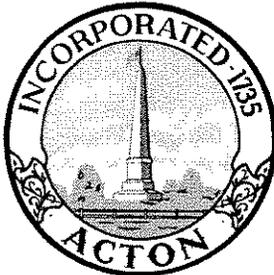


FYI



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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** July 11, 2005
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: **Application for Special Permit 06/14/05-403 – 525 Main Street**
CBS Personal Training Academy

The proposed use falls in the category of "Commercial Recreation" of the zoning bylaw:

3.5.15 Commercial Recreation – A facility operated as a business, open to the public for a per-visit or membership fee, and designed and equipped for the conduct and instruction of sports and recreation such as ice skating, roller skating, racquet ball, tennis, swimming, body building, fitness training, steam baths, sauna, aerobics, yoga, dancing, martial arts, bowling, horseback riding, skiing, ball games, golf course, country club, miniature golf, golf driving range, or similar customary and usual sports and recreational activities.

The site of the proposed use is located in the Light Industrial District (LI-1). Commercial recreation is allowed in LI-1, but it requires a use special permit from the Board of Selectmen if the net floor area exceeds 2000 square feet. The proposed net floor area for CBS is +/-3000 square feet.

The existing building, where CBS is seeking to locate, has been renovated recently. I am not aware that in conjunction with the renovation any significant changes were made to the general layout or parking arrangement.

The application comes with an as-built plan showing the parking lot layout and an accounting of parking spaces to demonstrate compliance with the number of parking space requirements. There are a couple of places where the site appears to be non-conforming to today's parking layout requirements. Some of them effect on the functionality of the lot:

- Many parking spaces appear to be too short by a foot or two.
- The maneuvering aisle width between spaces #44/45 and 23-25 is shown at 18 feet, where 24 feet would be required for 90°-angle parking.
- The maneuvering aisle width next to space #7 is 9 feet, where 14 feet would be required for parallel parking.

Acknowledging the popularity of SUV's, it may be time to address these deficiencies, especially the narrow maneuvering aisles.

Cc: Planning Board
Building Commissioner