

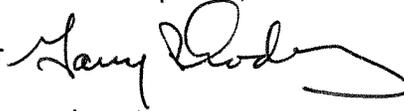
TOWN OF ACTON
Building Department

4/28
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INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** April 10, 2003

From: Garry A. Rhodes, Building Commissioner



Subject: Site Plan Special Permit #01/03/01-365 amendment
55 Knox Trail (Hunter)

The Board is in receipt of a request to amend the permit for 55 Knox Trail. The changes are depicted on the attached plan in color. I have shown the changes to the town engineer and he does not have any concerns. The proposed changes will result in a decrease of impervious surfaces and building area.

The decision provides for the Board, if they chose, to grant the request as a minor change without a public hearing. I do not have any concerns if the Board grants the request.



MERIDIAN ASSOCIATES, INC.

Civil Engineers, Land Surveyors, Landscape Architects,
Transportation Planners & Engineers

VIA: HAND DELIVERY

April 1, 2003

Acton Board of Selectmen
Attention: Mr. Garry Rhodes, Building Commissioner
Town of Acton
472 Main Street
Acton, Massachusetts 01720

**Re: Site Plan Special Permit #01/03/01-365
55 Knox Trail
Acton, Massachusetts**

Dear Members of the Board:

On behalf of the applicant, KMLB I, Meridian Associates, Inc. (MAI) is submitting this request for a minor amendment of the Site Plan Special Permit issued by the Board of Selectmen in April of 2001.

In April of 2001, the Acton Board of Selectmen issued a Site Plan Special Permit for the construction of 86,000 square feet of warehouse buildings and associated parking and utilities at the above-referenced site. The applicant is requesting a minor amendment to the previously issued Special Permit to develop the site with a revised building layout.

The previously submitted Permit Site Plans dated January 3, 2001, revised February 24, 2003 have been revised to reflect the proposed changes in the building layout, associated parking, utilities, and stormwater collection system in Phase 1 and Phase 2. No modifications are proposed in Phase 3. The revised site layout results in a decrease in impervious areas on site and therefore the design of the stormwater mitigation system has not been altered. The previously submitted Stormwater Analysis and Water Balance Calculations report dated January 2, 2001, revised February 21, 2003 has been revised to reflect the revisions to the stormwater collection system and reduction in impervious areas on site. A copy of the Site Plans and the Stormwater Analysis and Water Balance Calculations report was also delivered to the Engineering Department for review on February 27, 2003.

At your request we have enclosed 10 copies of an 11"x 17" Sketch Plan of Land depicting the proposed modifications to the Site Plans. This Sketch Plan has been prepared to graphically compare the previously approved site layout with the proposed modified site layout.

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The following is a comparison of the areas resulting from the proposed plan modifications.

	Previously Approved	Proposed Modification
Building Area	86,200 sf	85,200 sf
Paved Area	173,000 sf	164,000 sf
Landscaped/Grass	171,700 sf	181,700 sf
Open Space	40 %	42.2 %
Floor Area Ratio	0.20	0.198

The proposed modification to the site layout will result in a decrease in impervious areas onsite of approximately 9,000 square feet.

As you know, construction on the site has paused, as the applicant awaits the approval of this request for a minor modification. The applicant believes construction has commenced sufficient to maintain the existing permit. However, to be certain that the permit does not lapse, the applicant has requested an extension to the existing Site Plan Special Permit.

Should you have any questions, or require additional information, please feel free to call.

Sincerely,

MERIDIAN ASSOCIATES, INC.


Dylan F. James
Senior Project Manager

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cc: KMLB I

