





**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts 01720  
Telephone (978) 929-6631  
Fax (978) 264-9630  
planning@acton-ma.gov  
www.acton-ma.gov

**Zoning Enforcement Officer**

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February 3, 2011

Elements Therapeutic Massage  
c/o Harmony & Wellness, LLC.  
96 Poor Street  
Andover, MA 01810

Re: 145 Great Road  
New Proposed Wall Signage for "Elements Therapeutic Massage"

Dear Applicant,

The shopping plaza where your business is located is entirely within an R-8 (Residence 8) zoning district and the existing shopping mall complex is deemed to be a non-conforming use/development. The zoning protections which existed and permitted the plaza to be constructed ceased in February 2003. Therefore, the current Town of Acton Zoning Bylaw (as amended through October 2010) is the prevailing set of guidelines and requirements. Unfortunately, exterior wall signage, such as that which you are proposing, is not permitted in residential zoning districts.

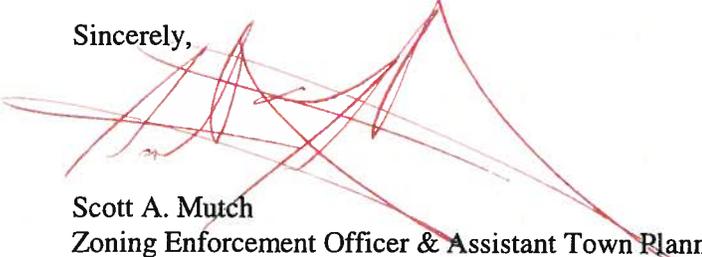
As you may already be aware of, the space which your business now occupies, was formerly a larger, single commercial space and more specifically a restaurant use. When the previous restaurant ceased operations, the space was subdivided into two (2) smaller commercial spaces. A children's clothing establishment has since leased the other portion of the new created commercial space. The children's clothing business has also obtained a sign permit for exterior wall signage which has already been installed. The location of the wall signage was proposed and is located in the same location as the signage which was previously approved and in existence for the restaurant use.

The currently submitted signage application is proposing a completely new sign. As previously mentioned, new commercial signage is not permitted in an R-8 residential zoning district.

Should you wish to continue to pursue the installation of new signage, the Zoning Board of Appeals will be required to review and grant a variance for such signage. Variance applications can be obtained by contacting Cheryl Frazier, Secretary to the Zoning Board of Appeals at (978) 929-6633.

If you have any questions, comments or concerns regarding this matter, please feel free to contact our office at (978) 929-6631, Monday through Friday (except for holidays) between the hours of 8:00 am and 5:00 pm.

Sincerely,



Scott A. Mutch  
Zoning Enforcement Officer & Assistant Town Planner

RECEIVED

DEC - 9 2010



Town of Acton  
Planning Department

Date Received: 12/9/2010  
Fee Paid: \$45-103 (KA)  
Permit #: \_\_\_\_\_

TOWN OF ACTON  
APPLICATION FOR SIGN LICENSE

Each applicant must be accompanied by the following: a scale drawing or photograph showing the proposed sign; dimensions; colors; location on site; building elevation; and any other pertinent information necessary to accurately depict the proposed sign and its location.

SIGNS IN THE HISTORIC DISTRICT MUST HAVE PRIOR APPROVAL FROM THE HISTORIC DISTRICT COMMISSION.

1. GENERAL INFORMATION:

Street Address of Sign: 145 GREAT RD  
Name on Sign: ELEMENTS THERAPEUTIC MASSAGE  
Applicant: HARMONY & WELLNESS, LLC Phone: 978-493-5900  
Mailing Address: 96 POOR ST, ANDOVER, MA 01810  
Does this sign replace an existing licensed sign? NO  
Material of Sign: ALUMINIUM  
Is Sign Illuminated? NO Type: \_\_\_\_\_  
Width 10 FT Height 3 FT Thickness 1-2" Area of Sign 30 sq. ft.

2. WALL SIGN

Building Frontage 22 ft. Business occupies 1<sup>st</sup> fl.  2<sup>nd</sup> fl. \_\_\_\_\_  
If more than one business in your building, frontage of your business \_\_\_\_\_

3. PROJECTING SIGN

Projection from wall \_\_\_\_\_ Does Sign project over sidewalk? \_\_\_\_\_

4. SECONDARY SIGN

5. FREESTANDING SIGN

Height above Grade \_\_\_\_\_ Are there other signs on the lot? \_\_\_\_\_

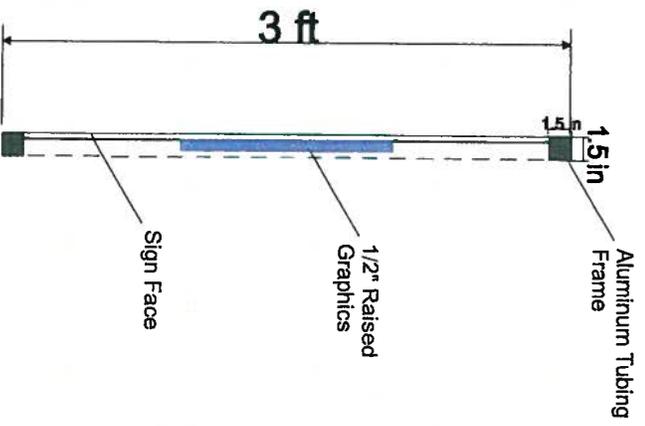
6. SPECIAL EVENT SIGN

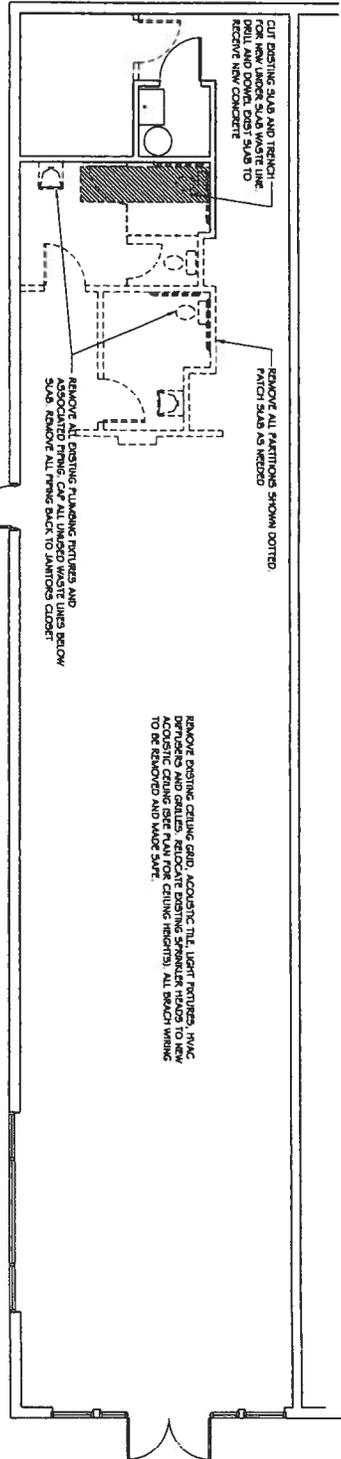
Dates \_\_\_\_\_

Signature of Applicant  
TIAA REALTY INC  
BY URBAN RETAIL PROPERTIES, LLC  
Name of Property Owner AGENT

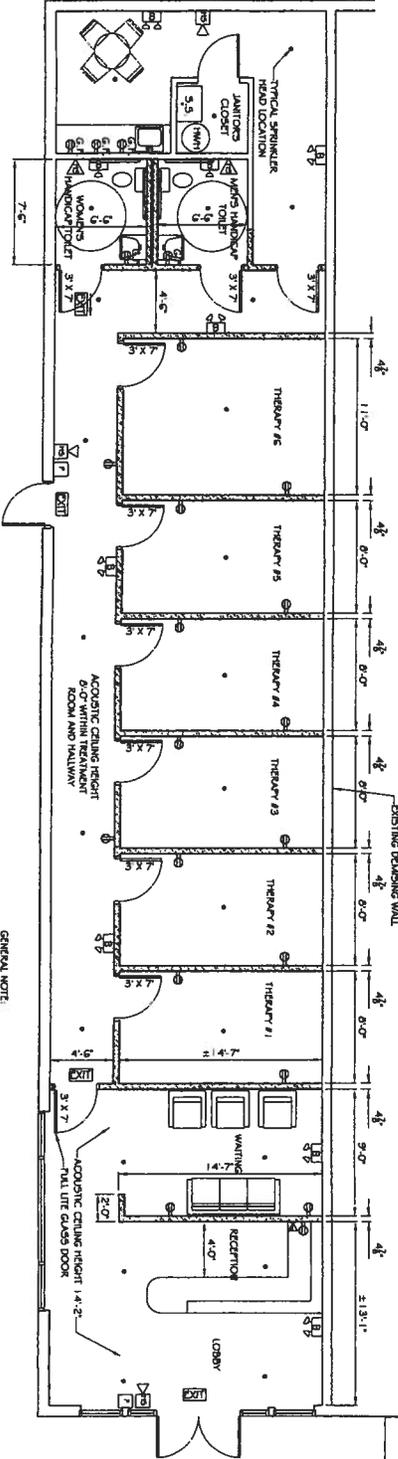
12/07/2010  
Date  
David Johns  
Signature of Property Owner

Approved by \_\_\_\_\_ Date \_\_\_\_\_





DEMOLITION FLOOR PLAN



ALL NEW PARTITIONS (REZZERS) SHALL BE 3/8" METAL STUDS WITH 1/2" GYPSUM BOARD ON BOTH SIDES FINISHED 5' ABOVE CEILING, UNLESS OTHERWISE NOTED

FIRST FLOOR PLAN 2074 G.S.F.

GENERAL NOTE:  
ALL INTERIOR DOORS SHALL BE 3'-0" X 5'-0" H.K.  
FRAMES WITH 3'-0" X 2'-0" 5 PANELED WOOD  
DOORS UNLESS NOTED OTHERWISE

**SYMBOL LEGEND**

- ⊠ VOICE DATA WIRING W/ TWO CAT'S BACK TO ROUTER
- ⊡ CORDIAL CABLE
- ⊙ 110 OUTLET
- ⊙ SPRINKLER HEAD LOCATION
- ⊙ CEILING MOUNTED DET SIGN W/ ARROW
- ⊙ CEILING MOUNTED DET SIGN AND EMERGENCY LIGHT
- ⊙ EMERGENCY LIGHT W/ BATTERY BACK-UP
- ⊙ HORN STROBE - TIE INTO FIRE ALARM SYSTEM
- ⊙ STROBE - TIE INTO FIRE ALARM SYSTEM
- ⊙ FULL STATION - TIE INTO FIRE ALARM SYSTEM
- ⊙ SMOKE DETECTOR - TIE INTO FIRE ALARM SYSTEM

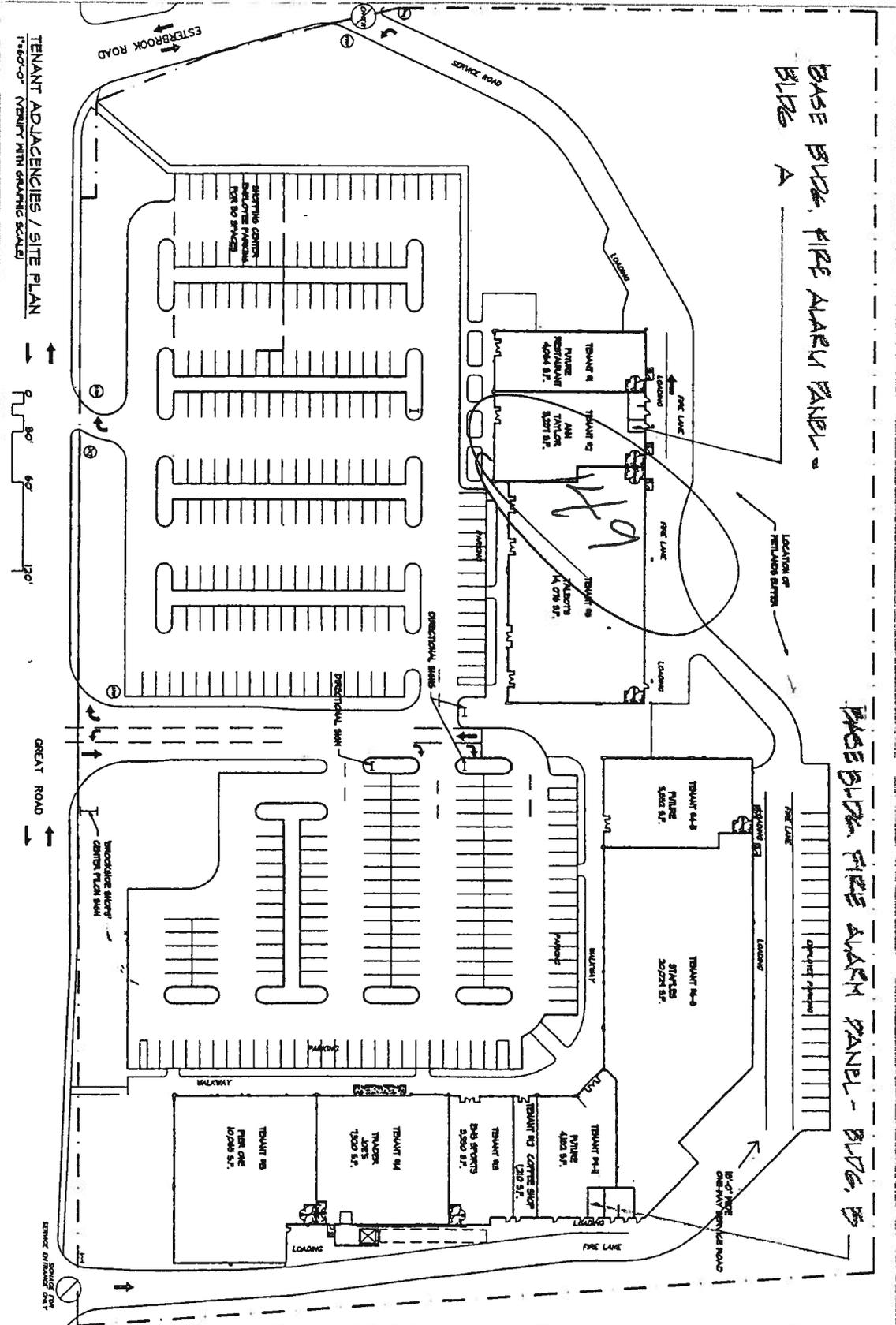
**A-1**

PROPOSED FIRST FLOOR RENOVATIONS  
ELEMENTS  
ACTON, MASS.

ATLANTIC BUILDERS & DESIGN  
P.O. BOX 477 WEST GROTON, MA. 01477  
(ph) 978-448-0011 (fax) 978-448-6011

**DESIGN  
BUILD**

CORNERSTONE ARCHITECTS INC.  
8 Calista Terrace, Westford, MA 01886  
(ph) 978-399-0240 (fax) 978-399-0260



TENANT ADJACENCIES / SITE PLAN  
 1"=60'-0" (VERIFY WITH GRAPHIC SCALE)

BASE BLDG. FIRE ALARM PANEL - BLDG. A

BASE BLDG. FIRE ALARM PANEL - BLDG. B

**Bergmeyer**  
 Architecture and Interiors  
 286 Congress Street  
 Boston, MA 02210  
 Phone 617 542 1025  
 Fax 617 338 6897

TENANT ADJACENCY / SITE PLAN  
 BROOKSIDE SHOPS  
 145 GREAT ROAD  
 ACTON, MA 01720

JOB #	02027.00
SCALE	AS NOTED
DATE	05-24-02
DWN BY	HLK
CROSS REF.	



GYMBOREE

GYMBOREE

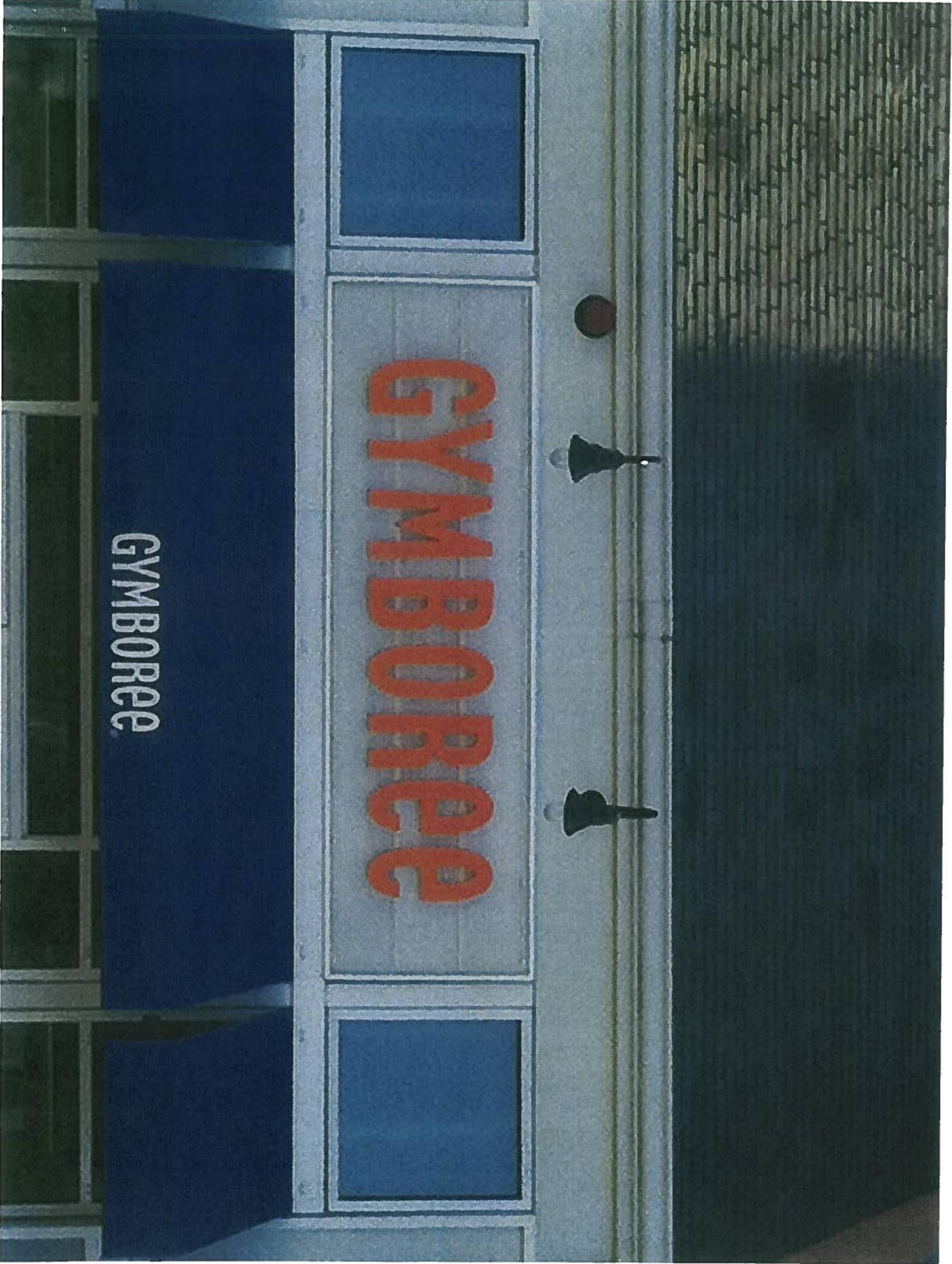
Opening December 2010  
elements

10% OFF

60% OFF

GYMBOREE

GYMBOREE





J. Jill

Talbots  
PETITES

Talbots



LOFT

LOFT

LOFT

40

10

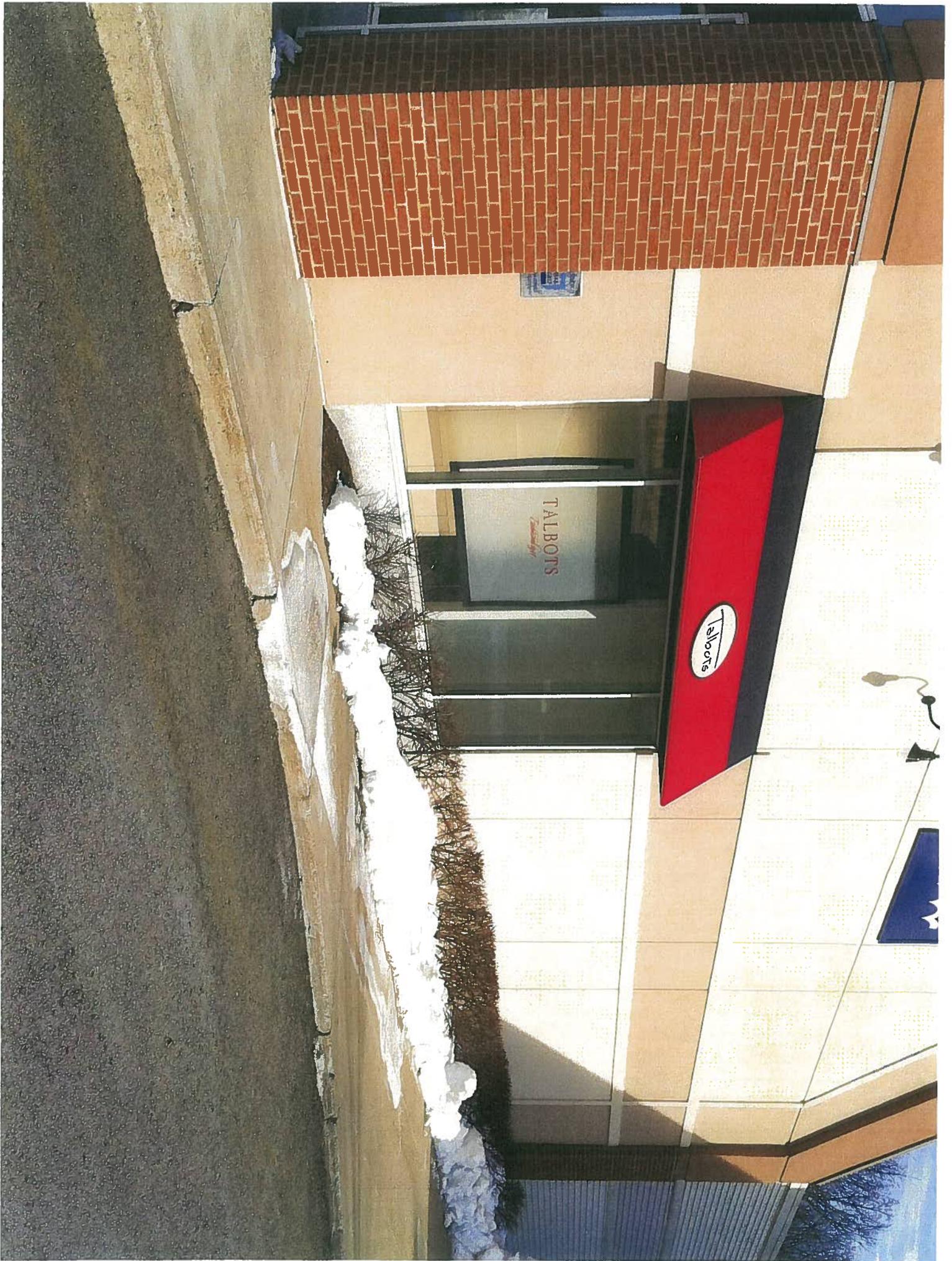
LANE

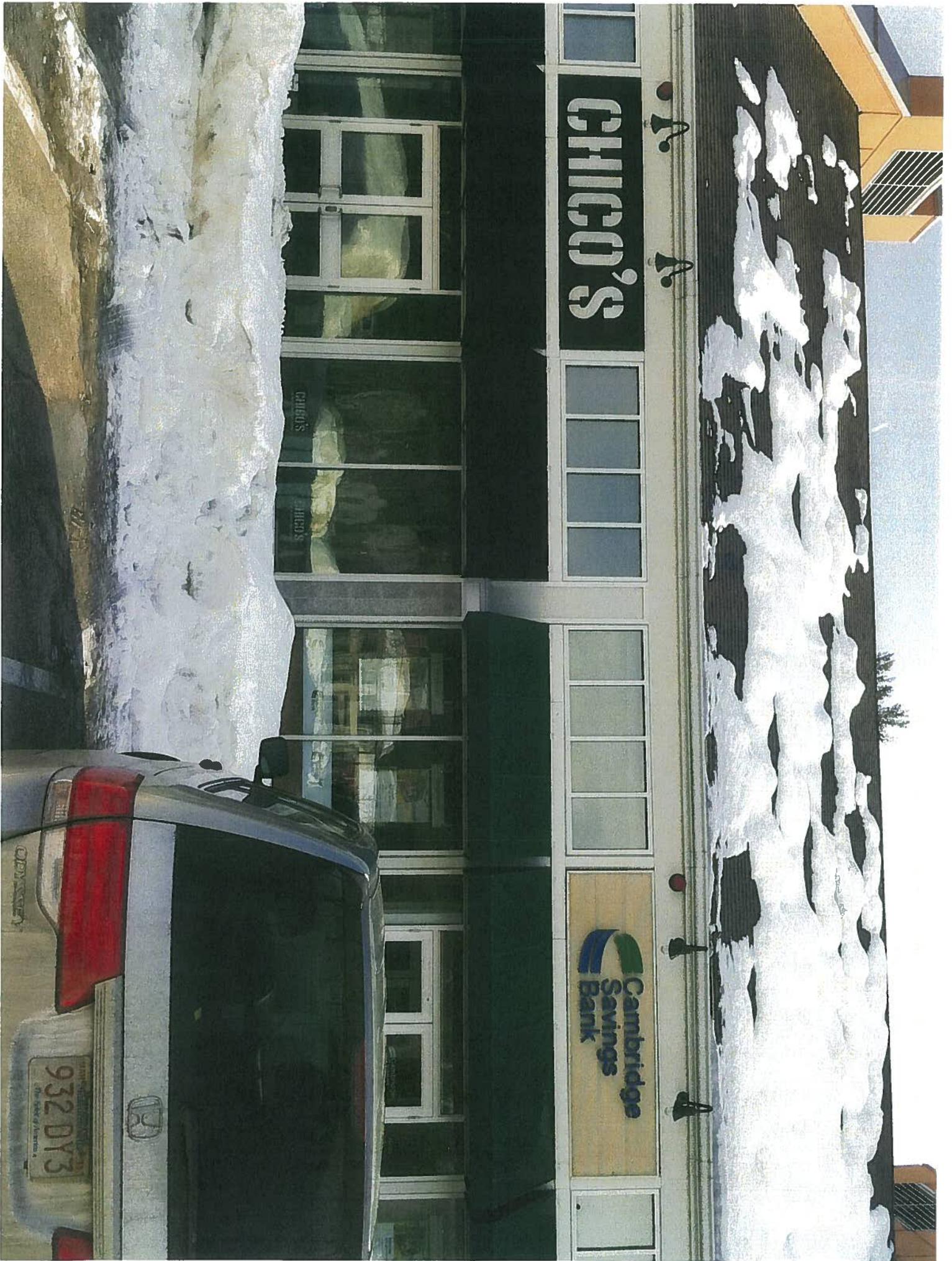


Talbots

• N A A







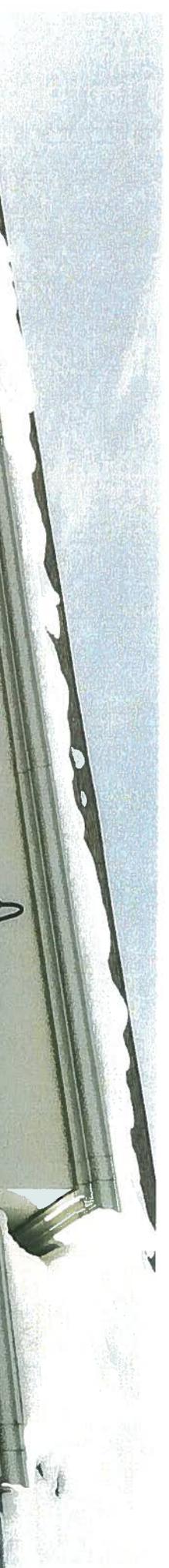
CHICO'S

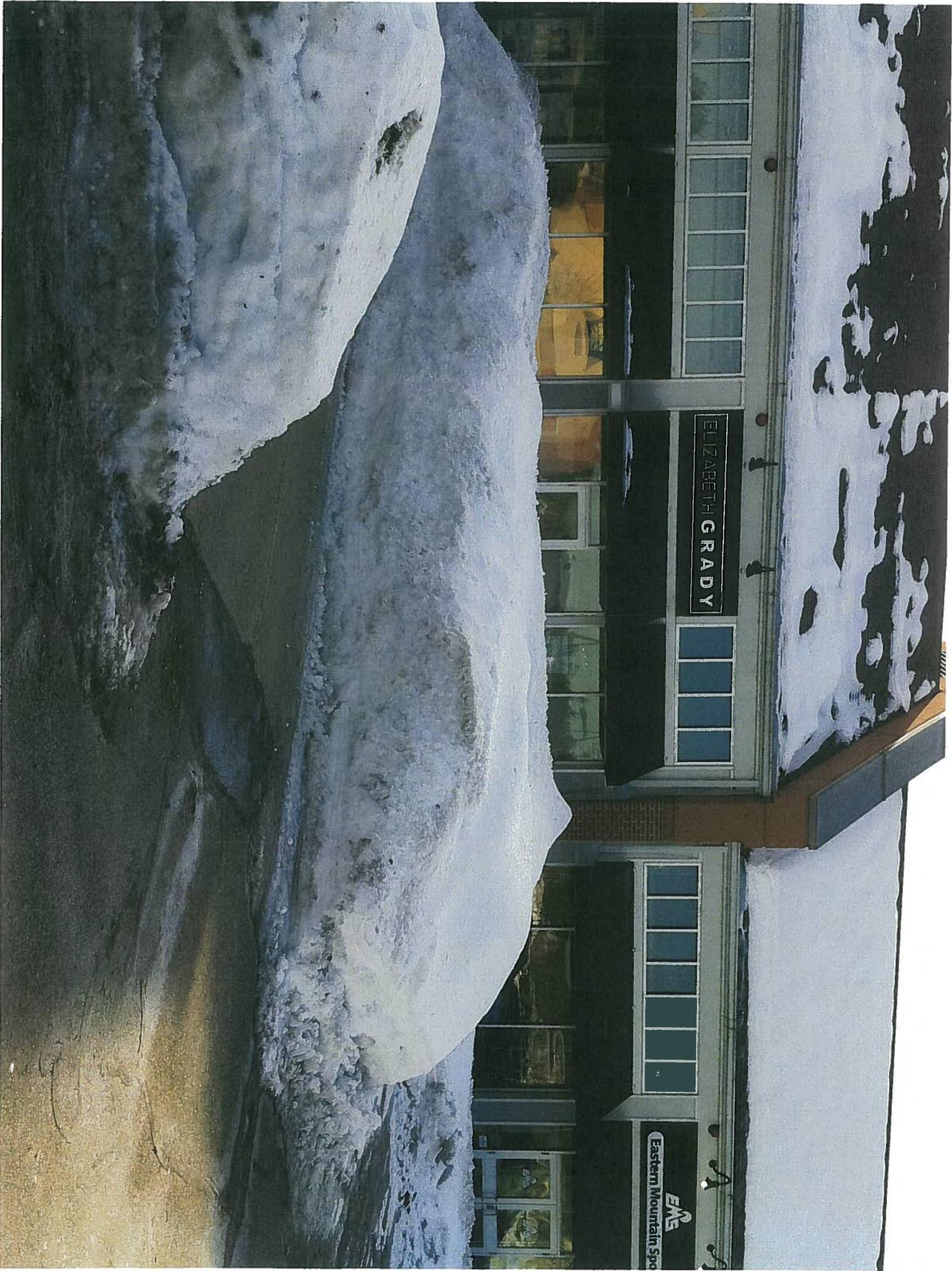
Cambridge  
Savings  
Bank

932 DY3



**STAPLES**









**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
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**Board of Appeals  
Hearing # 11-03**

A public hearing of the Acton Board of Appeals will be held on **Monday, March 7, 2011 at 8:00 PM** in Room 126 of the Acton Town Hall on the petition of Pierre Richard for a **VARIANCE** from Section 7 of the Zoning bylaw to allow exterior wall signage to be installed on a business that's located in an R-8 residential zoning district. The property is located at 149 Great Road, Map F4/Parcel 37.



**Board of Appeals**

## **NOTICE OF PUBLIC HEARING**

**The Board of Appeals will hold a Public Hearing on Monday, March 7, at 8:00 PM in Room 126 of the Town Hall.**

**on the following petition:**

**Hearing # 11-03**

**Pierre Richard for a VARIANCE from  
Section 7 of the Zoning Bylaw to allow  
exterior wall signage to be installed on a  
business that's located in an R-8  
residential zoning district. The property  
is located at 149 Great Road. Map F4/Parcel 37.**

**Petitioner must be present, or send authorized representative**

**BOARD OF APPEALS**

**Ken Kozik**

**Chairman**