

**TOWN OF ACTON**  
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**Planning Department**

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Don Johnson, Town Manager **Date:** January 27, 2005  
**From:** Kristin K. Alexander, AICP, Assistant Town Planner *YKA*  
**Subject:** 864 Main Street Site Plan Special Permit, # 12/23/04 - 400

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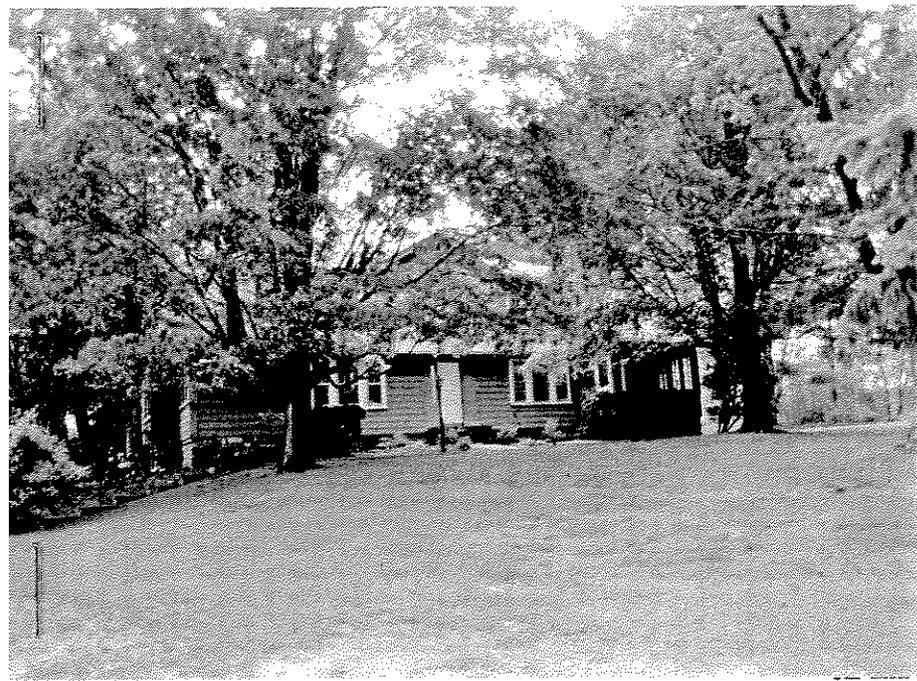
I have reviewed the 864 Main Street Site Plan Special Permit application and have the following comments:

1. The access driveway leading to/from Main Street should be posted as one way.
2. The catch basin on the south corner of the lot (in the Eastern Road layout where the existing driveway is located) should be removed if it is no longer necessary.
3. The walkway proposed to be located around the building and leading to Main Street and Eastern Road makes sense and should be constructed. However, to comply with the front yard impervious cover restriction in Zoning Bylaw section 10.4.3.6.1), the walkway should be created using pervious pavers.
4. The Layout Plan, Grading Plan, and Utilities Plan should show the walkway connecting the building to Main Street, as shown on the Landscape Plan.
5. Landscaping is proposed in the Main Street right-of-way. Will this impede site distance?
6. Additional landscaping where none is proposed should be planted for screening along the north edge of the site adjacent to the Assisted Living community.
7. The Landscape Plan shows a tree to be planted within the stockade fenced area surrounding the dumpster. It should be relocated.
8. There are no windows in the building. This could be a security/safety problem. There is no way for people inside the building to know what is occurring outside the building without having the doors open. It is also an aesthetic issue. The sides of the building will present a blank face towards the two roadways; especially when the deciduous trees lose their leaves each fall. For safety reasons, at least one window should be placed in each of the units (either in the outside wall or a door). To break up the facades, the walls facing Main Street and Eastern Road should also include windows.
9. Is outdoor lighting proposed for the site? If so, it must comply with Zoning Bylaw section 10.6.

10. The design of the women's restroom allows only one woman to use the restroom at a time. Walls should be installed around the toilet (creating a stall) so the sink is still available to others while the toilet is in use.
11. 864 Main Street is not on the Town Cultural Resource List (demolition delay bylaw), however, a "Massachusetts Historical Commission Form B – Building" was completed for the site by Elizabeth Conant for the Acton Historical Commission in 1990 (see attached form). Since it appears the Historical Commission has an interest in the historical significance of the property, they should be consulted regarding the proposal to raze the existing building.

cc: Garry Rhodes, Building Commissioner  
Planning Board

MASSACHUSETTS HISTORICAL COMMISSION  
BOYLSTON STREET  
BOSTON, MA 02116



ACTON

~~264~~ Main Street *(End of Carlisle Rd)*  
S ~~866~~

Public Name none

Present residence

Original residence

CONSTRUCTION

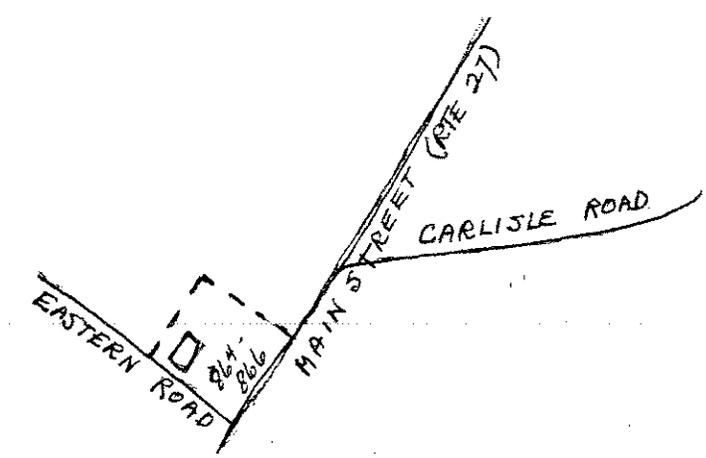
c. 1930

F. Harris; G. Hagen

center gable, side wings

Architect unknown

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



Exterior Wall Fabric clapboard

Outbuildings none

Major Alterations (with dates) none

Condition good

Moved no Date \_\_\_\_\_

Acreage .726

Setting Back from the highway, this house is now reached by a sideroad built into what is intended to be a light industrial park.

Recorded by Elizabeth S. Conant

Organization for the Acton Historical Commission

Date Feb., 1990

GRID REFERENCE ZONE 19

USGS QUADRANGLE WESTFORD

SCALE 1" = 400'

**ADDITIONAL REGISTER CRITERIA STATEMENT (if applicable)**

**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

When this building was built, for or by Allan Frost in the 1930's, it was the only duplex in North Acton. It is now surrounded by commercial interests, and only shrubbery saves its view.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

Allan Frost, a north Acton native, built this duplex for him and for his sister, long term Acton town nurse.

**BIBLIOGRAPHY and/or REFERENCES**