

# Larson Properties, LLC

Town of Bedford, Planning Board

April 2, 2015

Greetings,

I am pleased to report that sufficient progress has been made in the rehab of 111 South Road that a Special Permit for food service or retail is the next step in development of that building. This letter accompanies the application for that permit.

## Site History and Property Ownership

Middlesex Lumber and Coal, then Builders Specialty and Hardware occupied the site which once housed a grain bin, fuel distribution tanks and a coal shed. To facilitate delivery of fuel and lumber, the buildings are located either on or very close to, the property lines of the rail lines. The land owned by the lumber companies and on which the buildings were built were not only narrow strips but also were separated by railroad tracks. Those tracks were on the strip of land between 111 South and the two abutting pieces at 131 and 131A South (See site plan).

## Minuteman Bikeway

With the development of the Minute Man Bikeway it became necessary to arrange for parking for that facility and Depot Park. The B&M transferred their strip of land to The MBTA which could be licensed to the town for a parking area. Unfortunately that land was of insufficient size and had no safe entrance for construction of a functional parking lot.

In order to facilitate the best design of the parking lot, I granted the town a number of easements. Without those easements and use of my property at 111, 131 and 131A South Road, there would not be enough room for a parking facility, a safe entrance to that facility or the surrounding sidewalks. The easements were granted to the town at no cost. Permission to use the parking lot for requirements of 111 South Road is part of those easements. Previous to the granting of the easements for the parking lot, 111 South Road had on-street as well as on-site parking for its customers.

## Parklet and Bike Parking

Because of its location within the Depot Park area Mixed-Use Overlay District, food service and retail are allowed options for this location. In addition to the documentation to support the request for the Special Permit, Samiotes Consultants, Inc. has included in the site plan a proposed layout for a parklet and bike parking facility. A 'Parklet' is a small area that contains seating for public use, usually constructed in place of parking spaces on a public roadway.

The parklet and bike parking is entirely on land that Larson Properties owns and contains an easement for the town to use as parking and passage to the lot. While a permit for allowed uses under the Overlay District can be granted regardless of the inclusion of a parklet and bike facilities, it makes sense to make those improvements while re-grading and rebuilding the adjacent sidewalks. It is appropriate to note here that despite its 80 automobile parking spaces, no bike parking facilities were constructed on the lot. Current parking lot designs are required to accommodate bikes as well as cars.

## Special Permit

The proposed occupancy capacity for the space is 35 people. This requires nine parking spaces to be available for customers plus two for employees for eleven in total. Those spaces are available on the existing parking area.

The main entrance on the west end of the building will be on-grade. The side entrance will have a landing and slight grade up to it. All entrances will adhere to the A.D.A. rules for accessibility as approved by Code Enforcement.

Owner: Larson Properties, LLC  
Bedford, MA  
Site Engineer: Samiotes Consultants, Inc.  
Framingham, MA  
Architect: E.J. Rempelakis Associates  
Acton, MA



Kenneth D. Larson  
Larson Properties, LLC

# 111 South Street

## Bedford, Massachusetts

### Special Permit

#### APPLICANT

Ken Larson  
 79 Pine Hill Road  
 Bedford, MA 30101

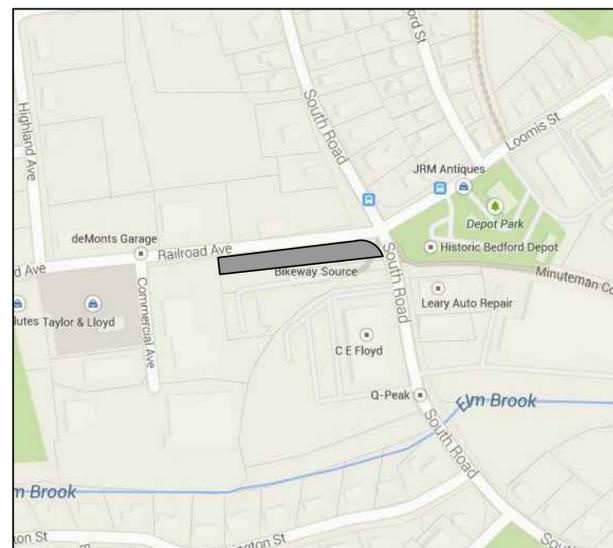
March 27, 2015

#### CIVIL ENGINEER & LAND SURVEYOR:

Samiotes Consultants Inc.  
 20 A Street  
 Framingham, MA 01701  
 (508) 877-6688

DEVELOPMENT ADDRESS  
 111 South Street  
 Bedford, MA

#### LOCUS



#### DRAWING LIST

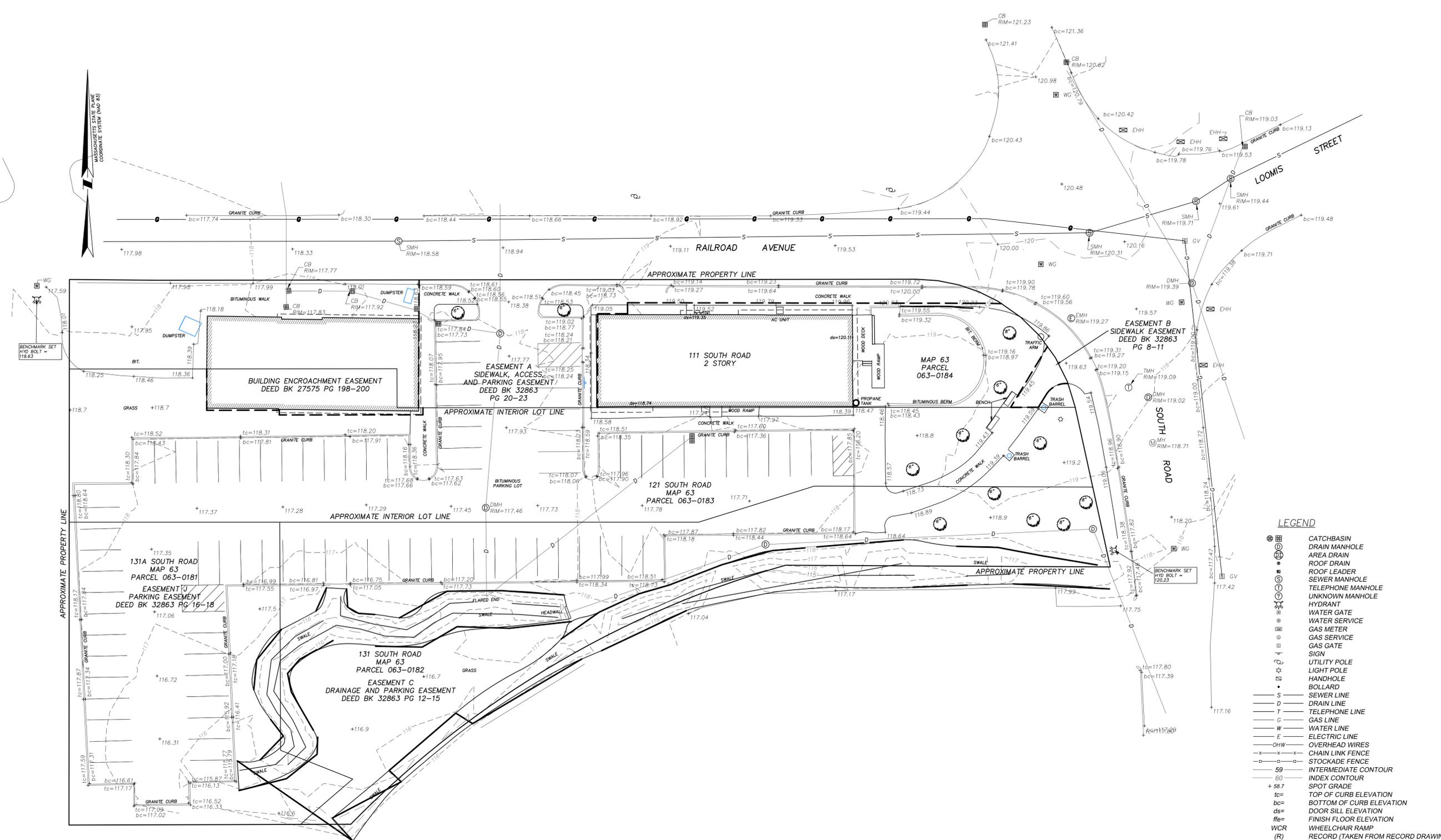
Drawing	Title	Date
X-1.1	Existing Conditions Plan	March 27, 2015
C-1.1	Demolition & Removal Plan	March 27, 2015
C-2.1	Layout & Materials Plan	March 27, 2015
C-3.1	Grading Plan	March 27, 2015
C-4.1	Site Details	March 27, 2015

#### ZONING COMPLIANCE CHART

	SITE	
	REQUIRED	EXISTING
AREA	20,000 SF	20,000+/- SF
FRONTAGE	50'	370'+/-
MAXIMUM LOT COVERAGE	30%	38%+/-
MIN. LOT LANDSCAPING	25%	5%+/-
FRONT SETBACK	0'	15'+/-
CORNER SETBACK	15'	15'+/-
SIDE YARD SETBACK	0'	50'+/-
REAR YARD SETBACK	0'	0'+/-
MIN. LOT WIDTH	50'	400'+/-
MAXIMUM BUILDING HEIGHT	37' (2.5 STORES)	22'
TOTAL SPACES REQUIRED = 1 SPACE/4 SEATS = 39/4 = 10		
TOTAL SPACES PROVIDED = 13 SPACES		

NOTES:

1. THIS PROJECT IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (V.A.V.D.88) BY RTK GPS OBSERVATIONS. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN NOVEMBER OF 2014 AND JANUARY OF 2015.
3. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4. ABUTTERS' NAMES REFER TO CURRENT TOWN OF BEDFORD ASSESSOR'S RECORDS.
5. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM DATA AVAILABLE FROM MASSGIS.



111 South Road  
Bedford  
Massachusetts

- LEGEND**
- ⊕ CATCHBASIN
  - ⊕ DRAIN MANHOLE
  - ⊕ AREA DRAIN
  - ⊕ ROOF DRAIN
  - ⊕ ROOF LEADER
  - ⊕ SEWER MANHOLE
  - ⊕ TELEPHONE MANHOLE
  - ⊕ UNKNOWN MANHOLE
  - ⊕ HYDRANT
  - ⊕ WATER GATE
  - ⊕ WATER SERVICE
  - ⊕ GAS METER
  - ⊕ GAS SERVICE
  - ⊕ GAS GATE
  - ⊕ SIGN
  - ⊕ UTILITY POLE
  - ⊕ LIGHT POLE
  - ⊕ HANDHOLE
  - ⊕ BOLLARD
  - S SEWER LINE
  - D DRAIN LINE
  - T TELEPHONE LINE
  - G GAS LINE
  - W WATER LINE
  - E ELECTRIC LINE
  - OHW OVERHEAD WIRES
  - x-x- CHAIN LINK FENCE
  - o-o- STOCKADE FENCE
  - 50 INTERMEDIATE CONTOUR
  - 60 INDEX CONTOUR
  - + 58.7 SPOT GRADE
  - tc= TOP OF CURB ELEVATION
  - bc= BOTTOM OF CURB ELEVATION
  - ds= DOOR SILL ELEVATION
  - ffe= FINISH FLOOR ELEVATION
  - WCR WHEELCHAIR RAMP
  - (R) RECORD (TAKEN FROM RECORD DRAWINGS)
  - n/a INVERT NOT AVAILABLE
  - ⊕ ELECTRIC BOX
  - ⊕ ELECTRIC METER
  - ⊕ ELECTRIC MANHOLE
  - ⊕ CATV BOX
  - ⊕ COMMUNICATIONS MANHOLE
  - ⊕ DECIDUOUS TREE (WITH TRUNK CALIPER SIZE)
  - ⊕ CONIFEROUS TREE (WITH TRUNK CALIPER SIZE)



REVISION

NO.	DESCRIPTION

EXISTING CONDITIONS  
PLAN

JOB # 14165.00  
DATE: 03.27.15  
SCALE: as shown  
DRAWN BY: amt  
APPROVED BY: ??

X-1.1

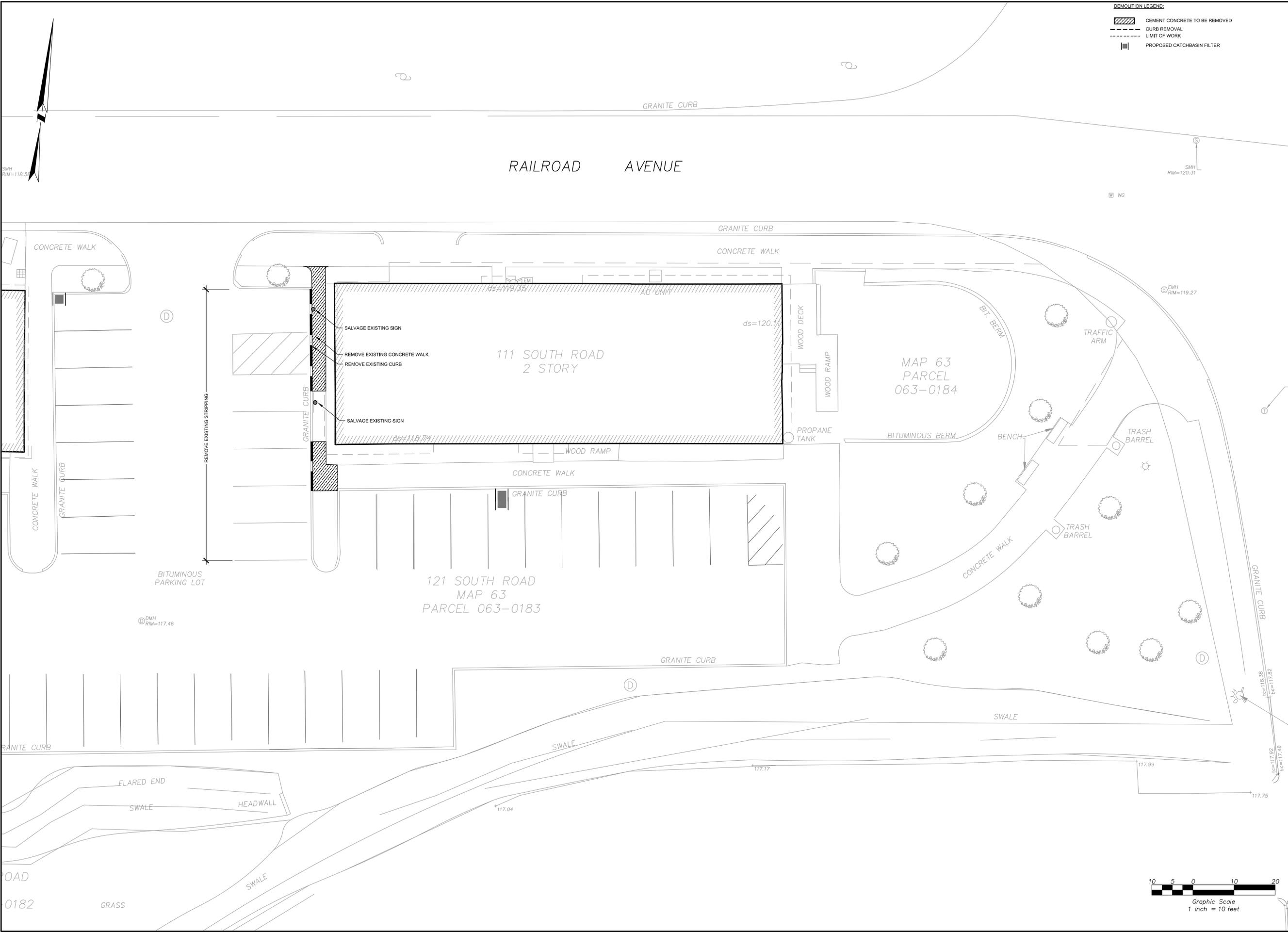
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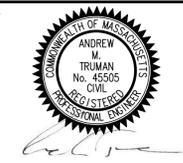
Samiotes Consultants Inc.  
Civil Engineers - Land Surveyors  
20 A Street  
Framingham, MA 01701  
T 508.877.6688  
F 508.877.8349  
www.samiotes.com

**DEMOLITION LEGEND:**  
[Hatched Box] CEMENT CONCRETE TO BE REMOVED  
[Dashed Line] CURB REMOVAL  
[Dotted Line] LIMIT OF WORK  
[Square with X] PROPOSED CATCHBASIN FILTER

- NOTES:**
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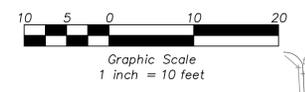


111 South Road  
Bedford  
Massachusetts



REVISION	DATE	BY

**DEMOLITION & REMOVAL PLAN**

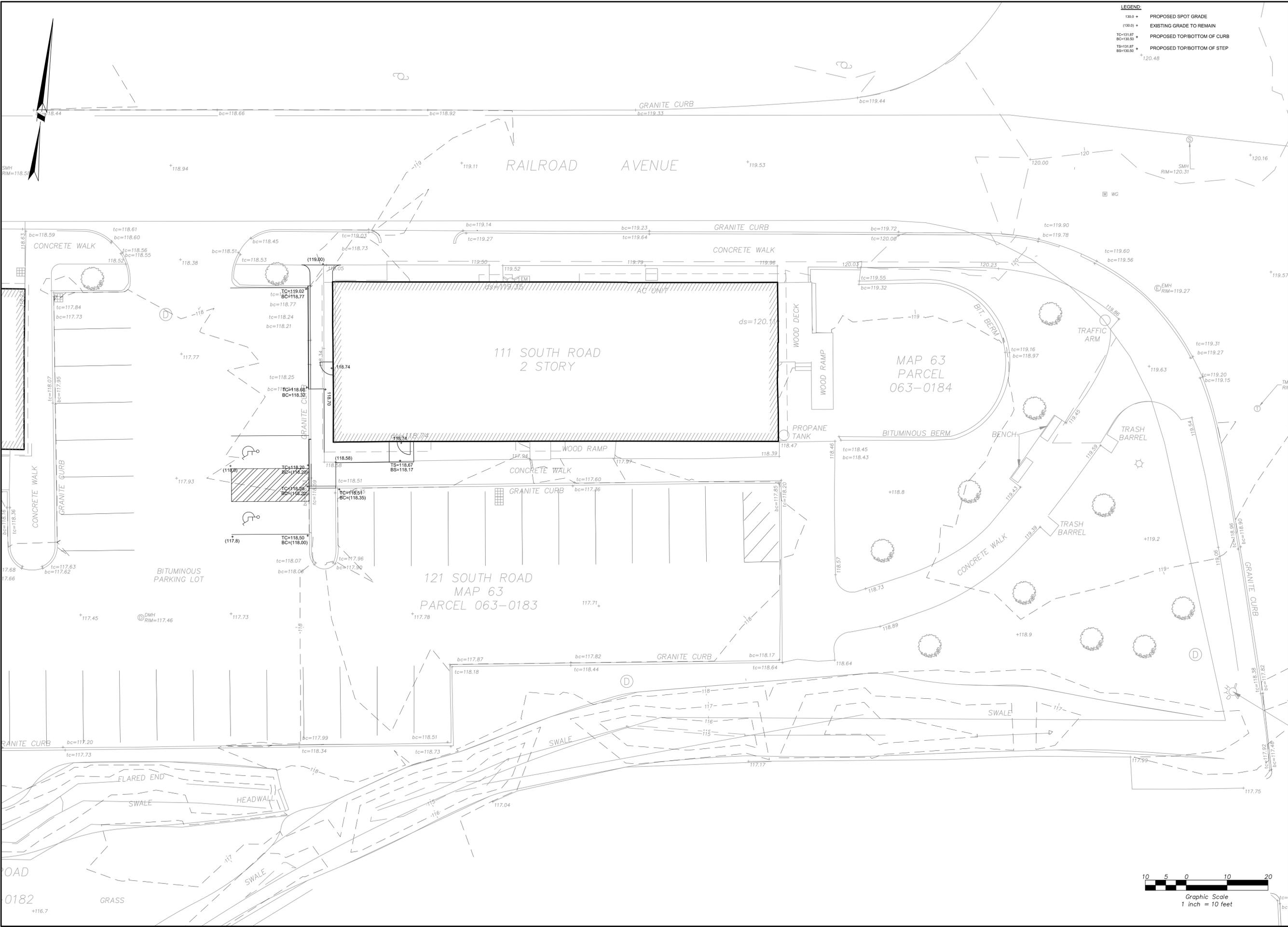


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- LEGEND:**
- 120.0 + PROPOSED SPOT GRADE
  - (130.0) + EXISTING GRADE TO REMAIN
  - TC=131.87 + PROPOSED TOP/BOTTOM OF CURB
  - BC=130.56 + PROPOSED TOP/BOTTOM OF CURB
  - TS=131.87 + PROPOSED TOP/BOTTOM OF STEP
  - BS=130.56 + PROPOSED TOP/BOTTOM OF STEP
  - +120.48



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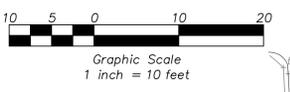
**111 South Road**  
Bedford  
Massachusetts



REVISION

NO.	DESCRIPTION

**GRADING PLAN**

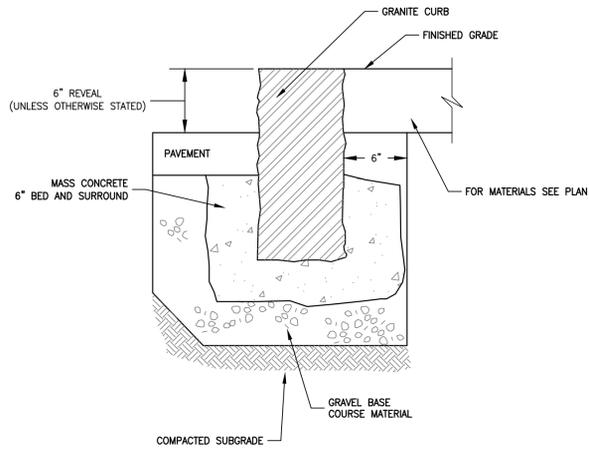


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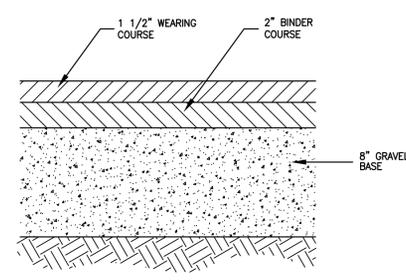
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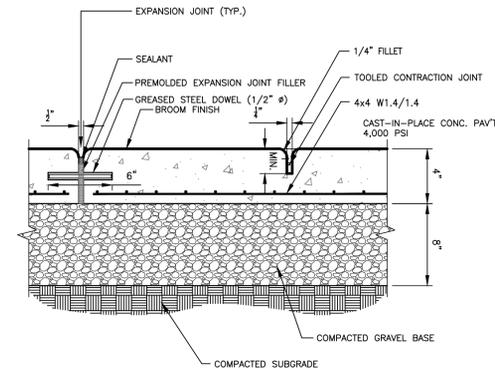
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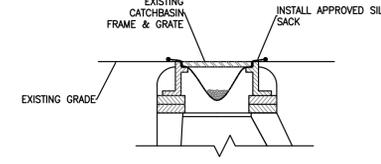
**1 VERTICAL GRANITE CURB**  
NTS



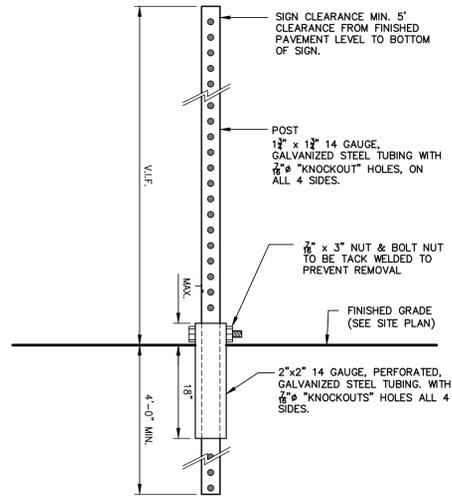
**2 BITUMINOUS PAVEMENT**  
NTS



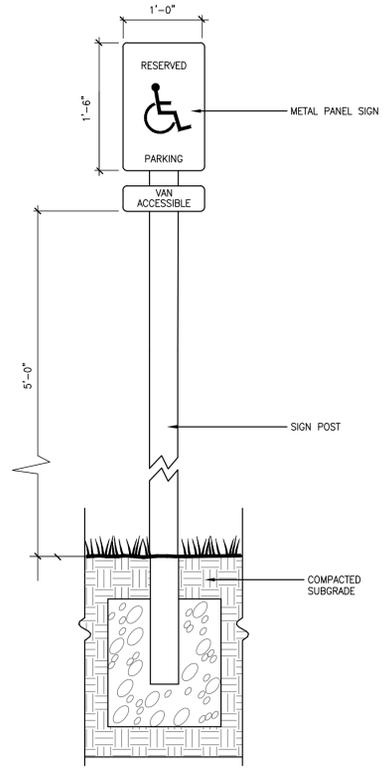
**3 BROOM FINISH CONCRETE WALKWAY**  
NTS



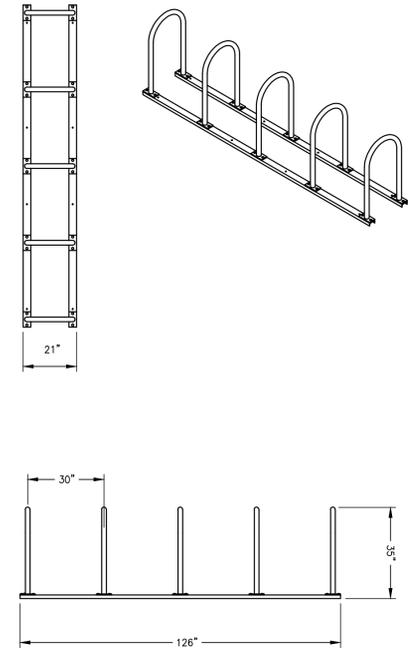
**4 EX. CATCHBASIN W/ SILT SACK**  
NTS



**5 TELESCOPING-BREAKAWAY TRAFFIC SIGN POST**



**6 HANDICAP SIGN**  
NTS



**7 PARKING STALL BIKE RACK**  
NTS

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Massachusetts



REVISION	

SITE  
DETAILS

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FILE: 14135.00DD.DWG

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