

Application for a Special Permit

6/14/04-4

To The

Board of Selectmen

Please type or print your application.

Indicate the special permit/s requested. The fee for a Special Permit is \$250 unless otherwise noted.

Recreation	Nursing Home	Restaurant
Hotel, Inn or Motel	Combined Business & Dwelling	Lodge or Club
Veterinary Care	Commercial Kennel	Commercial Recreation
Commercial & Trade School	Amusement Facility	Freestanding Sign
Warehouse	Mini-Warehouse	Heating Fuel Sales/Service
Light Manufacturing	Scientific Research/Development/Production	
Reduced Parking Fee = \$100	Drive-Up Bank Fee = \$1000	Service Station Fee = \$1000

If this application is made concurrently with a site plan application, then the fee will be \$100 in all cases.

APPLICANT

Name & Address
Indoor Sports LLC
30 Great Road
Acton, MA 01720
Telephone
978-287-0212

OWNER

Name & Address
Indoor Sports LLC
30 Great Road
Acton, MA 01720

Telephone
978-287-0212

SITE

Location and Street Address of the Property
30 Great Road

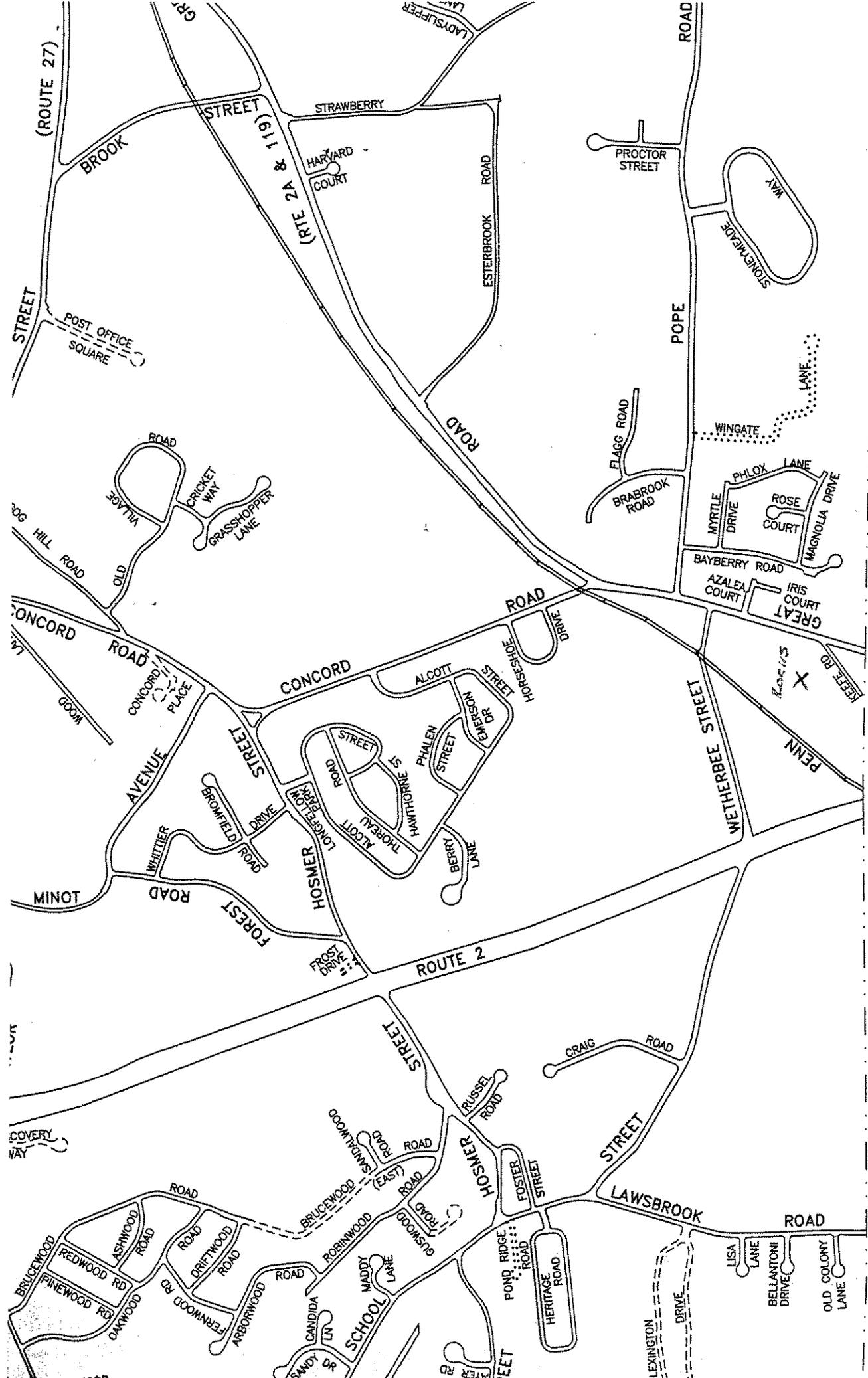
Tax Map & Parcel Number G5 82-1

Area of Lot 8.83 ac. EAV2 Zoning District

If any other permits or site plans have been granted for the property, give the file numbers:

06/21/71-21 08/22/95-353
07/01/72-44 Decision 99-12

Twelve (12) completed copies of this application and supporting materials including plan sheets, if any, are required at the time of submission. A certified abutters list taken from the most recent town tax list and certified by the Town Assessor must be included with this application. At a minimum, a 1"=1200' location map must be provided with each copy of the application showing the subject site in relation to other lots, roads, and natural features. Sufficient supporting information must be provided to fully explain the purpose and plans of the applicant -- attach additional sheets and plans as necessary. The Board may require additional information as it deems necessary. Each copy of any plan sheets shall be folded so that it will fit neatly into a letter sized file folder.



CONCORD

PROPOSED RESTAURANT USE

Primary Use

The primary use of the property is for family recreation and entertainment, centered around team sports ("Commercial Recreation" in the Zoning Bylaw). About 52,000 square feet of the total 63,000 square feet of building area on the property is devoted to this use. The business is seasonal with the peak activity in the winter. During the peak season the facility is used primarily by youth participants from 1:00 p.m. to 7:00 p.m. Monday through Thursday, from 1:00 p.m. to midnight on Friday, all day Saturday, and from 7:00 a.m. to 6:00 p.m. on Sunday. Adults are the primary users from 6:00 p.m. to midnight on Sunday and from 7:00 p.m. to midnight, or later, on Monday through Thursday. Adults have a greater propensity to play year round, and their business is less seasonal.

Proposed Restaurant Use

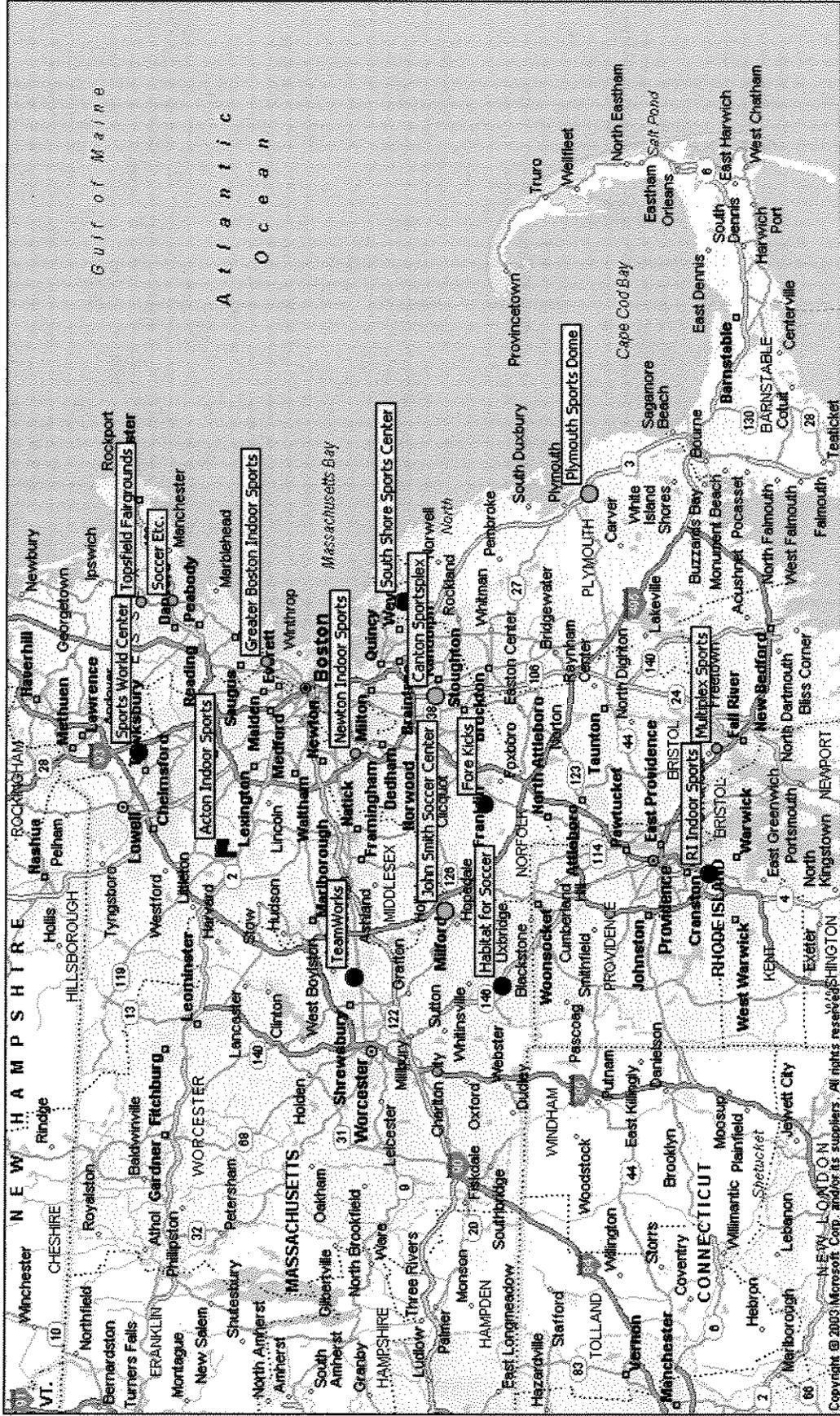
The proposed use will consist of approximately 1,100 square feet near the main entrance to the facility. It will be a lounge for adult players and guests at the facility which would serve pizza, cold sandwiches, beer & wine. The proposed hours of operation are 7:00 p.m. to midnight, Sunday through Thursday. The lounge would be closed Friday and Saturday. We plan to have the television sets in the lounge replay the games that have just finished on the arenas. While we hope to make some profit from this use, the primary reason for introducing it to the facility is to encourage greater participation in our adult leagues, particularly in the off-season. An expression of support for this application signed by some participants from Acton is attached.

Background Information

Because many people accompany their children to games at facilities such as Acton Indoor Sports during the winter, they are under the impression that the facilities are used primarily by children. In fact, the opposite is true, especially for larger facilities with three or more venues. Adult league play at the three facilities owned by Indoor Sports LLC accounts for 72% more revenue than children's leagues.

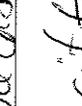
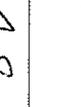
For adult participants, particularly those over 30 and those in coed leagues, playing team sports is more a social activity than an athletic activity. At the present time, Acton Indoor Sports allows its adult league participants to bring their own beer with them for consumption after the game. Typically, those who stay for a beer or two are participants in the "Over 30" or "Over 40" leagues rather than those in their twenties.

As indicated on the attached map, there are 15 facilities in Eastern Massachusetts and Rhode Island with indoor sports activities similar to those of Acton Indoor Sports. Of these, ten, including Acton Indoor Sports, can be considered large (i.e. three or more sports venues). Six of these facilities (2/3 of them excluding Acton Indoor Sports) include lounges serving alcoholic beverages. Most of these have full liquor licenses.



- Large Facility with liquor license
- Large Facility without liquor license
- Small Facility without liquor license

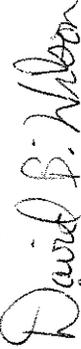
I support the issuance of a liquor license to Indoor Sports Management, Inc. at the Acton Indoor Sports Center, 30 Great Road, Acton.

NAME	ADDRESS	SIGNATURE	DATE
Catherine J. Milhomme	117 Central St. BS		2/2/04
Jan Immerman	2 Samuel Peckin		2/2/04
Shannon Milhomme	117 Central St.		2/3/04
Catharine Davies	22 Duggan Rd		2/2/04
Bill Taylor	284 Graft Rd		2/3/04
Claire Rowles	33 Jackson Dr		2/3/04
Clifford Larose	8 Driftwood Rd		2/3/04
Ken Georgiader	10 Kinsley Road		2/3/04
Kevin Pennell	15 Smart Road		2/3/04
Jamie Norton	119 Quarry Rd		2/3/04
Kathy Poff	6 Powder Horn Ln.		2/3/04

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NAME	ADDRESS	SIGNATURE	DATE
Seth B. Tower	1 Bitter Sweet Lane	<i>Seth B. Tower</i>	2/3/04
Nancy Glyn	1 Pawl Revere Rd	<i>Nancy</i>	2/3/04
Will Bygones	404 Washington St	<i>Will</i>	2/3/04
Alejo Fuarin	23 Duane	<i>Alejo</i>	2/3/04
Bernardo Duran	53 Lexington Dr.	<i>Bernardo</i>	2/3/04
Tom Pell	511 Main St	<i>Tom B. Pell</i>	2/3/04
<i>Beth Iris Legime</i>	<i>(now address)</i>		
<i>Beth Iris Legime</i>	111 School St Acton	<i>Beth Iris Legime</i>	2/3/04
GARY ROSE	7 WOODFIELD RD ACTON	<i>G Rose</i>	2/3/04
JOHN FERNBERG	120 Newtown Rd, Acton	<i>John Fernberg</i>	2/3/04
Mark Giglio	180 School St, Acton	<i>Mark Giglio</i>	2/3/04
Stuart Cogan	65 Massman Rd	<i>Stuart Cogan</i>	2/3/04

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NAME	ADDRESS	SIGNATURE	DATE
CHUCK SPEAKER	11 NASH RD. ACTON, MA		2/3/04
David B. Wilson	13 Lincoln Drive Acton		2/3/04
David B Foko	46 Nashua Rd Acton		2/3/04
Ben Brownsone	1 Davis Rd Acton		02/03/04
Matt Leone	28 COOLIDGE PARK WAKEFIELD		2/3/04
Jackie Grady	1 Vanderbelt Rd. Acton		2/4/04
Paul J Foster	2 Rex Lane Acton		2/4/04