STREET	ACTON, MA	01720	
F4-5-B09	187 GREAT RD #9	PIPICH ROBERT B		1808 SHIRLEY RD	LANCASTER, MA	01523	
F4-5-B10	187 GREAT RD #B10	XKONG IRA LLC		187 GREAT RD #B10	ACTON, MA	01720	
F4-5-C01	187 GREAT RD #C1	GARRAHAN RAYMOND JR		72 EDWARD DR	WINCHESTER, MA	01890	
F4-5-C02	187 GREAT RD #C2	SZCZYPEK EMILY		241 SCHOOL ST	WALTHAM, MA	02451	
F4-5-C03	187 GREAT RD #C3	VARIOUS REAL ESTATE HOLDINGS INC		66 GILCREAST ROAD	LONDONDERRY, NH	03053	
F4-5-C04	187 GREAT RD #C4	SCHAEJBE REALTY TWO LLC		1337 MASS AVE #155	ARLINGTON, MA	02476	
F4-5-C05	187 GREAT RD #C5	WU SALLY M	DAVIS INVESTMENT RLTY TR	187 GREAT RD #C5	ACTON, MA	01720	
F4-5-C06	187 GREAT RD #C6	DAVIS JOSEPH R ET UX TRUSTEES		PO BOX 1354	MARBLEHEAD, MA	01945	
F4-5-C07	187 GREAT RD #C7	SCHAEJBE REALTY TWO LLC		1337 MASS AVE #155	ARLINGTON, MA	02476	
F4-5-C08	187 GREAT RD #C8	MVCYNEK STEVEN V		38 WALKER ST	SOMERVILLE, MA	02144	
F4-5-C09	187 GREAT RD #C9	LEDONNE GEANARO	LEDONNE RITA	15 HUGHES STREET	QUINCY, MA	02189	
F4-5-C10	187 GREAT RD #C10	CN TOWNHOME NO 1 LLC		5440 MOREHOUSE DR	SAN DIEGO, CA	92121-6719	

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

- Boxborough, MA 01729
- Carlisle, MA 01741
- Maynard, MA 01754
- Stow, MA 01775
- Concord, MA 01742
- Westford, MA 01886
- Littleton, MA 01460
- Sudbury, MA 01776

4/14/2016

Mary Abbott
Acton Assessors Office

Mary Abbott



ALPHA ENGINEERING INC.

649 MASSACHUSETTS AVENUE
BOXBOROUGH, MA 01719
(978) 263-9000



Avidia Bank

53-7052-2113

05/03/2016

PAY TO THE
ORDER OF

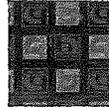
Town of Acton
Two hundred fifty ⁰⁰/₁₀₀

\$ 250.00

DOLLARS

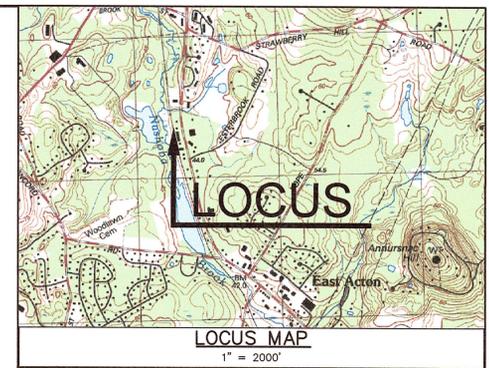
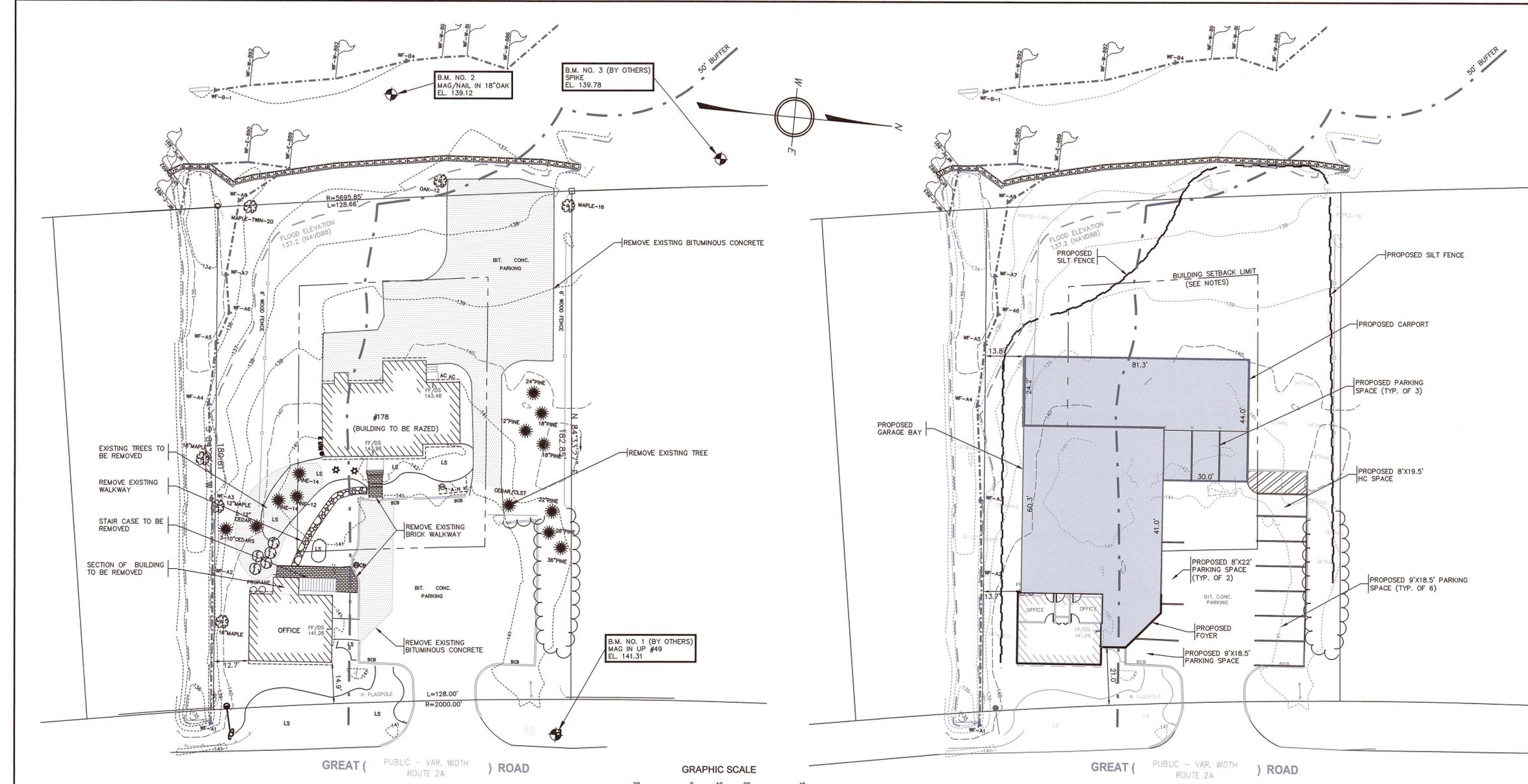
Security features. Details on back.

MEMO ZBA App. Fee, 178 created



[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈004053⑈ ⑆211370529⑆ 31 142301⑈



ELEVATION DATUM
 DATUM: NAVD B.M. NO.1

SITE STATISTICS:
 LOT AREA: 23,245 S.F.
 WATER SUPPLY: MUNICIPAL
 SEWAGE DISPOSAL: ONSITE SEWAGE DISPOSAL SYSTEM
 DEVELOPABLE SITE AREA: 22,107 S.F. (LOT AREA - FLOOD PLAIN)
 FLOOR AREA RATION (FAR): 0.19 (DATA PROVIDED BY ARCHITECT)
 OPEN SPACE: 50% OF 23,245 S.F. = 11,622.5 S.F.
 11,916 S.F. (51%) PROVIDED

- REFERENCES**
- DEED RECORDED IN BOOK 50618, PAGE 265, M.S.D.R.D..
 - 1940 STATE HIGHWAY ALTERATION.
 - PLAN RECORDED AS PLAN #498 OF 1949
 - PLAN RECORDED AS PLAN #916 OF 1967
 - "ALPHA CARS SITE PLAN" PREPARED BY YM DESIGN, INC. DATED APRIL 29, 2016.

ASSESSORS REFERENCE:
 ASSESSORS PROPERTY ID F4-10

- EXISTING CONDITIONS NOTES:**
- EXISTING CONDITION INFORMATION BASED ON AN ON-THE-GROUND TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY GOLDSMITH, PREST & RINGWALL, INC. DURING APRIL 2016.
 - NET FLAG "A&B" SERIES HAVE BEEN DELINEATED BY THIS OFFICE. WF-W-800 SERIES FLAGS FROM BRUCE FREEMAN RAIL TRAIL PHASE 2A BY GREENMAN-PEDERSEN, INC SHEET 43A OF 159. PROJECT FIVE 604532. MAY 20, 2014.
 - THE PURPOSE OF THIS PLAN IS TO ACCOMPANY AN APPLICATION TO THE ZONING BOARD OF APPEAL.

DRAWING ISSUED FOR:

CONCEPT CONSTRUCTION
 PERMIT CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.

NO.	DATE	BY	APP.	REVISION DESCRIPTION

GPR Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
 39 MAIN STREET, SUITE 301, AYER, MA 01432
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 VOICE: 978.772.1590 FAX: 978.772.1591
 www.gpr-inc.com

ZONING BOARD OF APPEALS PLAN

EXISTING CONDITIONS/DEMO PLAN & PROPOSED SITE PLAN

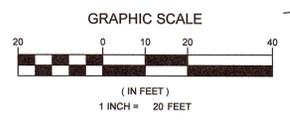
ALPHA CARS
 178 GREAT ROAD
 ACTON MA, 01720

OWNER: VANASH INTERIORS, INC
 178 GREAT ROAD
 ACTON MA, 01720

APPLICANT: DMITRY BYKHOVSKY
 649 MASSACHUSETTS AVE
 BOXBOROUGH MA, 01719

EXISTING CONDITION/DEMOLITION PLAN

PROPOSED PLAN



ZONING SUMMARY

Parameter	Section [1]	Requirement	Remarks
Zoning District	Section 3.1	LB	Limited Business
Overlay District	Section 4.1	Floodplain District [see below]	Within mapped Zone AE
	Section 4.3.2.3	Groundwater District 3	
	Section 5.4	Transfer of Development Rights	See Note [2] Sending district
Proposed Use	Section 3.1	3.5.22	Vehicle Sale and Rental
Lot Area	Section 5.1	20,000 SF	See Note [3]
Frontage	Section 5.1	200 LF	See Note [4]
Lot Width	Section 5.1	50 FT	
Yard	Section 5.1 Table		
	Front	75 FT	See Note [5]
	Side	30 FT	
	Rear	30 FT	
Building Height	Section 5.1	36 FT	
Floor Area Ratio	Section 5.1	0.20	See Note [6]
Open Space	Section 5.1	50%	
Parking	Section 6	One space per 300 SF NFA	Section 6.3.1
Driveways and Entrances	Section 6		
Wetlands Setback	Acton Wetland Bylaw and Regulations		See Note [7]
MDEP Riverfront Area	possible Riverfront		checking on location
FEMA Floodplain	25017C0356F	2014 FEMA Flood Zone 100 year	
Zone 1 Protective Radius	N/A		none on site
Mapped Zone 2	N/A		none on site
IWPA	N/A		none on site

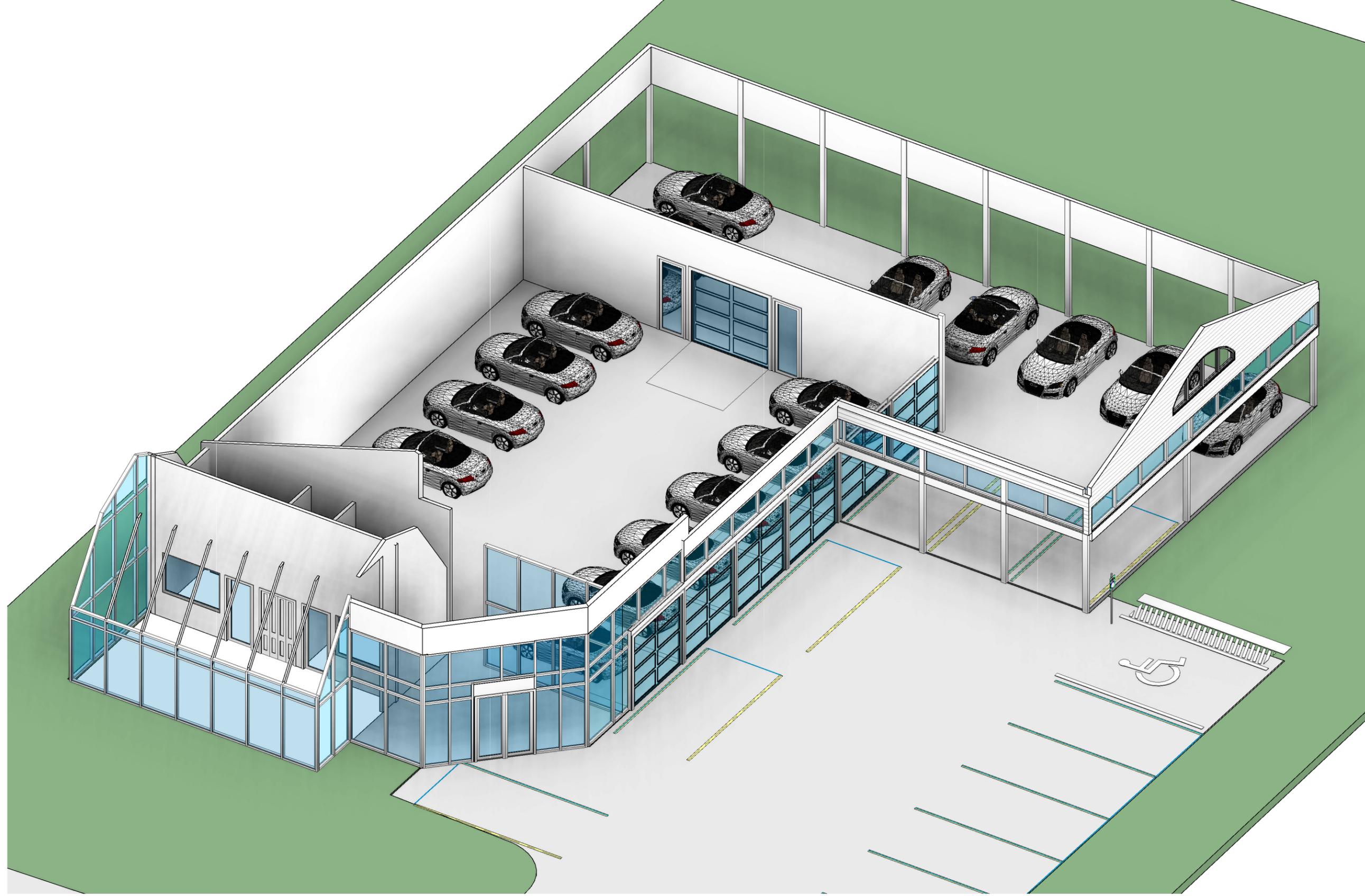
NOTES:

- Reference to section of Zoning Bylaw, where applicable.
- Section 5.4.2.2 Establishes LB as a sending District.
- Section 10.3.4.7 Developable Site Area = Lot area less wetlands, Flood plain, any other zoning district which the principal use is not permitted, and an access right of way.
- This lot is a non conforming lot due to lack of required frontage (128').
- Section 5.1 footnote (5). The front yard may be reduced to 30% of the lot depth but not less than 30 FT. (54.55')
- Section 3.2 local regulations require 50 ft setback of undisturbed natural vegetation and 75 ft setback for driveways, roadways and structures. Section 3.3 Work for pre existing structures or activities not presently in compliance with 3.2 may not increase the degree of "non-conformance" of those structures or activities. See bylaw.

ABBREVIATIONS:
 SF=square feet; CF=cubic feet; FT=feet; GFA=gross floor area; AC=acres; PB=Planning Board; ZBA=Zoning Board of Appeals; IWPA=interim wellhead protection area; ACEC=Area of Critical Environmental Concern; FIRN=Flood Insurance Rate Map; MDEP=Massachusetts Dept of Environmental Protection

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ALPHA CARS

178 GREAT ROAD ACTON MA

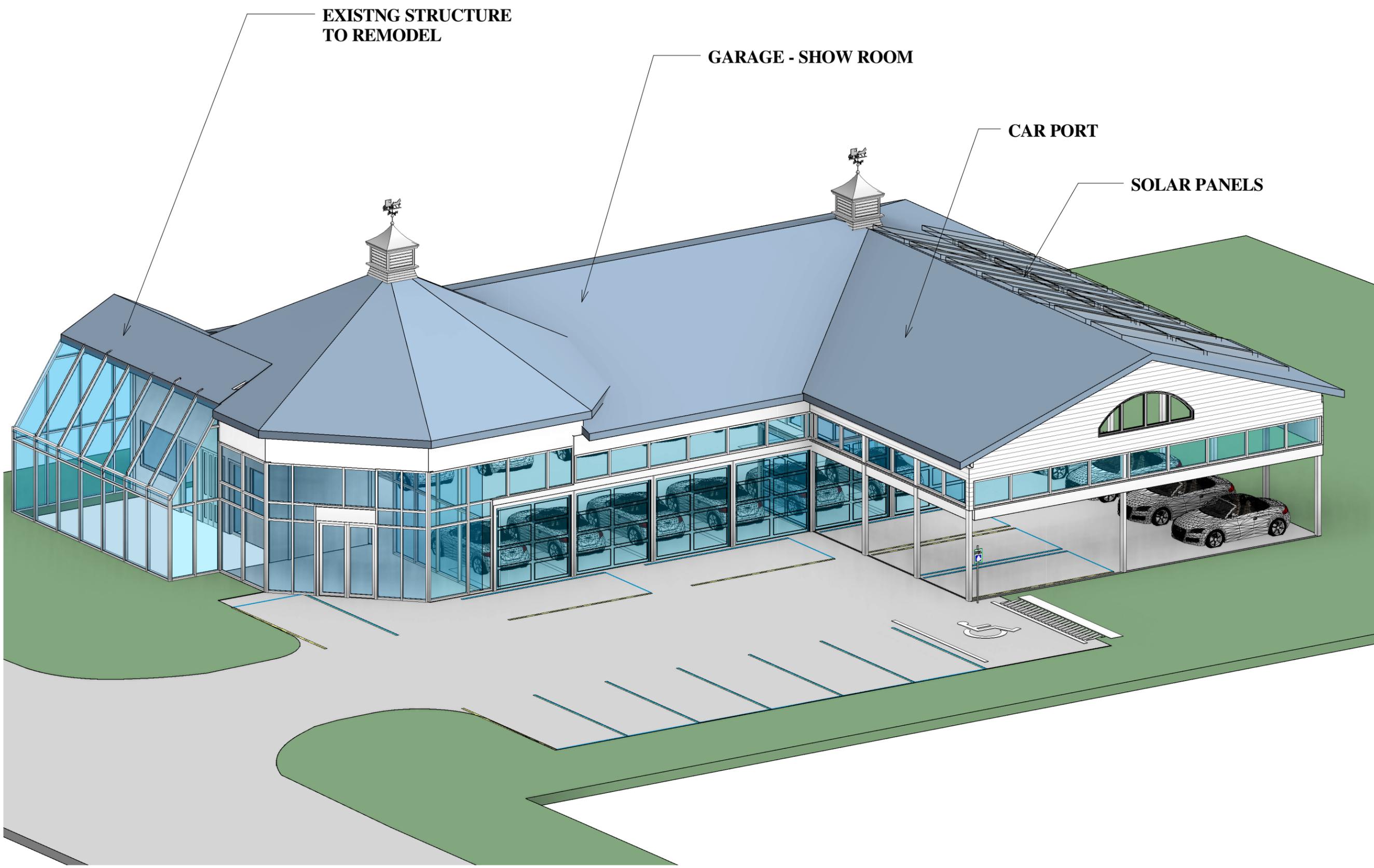
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DATE: 04/29/2016

3D CONCEPT WITHOUT ROOFS

A-2

Scale



**CONCEPTUAL DESIGN
3D VIEW**

A206

Scale

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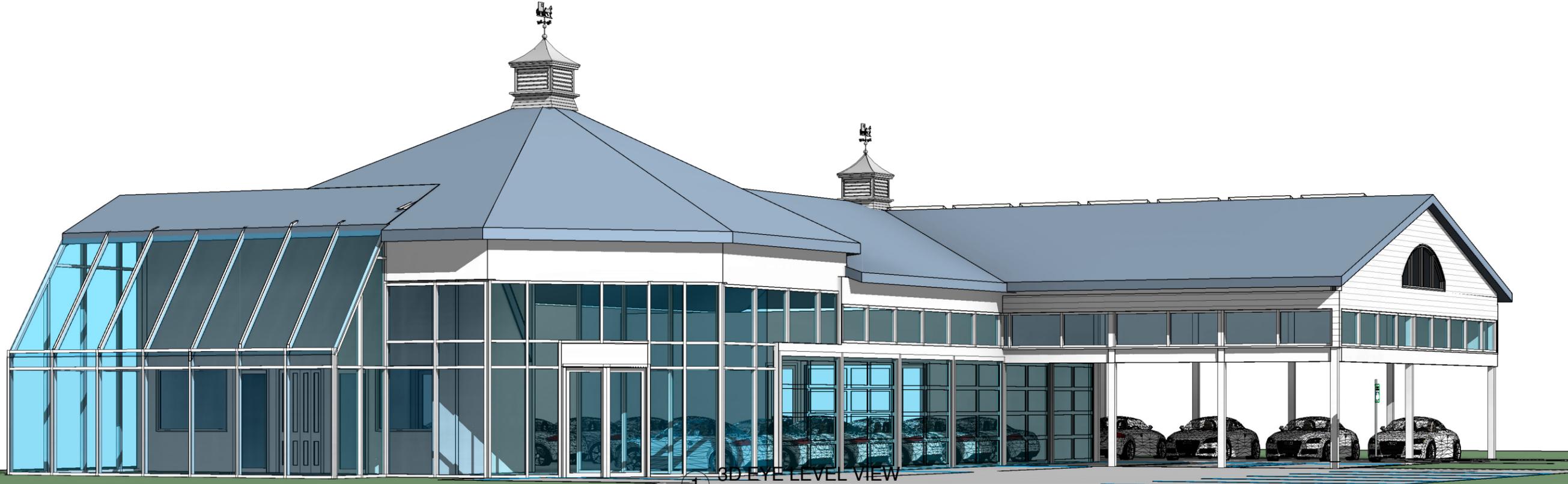
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1 3D EYE LEVEL VIEW

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3D EYE LEVEL VIEW

A-3

Scale