Robert R. Moran
127 Lee Drive
Concord, Massachusetts 01742

RECEIVED
FEB 18 2005
TOWN OF ACTON
PLANNING DEPARTMENT

Acton Planning Board
472 Main Street
Acton, MA 01720

Re: Ellsworth Village

Dear Members of the Board,

I met with Al Frizzel, the owner of 121 Great Road, to request access to the property that will become Ellsworth Village. I offered generous compensation and infrastructure improvements on that property in exchange for the access. Mr. Frizzel declined. Therefore, access through 121 Great Road is not available.

Sincerely,

Robert R. Moran, Trustee
125-135 Great Road Realty Trust

UTILITY NOTE

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGE INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG-SAFE TELE. NO. (888) 344-7233.

GREAT ROAD

APPROXIMATE EXISTING BUILDING #125 GREAT ROAD

N/F MIDAS REALTY CORP.

AFFORDABLE HOUSING OVERLAY SUB-DISTRICT B

EAV-2

R8

REBAR FND.

ZONE LINE

EXISTING TREES

PROPOSED SHRUBS

PROPOSED DECORATIVE STONE WALLS

PROPOSED SIDEWALK

PROPOSED LIGHT (TYPICAL)

DRAIN EASEMENT (AS SHOWN ON PLAN 1324 OF 1976)

REPAVE DRIVE (TO BE PLOWED BY ELLSWORTH VILLAGE CONDO ASSOCIATION)

PROPOSED TREE (TYPICAL)

PROPOSED FENCE

APPROXIMATE EXISTING SEWAGE DISPOSAL AREA

APPROXIMATE EXISTING SEWAGE DISPOSAL AREA

APPROXIMATE EXISTING SEWAGE DISPOSAL AREA

LOT 1
116,253 ±S.F.
2.6688 ±AC.

REBAR FND.

ZONE LINE

EAV-2

RA

PROPOSED SIDEWALK

R8

PROPOSED DRIVE

PROPOSED PARKING

(EXIST. PAVEMENT)

ELLSWORTH VILLAGE

WF-16A

WF-16

D.H. FND.

WF-17

WF-11

BORDERING VEGETATED WETLANDS OF B & C

APPROXIMATE EXISTING BUILDING #121 GREAT ROAD

N/F FEDERAL INVESTMENT

ZONE LINE

RA

RB

D.H. FND.

RA

D.H. FND.

LB

WF-23A

WF-22

WF-23

1940 STATE LAYOUT - GREAT ROAD

N

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

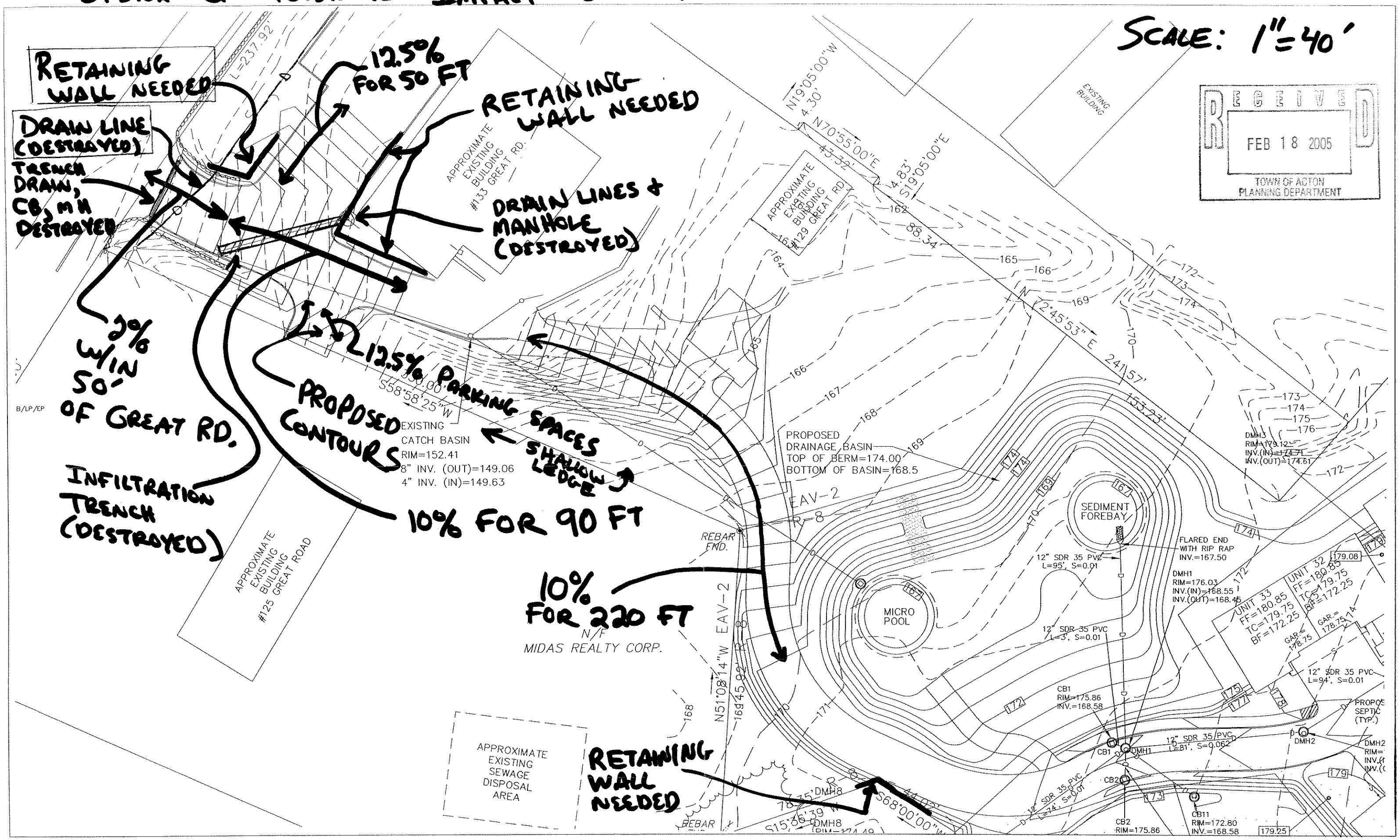
CONCEPTUAL ACCESS PLAN
FOR: ELLSWORTH VILLAGE, LLC
SCALE: 1"=50' JANUARY 31, 2005

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 25 50 75 100FT

SM-2768 (2768FRIZZELA.DWG)

SKETCH OF POTENTIAL IMPACT ON 133 GREAT ROAD



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