



3/11/13

FILE COPY

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 929-6611
Fax (978) 929-6350

Pamela Harting-Barrat
Chairperson, Board of Selectmen

February 5, 2013

Acton Beacon Legal Ad Division

Below please find a copy of a legal advertisement to appear in the Acton Beacon on February 21 and March 7, 2013

Please send the bill to:

Wedgewood Realty Trust
John Anderson, Member
20 Main Street
Acton, MA 01720
Office: 978-263-2198 x 9121
Cell: 978-815-4734

Please send proof copy and tear sheet to:

Selectman Clough Assigned

Town Manager's Office
472 Main Street
Acton, MA 01720

Very truly yours,

Christine Joyce
Town Manager's Office

LEGAL NOTICE
TOWN OF ACTON
NOTICE OF HEARING

The Acton Board of Selectmen will hold a public hearing on March 11, 2013 at 8:10 PM in the Francis Faulkner Hearing Room in Town Hall, 472 Main Street, Acton on the application of Wedgewood Realty Trust for a Use Special Permit #2/5/13-440, under Sections 3.5.15 and 10.3 of the Zoning Bylaw at 20 Main Street Acton, MA 01720. The application and accompanying plans can be inspected at Town Hall during normal business hours.

Acton Board of Selectmen

Christine Joyce

From: Scott Mutch
Sent: Wednesday, March 06, 2013 4:24 PM
To: Christine Joyce
Cc: David Clough; Steve Ledoux; 'janderson@thepaperstore.com'
Subject: 20 Main Street Use Special Permit
Attachments: img-306162252-0001.pdf.pdf

Christine,

Please find attached a copy of the Staff comments for the Use Special Permit proposed at 20 Main Street. As discussed earlier today, this Use Special Permit WAS NOT noticed correctly to the complete abutters list and therefore CAN NOT be heard at the Board of Selectmen's meeting this coming Monday (March 11, 2013). The hearing should be opened though as advertised and continued immediately without discussion until the abutters can be noticed properly and the next available Board of Selectmen Meeting.

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
Town of Acton
Planning Department
472 Main Street
Acton, MA 01720
Tel: (978) 929-6631
Fax: (978) 929-6340
Email: planning@acton-ma.gov
Website: www.acton-ma.gov

Christine Joyce

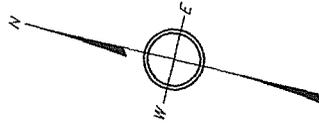
From: Scott Mutch
Sent: Wednesday, March 06, 2013 4:34 PM
To: Christine Joyce
Cc: Steve Ledoux; John Sonner; 'Bruce D. Ringwall'
Subject: Site Plan Special Permit - 321 Main Street
Attachments: img-306162525-0001.pdf.pdf; img-306162559-0001.pdf.pdf

Christine,

Please find attached a copy of a revised Site Plan and the Staff comments for the Site Plan Special Permit proposed at 321 Main Street.

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
Town of Acton
Planning Department
472 Main Street
Acton, MA 01720
Tel: (978) 929-6631
Fax: (978) 929-6340
Email: planning@acton-ma.gov
Website: www.acton-ma.gov



ROUTE 2
SHEETS 9 & 10 OF LAYOUT NO. 3713
ACTION - 1950 - 500' WORTH

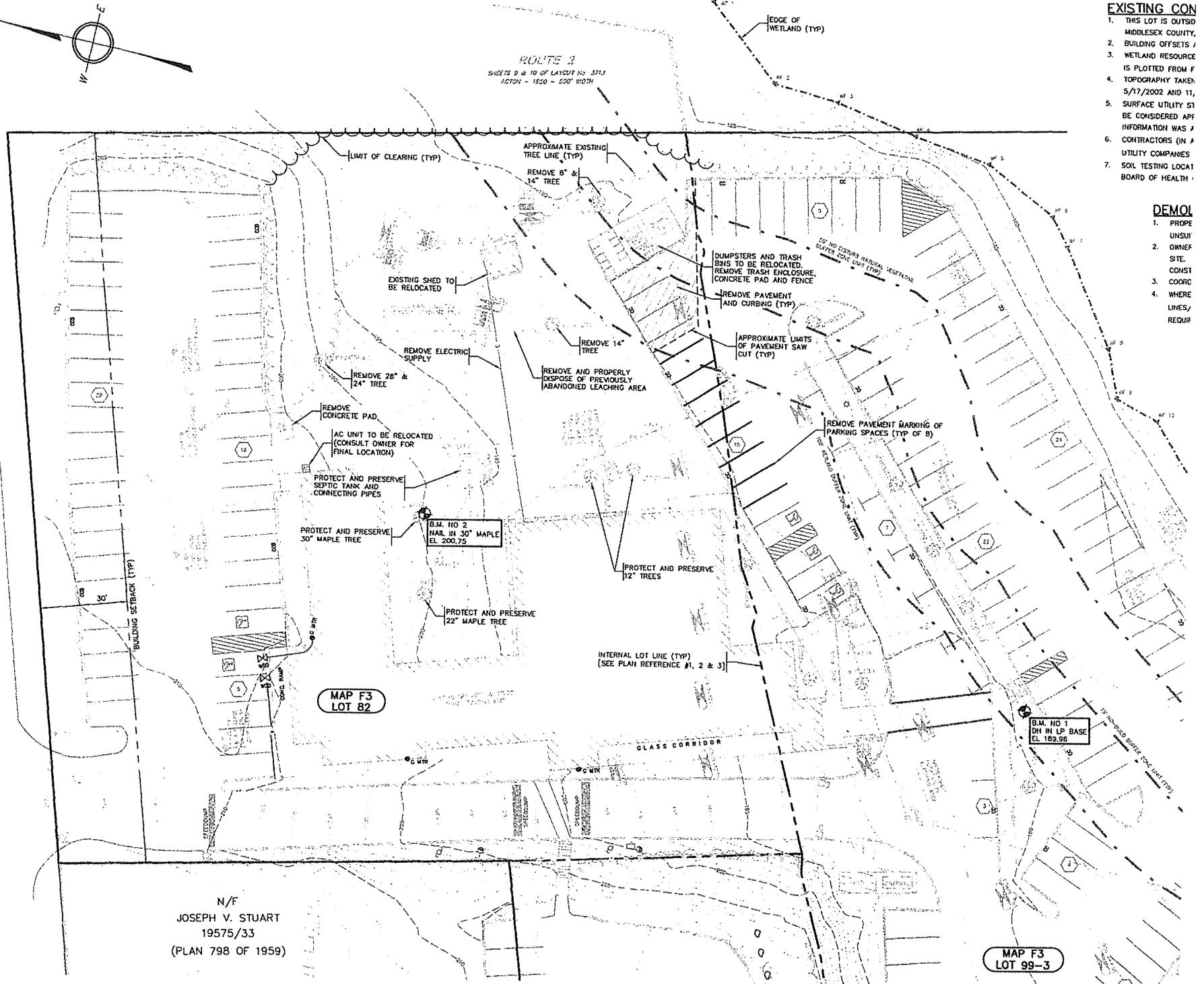
EXISTING CON

1. THIS LOT IS OUTSIDE MIDDLESEX COUNTY,
2. BUILDING OFFSETS /
3. WETLAND RESOURCE IS PLOTTED FROM F
4. TOPOGRAPHY TAKEN 5/17/2002 AND 11,
5. SURFACE UTILITY S1 BE CONSIDERED AND INFORMATION WAS /
6. CONTRACTORS (IN A UTILITY COMPANIES
7. SOIL TESTING LOCAL BOARD OF HEALTH /

DEMOL

1. PROPE UNSUI
2. OWNER SITE, CONST
3. COGR
4. WHERE LINES/ REQUIR

RAINIER STREET
50' WORTH



MAP F3
LOT 82

MAP F3
LOT 99-3

N/F
JOSEPH V. STUART
19575/33
(PLAN 798 OF 1959)

10:17 PM - LAYOUT EC & DEMO



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Fax (978) 929-6340
planning@acton-ma.gov
www.acton-ma.gov

Zoning Enforcement Officer

INTERDEPARTMENTAL COMMUNICATION

To: Steven Ledoux, Town Manager
Board of Selectmen
Date: February 27, 2013

From: Scott A. Mutch, Zoning Enforcement Officer & Assistant Town Planner

Subject: Site Plan Special Permit Application #1/31/13-439 (Sonner)
321 Main Street

Location: 321 Main Street, Acton, MA 01720
Applicant: Acton Crossroads, Inc., 321 Main Street, Acton, MA 01720
Owner: Acton Crossroads, Inc., 321 Main Street, Acton, MA 01720
Engineer: Goldsmith, Prest & Ringwall, Inc. (GPR)
39 Main Street, Suite 301, Ayer, MA 01432
Previous Site Plans: #11/29/71-0029: Construct Addition to Existing Building
#09/20/85-0265: Construct 3-Story Addition to Existing Building
Zoning: Kelley's Corner (KC)
Groundwater Protection District Zone 4
Proposed Use: Doctor's Office/Health Care Facility
Permitted FAR: 28,807 square feet (Section 5.6.3 - 0.20)
Existing FAR: 26,047 square feet (0.181)
Map/Parcel: F-3/82&99-3
Hearing Date: March 11, 2013
Decision Due: June 9, 2013

Attached are the legal ad, application, plan sheets and departmental comments. As of this date, comments have been received from the Town of Acton's Engineering Department, Health Department and the Conservation Commission.

The Planning Department has multiple comments regarding the proposed Site Plan Special Permit Application. Those comments are as follows:

- There are currently 149 total parking spaces existing on the subject property. This Site Plan Special Permit is seeking to add another 33 surplus parking spaces. 23 of the new proposed spaces would be considered compliant parking spaces. The other remaining 10 proposed parking spaces are "double stacked" spaces. Due to the fact that these 10 spaces are in excess of the minimum number of parking spaces required, the "staging" of such spaces would be acceptable.

The addition of the new proposed 33 parking spaces would result in approximately 176 parking spaces being provided on the subject property. Section 6.9.5.3 of the Zoning Bylaw states that for property located within the Kelley's Corner Zoning District, the minimum number of required parking spaces shall be 70% of the requirements set forth in Section 6.3.1. Based upon this requirement, the minimum number of parking spaces required for this facility is 74. The 149 parking spaces currently in existence, is already over double the minimum number of spaces required.

The applicant indicates that there are approximately 100 people currently employed at this facility on any given day. This number seems to perhaps be high. Previous Site Plan Special Permits were based on a belief that only approximately 40 people would be employed at this facility.

There should be significantly more solid documentation provided by the applicant to adequately justify the need for even more additional surplus parking.

- A generator and shed currently exist at the bottom of the driveway on the western side of the property which provides access to the lower parking area. These should be adequately and appropriately screened from the view of the general public using the site.
- The relocated trash enclosure shall be totally and completely screened from the view of anyone on the 321 Main Street property as well as anyone on any of the other adjoining and/or abutting properties. The Applicant shall provide a completely enclosed structure (with a roof) to house all of the garbage and recycling dumpsters and bins. This totally and completely enclosed structure is classified as a "building service area" with regards to the Zoning Bylaw and the calculation of Floor Area Ratio (FAR). Building service areas are excluded from the FAR calculations, and therefore, this added structure/building would not adversely affect the property's overall Floor Area Ratio.
- The Applicant shall ensure that any proposed and/or modified lighting associated with this Site Plan Special Permit is in compliance with Zoning Bylaw Section 10.6 – Outdoor Lighting Regulations for Site Plan Special Permit.
- There are no significant proposed modifications or alterations to the existing structure itself which would affect the overall FAR of the property.
- The Town of Acton has a long-term vision for improvements and redevelopment within the Kelley's Corner area, part of which includes the creation of a much more "walkable" area. The applicant should construct a sidewalk along the entire Main Street (Route 27) frontage of its property. That sidewalk shall be in compliance with the Kelley's Corner design standards already in existence (example 6'-0" wide, granite curb, etc.).
- The Engineering Department has a number of comments and concerns which appear to be somewhat significant in nature and should be addressed.