

348-352 Main Street, Acton environs

Address	Map/Parcel	Owner	Use
353 Main Street	F3/70	Phyllis Kennedy, Trustee	Vacant land
362 Main Street	F3/32	Michael Kennedy, Trustee	Kennedy Landscaping business
363 Main Street	F3/56	Jack Geissert	Acton Animal Hospital
364 Main Street	F3/33	Phyllis Kennedy, Trustee	Vacant land
366 Main Street	F3/34	Catherine Thissel	residence
367 Main Street	F3/52	Town of Acton	Public Safety Facility
370 Main Street	F3/33-1	Bradley Barber	residence
371 Main Street	F3/36	Town of Acton	Public Safety Facility
376 Main Street	F3/30	Steven Ford	residence
corn Main/Hayward	F3/30-2	Town of Acton	Vacant land
6 Isaac Davis Way	F3/45	Matthew Post	residence
8 Isaac Davis Way	F3/19-1	John Ryder	residence
10 Isaac Davis Way	F3/19	Ronald Albuquerque	residence
12 Isaac Davis Way	F3/19-2	Michael Coppolino	residence
52 Hayward Road	F3/17-1	Rebecca Prendergast	residence
54 Hayward Road	F3/17-1	Violet Perry	residence
48 Hayward Road	F3/18	David Austin	residence
50 Hayward Road	F3/18-1	Lu Hong	residence
321 Main Street	F3/82	Acton Crossroads	Medical Office building
315 Main Street	F3/81	John Anderson, Trustee	Tile company
313 Main Street	F3/89-1	Acton Crossroads	parking
293-307 Main St.	F3/99-3	Acton Crossroads	Multiple retail- bank, restaurant, etc
312 Main Street	F3/74-1	Acton Historical Society	
300 Main Street	F3/74	Acton Historical Society	Hosmer House



315 Main



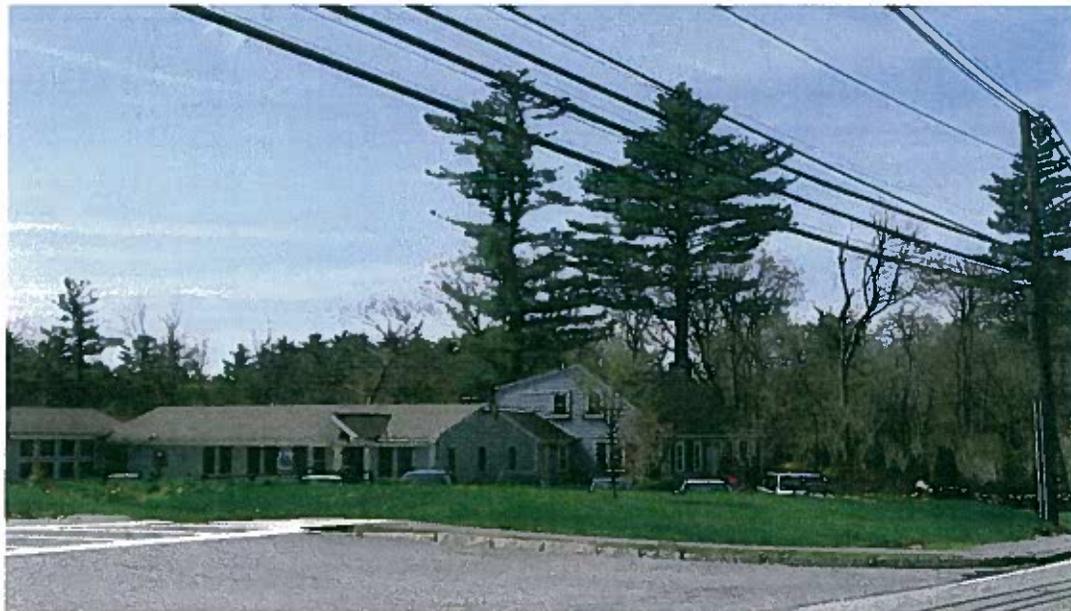
307 Main Street



321 Main Street



365 Main Street- Public Safety Buildings



363 Main Street- Acton Animal Hospital



362 Main Street- Kennedy Gardens



366 Main Street

ZONING TABLE

NEXT GENERATION CHILDREN'S CENTERS PROPOSAL

#348, 350 AND 352 MAIN STREET, ACTON, MA.

ZONING DISTRICT - R2 - RESIDENTIAL

REQUIREMENT	REQUIRED	PROPOSED	IN EXCESS OF REQUIREMENT
LOT AREA	20,000 S.F.	106,188 S.F.	+86,188 S.F.
LOT FRONTAGE	150 FT	503.33 FT	+353.33 FT
MINIMUM LOT WIDTH	50 FT	486 FT	+436 FT
MINIMUM FRONT YARD	30 FT	46 FT	+16 FT
MINIMUM SIDE YARD	10 FT	69 FT/BLDG. 15 FT/SHED	+59 FT BLDG +5 FT SHED
MINIMUM REAR YARD	10 FT	10 FT (PORCH ROOF)	0
MAXIMUM BUILDING HEIGHT	36 FT.	31'6" FT.	+4.5 FT.
MAXIMUM FAR *	0.10 PER 5.3.9	0.154* PER 5.3.9 AND 1.3.8	NA
MAXIMUM NET FLOOR AREA	1000 S.F. PER 5.3.9	15,260 S.F.	NA
MINIMUM OPEN SPACE**	35% PER 5.3.9	39% PER 5.3.9	+4%

Zoning Bylaw Definitions

1.3.9 FLOOR AREA RATIO

The ratio of the sum of the NET FLOOR AREA of all BUILDINGS on a LOT to the DEVELOPABLE LOT AREA

1.3.8 NET FLOOR AREA - The total of all floor areas of a BUILDING including basement and other storage areas, but not including stairways, elevator wells, rest rooms, common hallways and BUILDING service areas, and not including areas used for Child Care Facility as defined in section 3.4.6 of this By-law provided that such a Child Care Facility is accessory to a PRINCIPAL USE located in the same BUILDING or on the same lot.

***MAXIMUM FLOOR AREA RATIO**

Total NET FLOOR AREA of Building NOT including, the above areas = 15260 s.f. Building + 576 s.f. Shed = 15,836 s.f. total (See Exhibit Plan - Floor Plans showing hatched areas included in calculation)

Total DEVELOPABLE SITE AREA = Total Lot Area 106,188 s.f. - wetland area 873 s.f. - access easement 2945 s.f. = 102,370 s.f.

$15,836 \text{ s.f.} / 102,370 \text{ s.f.} = 0.154 \sim 15.4\%$

1.3.3 BUILDING - A STRUCTURE enclosed within exterior walls, built or erected with any combination of materials, whether portable or fixed, having a roof, to form a STRUCTURE for the shelter or persons, animals, or property.

1.3.4 DEVELOPABLE SITE AREA - That part of a LOT which remains after subtracting land that is not available and suitable for the construction of a structure or other manmade improvements, in accordance with Section 10.4.3.7.

10.4.3.7 DEVELOPABLE SITE AREA - The DEVELOPABLE SITE AREA shall be calculated by subtracting from the LOT area all land which is located in:

- 1) a wetland, which shall mean a "freshwater wetland" as defined in M.G.L. Chapter 141, Section 40;
- 2) a Flood Plain District as defined in Section 4.1 of the Town of Acton Zoning Bylaw;
- 3) another zoning district in which the PRINCIPAL USE of the LOT is not also permitted, subject to the provision of Section 2.3.4;
- 4) an ACCESS or right of way easement.

1.3.11 OPEN SPACE - Those areas of a LOT on which no BUILDING or STRUCTURE is permitted, except as otherwise provided in this Bylaw, and which is not to be used or devoted to STREETS, sidewalks, off-STREET parking, storage or display. (PER 5.3.9 Minimum open space not including outdoor play areas)

**See Exhibit Plan - Open Space Exhibit Plan showing hatched areas utilized and excluded for calculation.

Introduction to Next Generation Children's Centers

In order to rule on Next Generation Children's Centers petition, we believe that it is important to listen to both sides of the issue to make a fair judgment. The key questions for consideration are:

- 1. Who is Next Generation and why are they successful?**
- 2. Why is Next Generation coming to Acton?**
- 3. Why are NGCC centers larger than other centers?**
- 4. Is NGCC permitted by law to build on the proposed site?**

Next Generation Children's Centers

Next Generation Children's Centers is a for-profit childcare operator, headquartered in Sudbury Massachusetts that operates 9 childcare centers throughout eastern Massachusetts. NGCC is currently celebrating 15 years of serving parents in eastern Massachusetts. NGCC is financially strong and profitable and will open their tenth center in June 2009 in Beverly Massachusetts.

Donna Kelleher is the President, CEO and founder of NGCC and is a resident of Framingham, MA. Walter Kelleher is the CFO of NGCC and also a resident of Framingham. Most of the NGCC centers are accredited by NAEYC or in the process of being accredited. NGCC provides services for the entire family. NGCC is different from most childcare centers in that we specialize in Infants and Toddlers as well as Pre-school, Pre-K & Kindergarten. Most childcare centers do not take Infants or Toddlers or limit the number of classrooms because they are "Not profitable". At NGCC we believe that all children should get quality care, not just the profitable ones.

NGCC also provides additional services for the children and parents that reduce the stress level for working parents. We provide a nutritious Breakfast, Lunch and three snacks every day to the children. We believe that proper nutrition is critical for growing children and a peanut butter & jelly sandwich in a brown bag doesn't cut it. NGCC also provides laundry service for children's sheets, blankets and soiled clothes. This removes another chore from our parents.

We have great teachers in all of our schools. Our average teacher's salary is over 50% higher than the state average per the last state survey. Teachers love our curriculum and the personal freedom that we give to them in presenting the curriculum. Our curriculum includes Baby Steps, Sign Language, I Can Do It, I Can Do It 2, Look at Me I'm Three, Little Treasures, Let's Begin with the Letter People, MacMillan/McGraw-Hill Math, Handwriting Without Tears, and The Land of The Letter People. In addition we have weekly Spanish classes and a music person. We also offer additional "Optional" dance, tae kwan do and fitness programs in various centers.

We have two Directors in each of our centers, an operations assistant, and four program managers. All bookkeeping and billing is done centrally. This gives our management teams the ability to be consistently in the classrooms observing the classrooms, training and helping with any difficulties. In addition, we have a VP of Operations, an Operations Manager and the President of NGCC visiting the centers every week to support and direct our management teams.

NGCC has been successful everywhere we have opened a center. Four of our original eight centers have been expanded. Our Hopkinton center, which was deemed "Un-necessary" and too large by the town

has just been approved for a 5,800 square foot expansion which will bring the center's total to 26,000 square feet. Hopkinton has 273 active children and a long wait list. Our current enrollment average percentage is 95% in the company which is slightly down from our usual 98% fill rate.

NGCC is successful because NGCC gives parents and children what they need. NGCC centers are staffed with quality enthusiastic teachers, the centers are immaculately clean and the children learn in a fun atmosphere through research based, quality curriculum. NGCC centers have high security with coded doors and multiple c.c. cameras scanning the entrances, playgrounds and parking lots.

Why is Next Generation Coming to Acton?

Our research told us that the current centers in Acton were not servicing the entire family. The majority of Acton centers are not licensed to care for infants. The majority of centers in Acton only have a token amount of toddler rooms. Working Professional parents need and demand the same quality care for their infants and toddlers as their pre-school & pre-k children. NGCC believe that every child is important, not just the profitable ones.

NGCC has created a beautiful environment for our Infants. The floors have radiant heat because that is where infants spend their days. The Infant rooms are isolated in a separate "Pod" with a separate entrance. This Pod is a shoeless environment to minimize dirt and germs. The infants also have their own indoor play area. NGCC will have four infant rooms in the Acton facility.

NGCC has also created a great environment for toddlers. NGCC will have six toddler rooms in the Acton facility. The toddlers also have their own indoor play area. The N.E. weather can be extreme and the children need a place to run and play on the many days that they cannot go outside. All of the classrooms are oversized which is important for this age group because they are very territorial. There is also a transitional toddler room for those transitioning into preschool.

In all, eleven classrooms are dedicated to infants and toddlers and two indoor play spaces. Nearly one half of the building is dedicated to infants and toddlers. These two groups will also have their own expert Director whom NGCC has hired to oversee the infant toddler programs. Kathy Robbins has a master's degree in early childhood education and has been a Director in an Acton program. Kathy has been in training at NGCC for over 6 months and will be assisted by two program managers to oversee the operations.

NGCC has successful programs in Sudbury and Westford. Acton is a natural expansion point for NGCC lying in between the two towns. Acton has a 30% higher population than Sudbury which is currently supporting a successful 20,000 square foot NGCC center along with 10 other center based childcare operators in close proximity.

Why are NGCC centers larger than other centers?

- First, we service the entire family which includes Infants and toddlers as well as Preschool, Pre-k & Kindergarten. Nearly one half of our building is dedicated to infants and toddlers. Competitors have no

infant and toddler rooms or one or two dedicated to infants and toddlers. **We have 11 rooms dedicated to infants and toddlers in Acton.**

- All of our classrooms are oversized. It is important that every child have enough room for privacy or just to have some space if necessary.
- We have three indoor play areas for inclement weather days which are plentiful in New England. There is a large play area for preschoolers and smaller ones for toddlers and infants.
- Bathrooms are in every classroom which takes up a significant amount of space but eliminates coverage problems in taking a child to a bathroom outside of the classroom.
- Our food prep area is large for preparing food and food storage. The cost of breakfast, lunch and three snacks is included in the tuition.
- We have designed a large teacher's lounge area so that they can relax during their breaks and lunch time.
- Because it is a two story building, we installed an elevator and stairway which take up a large amount of space. We have three other buildings that are two stories that work well with both the elevator and the stairs.
- NGCC uses the economies of scale to give children a beautiful, enriching environment indoor play areas, covered outdoor play areas, radiant heated floors, oversized classrooms, oversized playgrounds, two directors, four program managers, great teachers and extra services such as breakfast, lunch and three snacks, laundry service for the children, Spanish, and a music person **at a competitive tuition rate.**

Is NGCC permitted by law to build on the proposed site?

The short answer is yes, with some reasonable restrictions. We have been working in good faith for over six months with the Acton town leaders and it has been to this point an excellent experience. They have asked us to change many things and we have responded to their requests as much as possible. We have met with the abutters and we have answered their questions and concerns. We have tried to do the right things to get approval.

Unfortunately, our future competitors have rallied their parents against us. The parents really do not know NGCC or the facts of the entire situation because we have not had a chance to present them. They were just told that NGCC is a bad thing for Acton and NGCC will put all of the centers in Acton out of business.

The bottom line is that the good centers in Acton will survive because happy parents will keep their children in their current centers and not come to NGCC.



ANDOVER



MARLBOROUGH



WALPOLE



WESTBOROUGH



WESTFORD



BEVERLY



SUDBURY



FRANKLIN



HOPKINTON



NATICK

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF EARLY EDUCATION AND CARE

Deval L. Patrick, Governor

Regular License to Operate a Group Child Care Program

This license may limit the Accreditation Program

License Number 8118255

Program Number 212672

In accordance with the provisions of Chapter 28A of the General laws, and regulations established by the Department of Early Education and Care, a license is hereby granted to:

Licensee Name: NEX GENERATION CHILDRENS CENTER OF SUBBURY, INC.
Program Name: NEX GENERATION CHILDRENS CENTER OF SUBBURY
Address: 307 BOSTON BOSTERE, SUBBURY MA 01776-3001

Capacity Detail: In Infant: 0, Toddler: 6, Mixed Group: 6, TP Mixed: 9

Total Capacity: 21

Children Aged: 10 years or months to 5 years (0 months)

Capacity: Mixed infants/toddlers grouping allowed with no more than three infants in each group of nine. Infant/toddler group may be converted to infant groups as long as group sizes reduced to seven. One preschool group may be converted to a mixed/toddler/preschool group as long as group size is reduced to nine.

Above licensed capacity in average age group 6 school age children as allowed by current posted Limited School Age License. Ages include children 19-185 grade through 5 years 6 months or age.

Expiration Date: 2/28/2009

License Placed on: 3/6/2007
License # 2025

Ann Reale

Ann Reale, Commissioner

Please Post Conspicuously

This License is Not Transferable