



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

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Don Johnson, Town Manager **Date:** February 6, 2007  
**From:** Roland Bartl, AICP, Town Planner *R.B.*  
**Subject:** 2 Craig Road – Amendment to Special Permit # 04/07/03-391  
Peak Performance Partners Inc.

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I have reviewed the request to amend a condition limiting the hours of operation of Peak Performance Partners Inc. located at 2 Craig Road. It appears that Peak Performance Partners Inc. has sublet 5000 square feet of their space to Anytime Fitness, which operates a 24 hour/day, 7 days/week adult fitness facility. It is my understanding that Anytime Fitness would not be staffed at night. Special Permit # 04/07/03-391 limited the hours of operation to 6:00 AM to 9:00 PM weekdays and 8:00 AM to 5:00 PM weekends. The request is to allow only Anytime Fitness to operate 24 hours/day, 7 days/week.

The Craig Road industrial park is located in a primarily residential neighborhood. When the industrial park was approved, it was never conceived that any of the businesses within it would possibly be open for operation 24 hours/day and 7 days/week. Traffic, and screening between the industrial buildings and area residences, were the main issues discussed. Extending the hours of operation probably would not significantly increase traffic in the area. However, even the slightest amount of vehicular and pedestrian traffic can be very noticeable and disturbing when it's in the middle of the night in a residential neighborhood. It can also be disconcerting to watch strangers come and go in the middle of the night while knowing no one is on the premises overseeing their activities.

Businesses that operate 24 hours/day, 7 days/week should be located in the Town's business and village districts. These areas of Town typically experience vehicular and pedestrian activity during the night; so some noise, traffic, and strangers are common and expected; and even the unmanned businesses have some, albeit indirect, oversight.

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cc: Garry Rhodes, Building Commissioner  
Planning Board