

FYI



TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
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Fax (978) 264-9630
planning@acton-ma.gov

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** January 31, 2006
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Special Use Permit Application #12/29/05-406, 140 Main Street

Mill Corner, LLC proposes to convert into 6 residential units the 1870's church that until recently was home to Action Music. The site is in the South Acton Village (SAV) district. The Zoning Bylaw requires a special permit for this under Section 3, Table of Principal Uses, footnote (2). Generally, the number of dwelling units in one building is limited to 4 in the SAV district, but "the Board of Selectmen may by special permit allow more than four dwelling units per multifamily dwelling". This phrase was added very recently; see 2004 Annual Town Meeting, Article 39.

Some may lament the loss of yet another business space to residential use. Before joining that chorus, it seems important to remember that SAV is not a prime business location. For businesses to succeed there, the village needs a great deal more residential use within its proper. This conversion is one more step in this direction that gives the remaining businesses a stronger customer base.

The applicant proposes to upgrade and restore the building, keep its original appearance largely intact – and perhaps improve on it, better define the parking lot and driveway entrance, and improve landscaping. All in all, a good looking project.

I have no further comment.

cc: Garry Rhodes
Planning Board



December 21, 2005

Use Description and Project Narrative

MILL CORNER
140 Main Street
Acton, MA

140 Main Street is an 8,000 square foot, three and one half story stick style building. Built in 1877-8 as a Church, the building currently houses a music store and music school. It sits on a triangular, sloping site and is bordered by Main and Central Streets in the South Acton Village.

The applicant is seeking approval from the Board of Selectmen of a special permit for six dwelling units, as is allowed by zoning. While the site may be suitable for a higher density of residential use, the applicant has elected to restore the structure. Significant architectural features will be maintained or recreated, original window locations will be re-established, and new dormers and entrances will be designed appropriately.

The site will accommodate twelve off street parking spaces (2 per dwelling unit) and the proposed design actually increases green space and reduces impervious surfaces by approximately 1000 square feet. The residential use is not expected to generate, store, or dispose of Hazardous Materials, or Wastes.

The project will include connection to the Town's sewer system along Main Street, and trash will be contained within a screened dumpster located in the parking area. Site drainage design will remain unchanged since run-off will actually be reduced by virtue of less impervious coverage.

The project proposes the removal of an existing boiler shed located on the north side of the building, which currently represents a footprint of 176 square feet. The addition of two small porches (residential entries) on the same side of the building will comprise 164 square, resulting in a minor reduction of the building's overall footprint. In a comparison of the net floor area per Acton Zoning, the existing FAR of the building does not change as a result of the project. Proposed dormers in the roof will not effect the existing building height, nor will they increase any nonconforming nature of the existing structure (Zoning §.3.2).

140 Main St.

Waltham, MA 01720

188 Cottage LLC

188 Cottage LLC

Waltham, MA 01720

Project #12017

Scale: As Noted

Date: 11/20/19

By: [Signature]

Check: [Signature]

Project Name: 188 Cottage

Project No: 12017

Sheet No: A12

Scale: As Noted

Date: 11/20/19

By: [Signature]

Check: [Signature]

Project Name: 188 Cottage

Project No: 12017

Sheet No: A12

Scale: As Noted

Date: 11/20/19

By: [Signature]

Check: [Signature]

Project Name: 188 Cottage

Project No: 12017

Sheet No: A12

Scale: As Noted

Date: 11/20/19

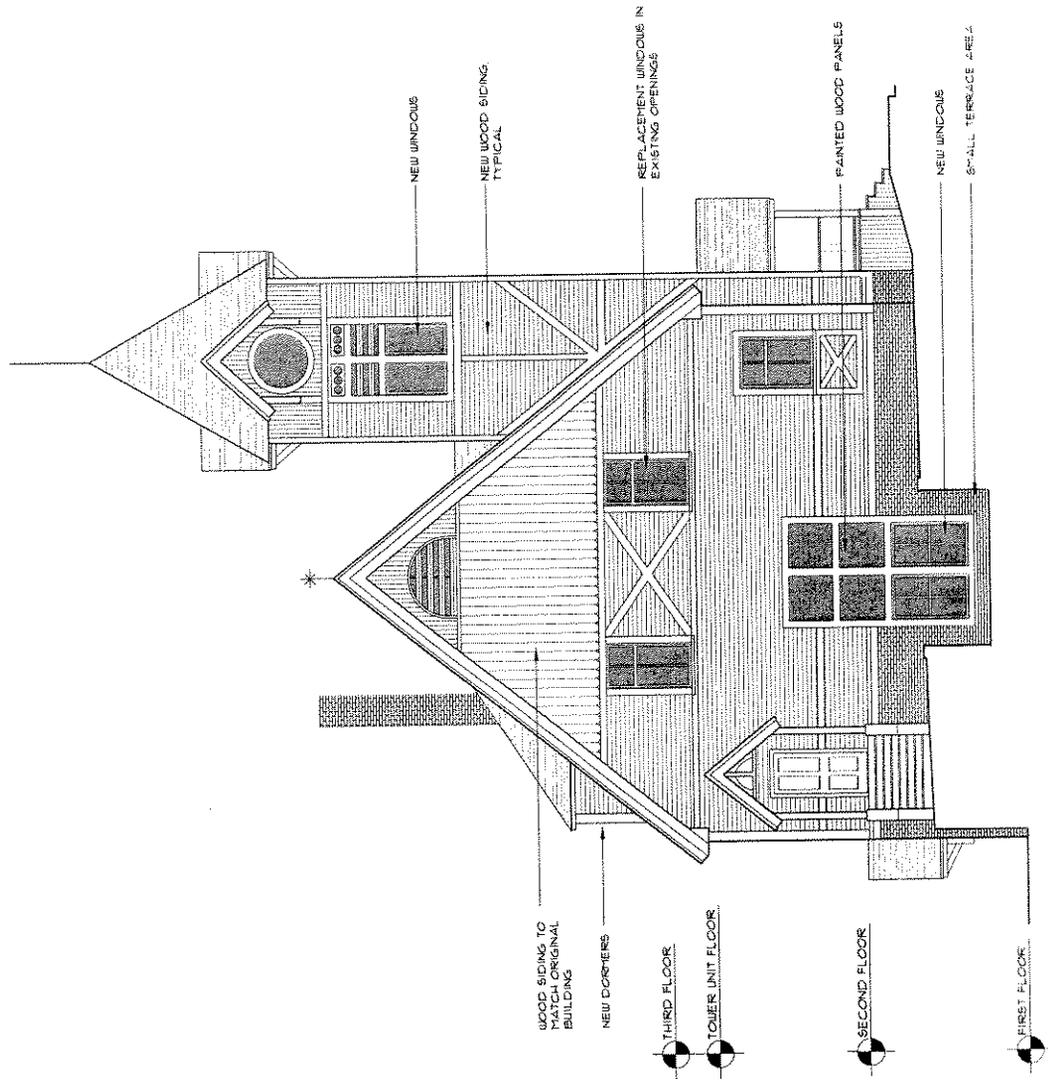
A12

188 Cottage LLC
188 Cottage LLC
Waltham, MA 01720
12017

Project Name: 188 Cottage
Project No: 12017
Sheet No: A12
Scale: As Noted
Date: 11/20/19

188 Cottage LLC
188 Cottage LLC
Waltham, MA 01720
12017

Project Name: 188 Cottage
Project No: 12017
Sheet No: A12
Scale: As Noted
Date: 11/20/19



WOOD SIDING TO MATCH ORIGINAL BUILDING

NEW DOORWAYS

THIRD FLOOR

TOWER UNIT FLOOR

SECOND FLOOR

FIRST FLOOR

PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

140 Main St.

Annex, MA 01720

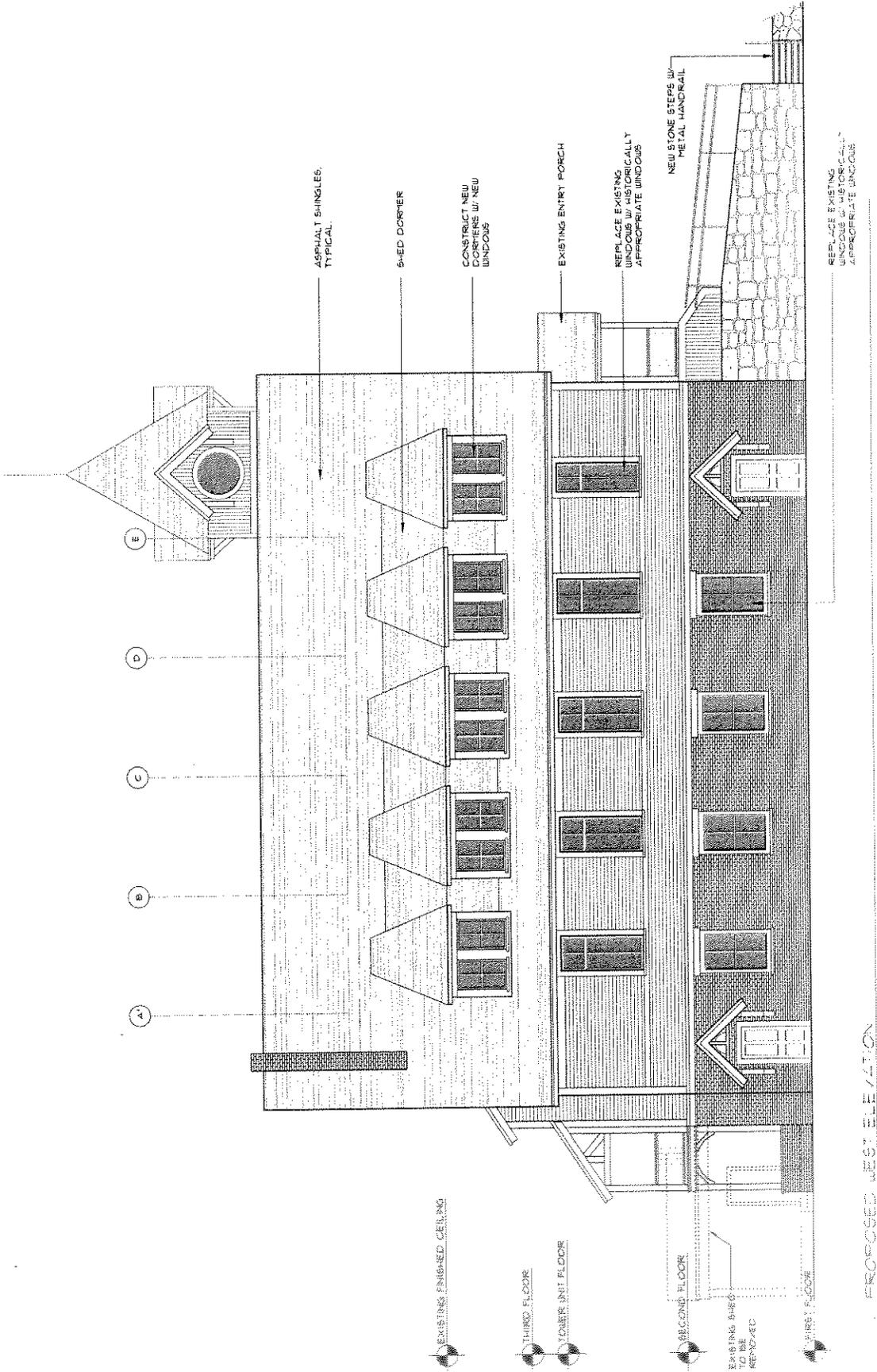
Map Group LLC
11 Marlboro Drive
Littleson, MA 01860

Project # 0937
Book: A1 Notes
Date: 11/18/10
Title: 140 Main St
Revision: 2/10/11

Drawing Title: 140 Main St
Prepared by: B. Bunker

Sheet Number: A13

MANAGER ARCHITECTS INC.
1111 Main Street
Littleson, MA 01860
Tel: 978-251-1111
Fax: 978-251-1112
www.managerarchitects.com



ASPHALT SHINGLES, TYPICAL.

SHED DORMER

CONSTRUCT NEW CORNERS W/ NEW WINDOWS

EXISTING ENTRY PORCH

REPLACE EXISTING WINDOWS W/ HISTORICALLY APPROPRIATE WINDOWS

NEW STONE STEPS W/ METAL HANDRAIL

REPLACE EXISTING WINDOWS W/ HISTORICALLY APPROPRIATE WINDOWS

EXISTING FINISHED CEILING

THIRD FLOOR

CORNER UNIT FLOOR

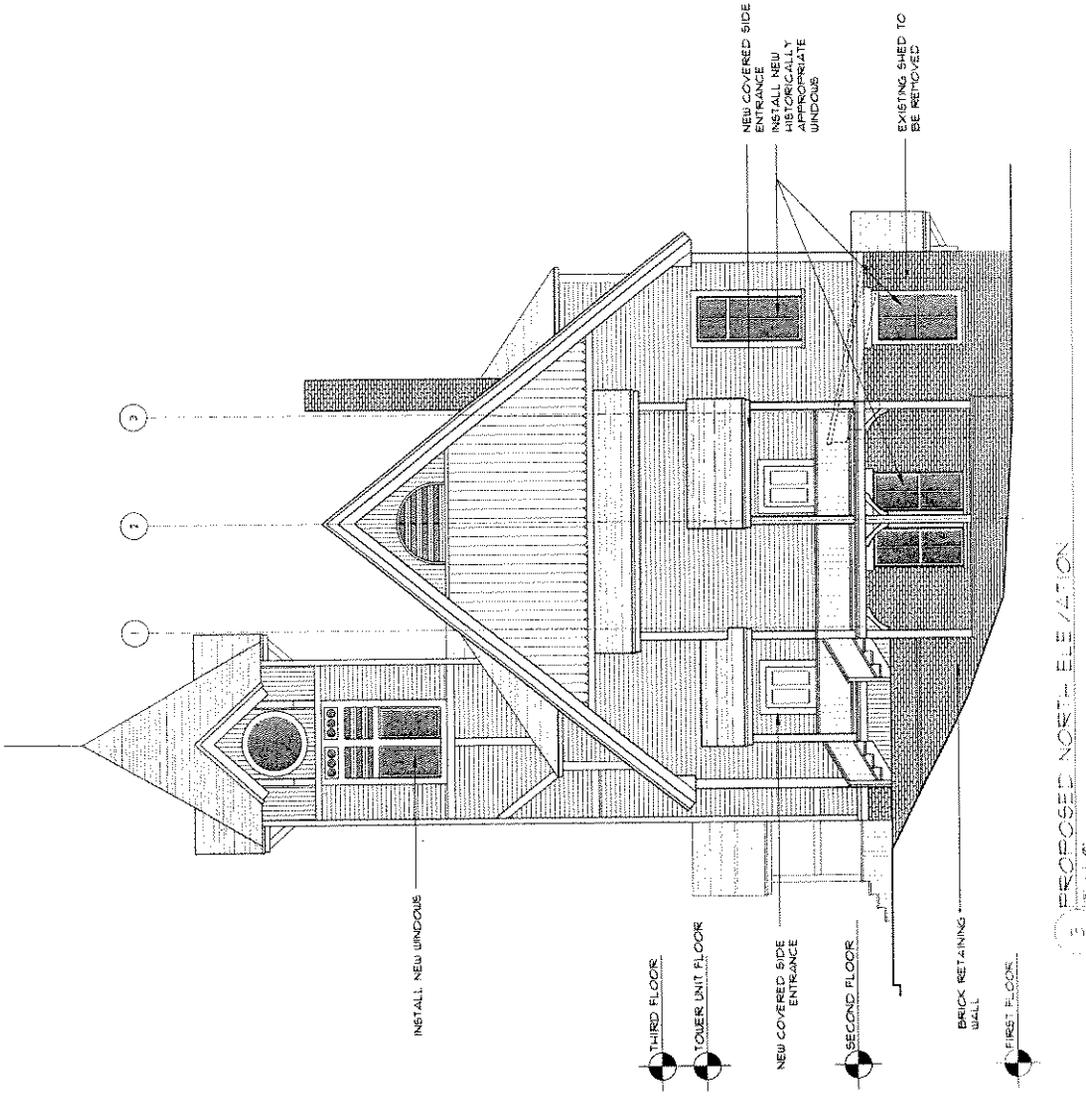
SECOND FLOOR

EXISTING SHINGLES TO BE REMOVED

FIRST FLOOR

PROPOSED WEST ELEVATION

8.1.5



PROPOSED NORTH ELEVATION
1/8" = 1'-0"

140 Main St.

Amherst, MA 01070

Architect: A14
111 North Street
Amherst, MA 01002

Project # 0513

Scale: As Noted

Date: 1/15/05

Drawn: J.P.S.

Revised: _____

Date: _____

Drawing Title:
Proposed North Elevation

Sheet Number:

A14

111 North Street
Amherst, MA 01002
Tel: 413/253-7400
Fax: 413/253-7401
www.a14architects.com

Manager: Architects, Inc.

140 Main St.

Arden, MA, 01720

11 Main Street
Arden, MA 01720

Project # 0757

Scale: As Noted

Date: 02/05/05

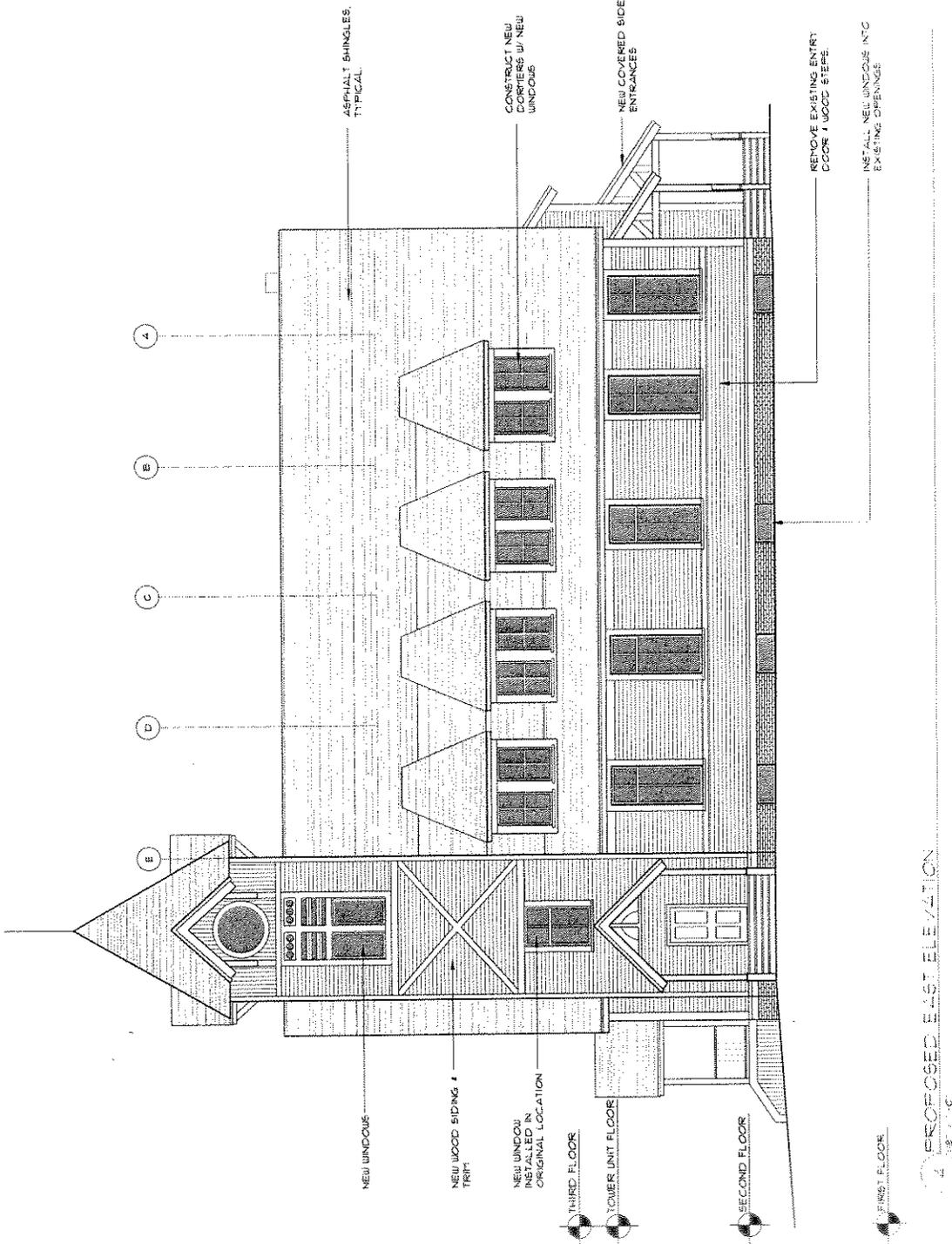
Revision: _____ Date: _____

Drawing Title: PROJECTED EAST ELEVATION

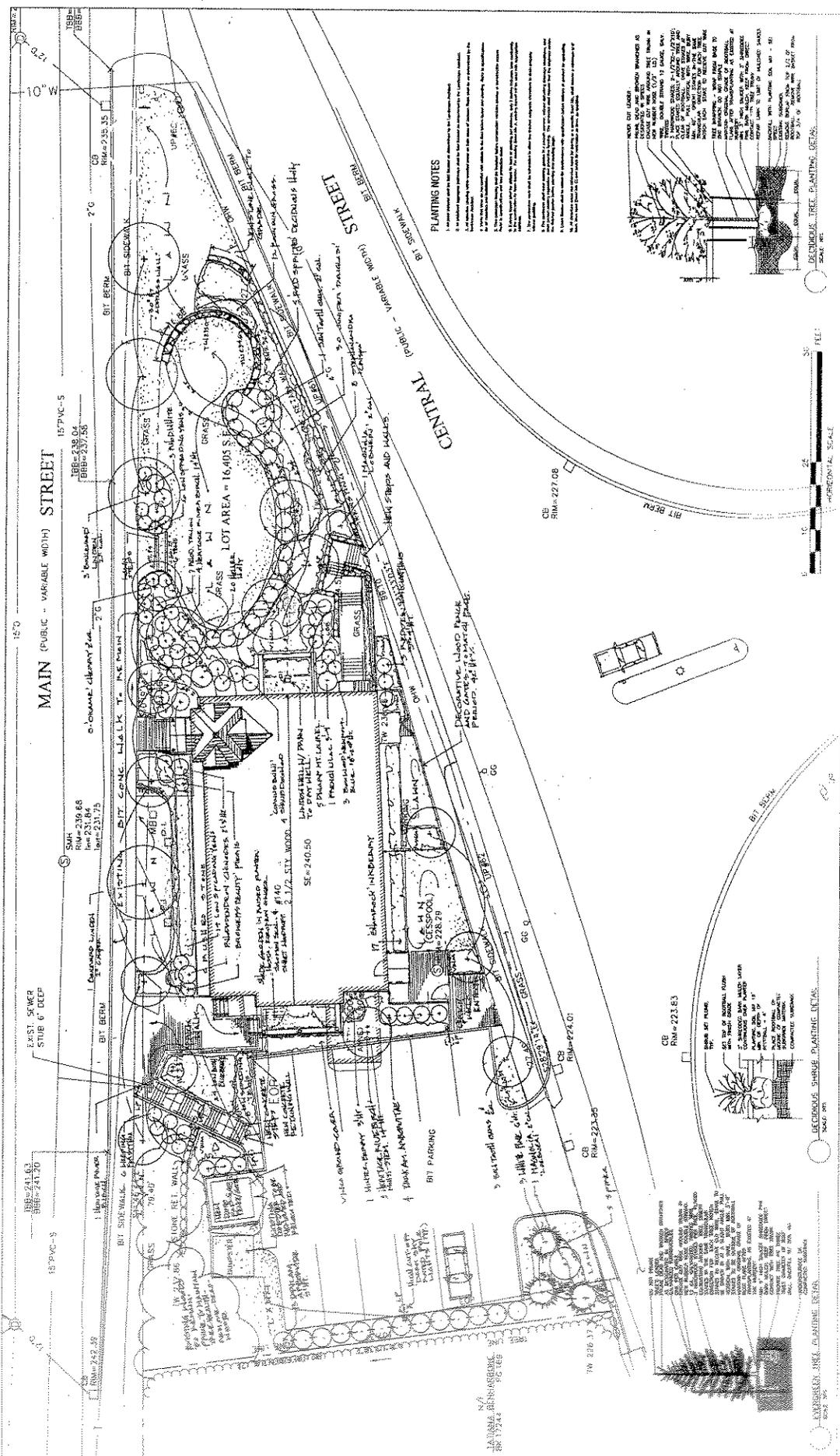
Sheet Number: A15

MANAGER ARCHITECTS INC.

11 Main Street
Arden, MA 01720
Tel: 978-233-1100
Fax: 978-233-1101

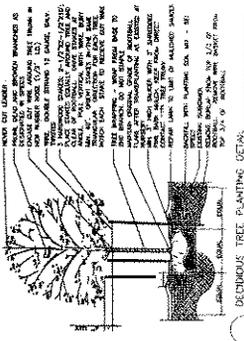


PROPOSED EAST ELEVATION



PLANTING NOTES

1. All plantings shall be installed in accordance with the specifications and standards of the Massachusetts Department of Transportation (MassDOT) and the Massachusetts Department of Environmental Protection (MassDEP).
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10. All plantings shall be installed in accordance with the specifications and standards of the Massachusetts Department of Transportation (MassDOT) and the Massachusetts Department of Environmental Protection (MassDEP).



SCALE: AS SHOWN

FILE NAME: 11799.1

DATE: 11/26/06

L1

The Waterfield Design Group Inc.
50 Cross Street
Worcester, Massachusetts 01609



RESIDENTIAL DEVELOPMENT
140 MAIN STREET
ACTON, MASSACHUSETTS

LANDSCAPE PLAN

NO.	REVISION	DATE	BY

NO.	REVISION	DATE	BY

DECORATIVE TREE PLANTING DETAILS
SCALE: 1/8" = 1'-0"

DECORATIVE SHRUB PLANTING DETAILS
SCALE: 1/8" = 1'-0"