

4/7/03 - (1)

STAMSKI AND MCNARY, INC.

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WILLIAM F. MCNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.

April 1, 2003

Acton Board of Selectmen
c/o Garry Rhodes
472 Main Street
Acton, MA 01720

Re: 136 Main Street
Site Plan Revisions
Application #12/20/02-387

Members of the Board,

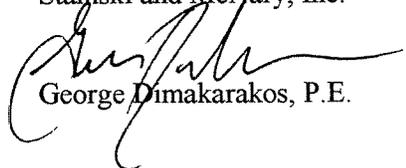
At the public hearing on March 24, 2003, the Board requested a comparison of the proposed development to the existing buildings along Main Street in the South Acton Village area. A tabulation of a number of features is attached. In all comparisons, the proposed buildings within the site fall within the limits of buildings presently on or near Main Street.

The height of proposed building #1 is 38 feet to the peak. This height falls between the 14 foot height of 134 Main Street and the 60 foot height of the Exchange Place (to the ridge). The width of proposed building #1 (37 feet) and proposed building #2 (50 feet), which will be partially obstructed by buildings fronting on Main Street, also fall within the extremes of the comparison. Note that the Music Store/Church has a width of 83 feet on Main Street and the Exchange Place has a width of 63 feet along Main Street. Similarly, the number of proposed stories and proposed floor areas fall within the ranges previously established in the South Acton Village District.

Also attached are two perspectives of the site with an approximate sketch of proposed building #1 inserted to confirm that the building will not have an overbearing presence on the Main Street streetscape.

In consideration of the prescribed paradigms, the proposed improvements to the applicant's site are consistent in scale to development that exists in South Acton Village. We hope that the information provided is helpful in resolving the project issues. We look forward to discussing the project with you at the public hearing. Please call our office if you have any further questions.

Respectfully yours,
Stamski and McNary, Inc.


George Dimakarakos, P.E.

Analysis of existing building profiles in SAV along Main Street, north of Railroad/School streets

	Length of BLDG fronting on Main (feet)	Main St. visible floors (stories)	Height facing Main St. (feet)	Building Depth or (side street width) (feet)	Effective Floor Area per records (square feet)	Lot area per records (square feet)
Other SAV Buildings:						
Exchange Place	64	3 +attic (elevated)	60	39	9223	7807
Iron Works Farm (127 Main St)	52	2 +attic (elevated)	35	47	3079	23101
Jones Tavern	64	2 + attic	23	61	3617	8164
130 Main	41	1 +attic	25	59	6032	34150
132 Main	42	2 +attic	28	36	2487	4915
134 Main	35	2	14	48	1952	5200
Music Store/Church	83	2 + high steeple	35 (w/out steeple)	42	4963	21780
2 Central	52	2 + attic	32	36	2225	10438
Railroad (new townhouses)	80	3+attic	36	34	15068 (3 bldgs)	46400
Concord Connection parcel:						
136 Main	43	2	24	32	2325	26093
138 Main (proposed)	37	2 + attic	38	59.5	4670	26093
136 Main rear (proposed)	50	2+attic	36	39	2354	26093
Net					Floor Area	
					2325	26093
					4670	26093
					2354	26093

136 MAIN STREET

PROPOSED BUILDING (#138)

2 CENTRAL STREET



136 MAIN STREET

PROPOSED BUILDING (#138)

2 CENTRAL STREET

