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Definitive Subdivision Decision 14-04, Amendment #1
Hayward Farm
June 5, 2018



Planning Board

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**AMENDMENT #1
OF DECISION
14-04**

Hayward Farm
Definitive Subdivision (Residential Compound)

June 5, 2018

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to Nagog Homes LLC, on December 2, 2014 for property at 121 Hayward Road shown on the Acton Town Atlas as map E-2, parcels 261-2, 261-3, 262, 272 and 273 (hereinafter the Site).

This Amendment Decision is in response to the request of Nagog Homes LLC, of 530 Great Road, Acton, MA (hereinafter the Applicant) for an amendment to the Original Decision and of the plan approved herein.

At its regular meeting of June 5, 2018, the Board determined that the requested modification is minor in nature and as such does not require a public hearing. The minutes of the meeting and submissions, on which this decision is based upon, may be referred to in the Office of the Town Clerk or in the Acton Planning Department.

1 EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

- 1.1 Request for Amendment to Hayward Farm Definitive Subdivision by Stamski and McNary on behalf of the Applicant, dated May 18, 2018 (cover letter).

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- 1.2 A plan entitled "Amendment to Hayward Farm Definitive Subdivision", dated May 16, 2018.
- 1.3 Draft amended record plan, dated December 1, 2015.
- 1.4 Filing Fee.
- 1.5 The Original Decision.

2 FINDINGS AND CONCLUSIONS

- 2.1 The amendment remedies a surveying error of Lot 4B and the street layout.
- 2.2 The front porch on Lot 4B was inadvertently built within the 30 foot front yard setback.
- 2.3 The amendment repositions the street line in the tee turnaround to address the deficiency of the front porch setback on Lot 4B.
- 2.4 The amendment is inconsequential; no changes are made to the physical placement of the constructed private way.

3 BOARD ACTION

Therefore, the Board voted to **APPROVE** the requested Plan Changes as a modification of its Original Decision subject to the following waiver, conditions and decision amendments:

3.1 WAIVERS

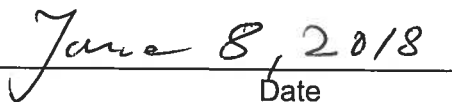
- 3.1.1 The Applicant requests a waiver from the Design Standards for as set forth in Zoning Bylaw Section 3.8.1.5(f) for common driveway standards, to allow a portion of the layout at the end of the tee turnaround at a width of 21 feet.
- 3.1.2 The requested waiver is GRANTED pursuant to Section 10 of the Rules (Residential Compounds) and subject to any required plan modifications and conditions stated herein.

3.2 CONDITIONS

- 3.2.1 The Original Decision, including all their waivers, required plan modifications, and conditions are incorporated by reference and expressly restated herein as requirements of this Amendment Decision. Except as modified herein, the Original Decision, the Plan approved thereunder shall remain in full force and effect.
- 3.2.2 This Amendment Decision along with the revised Plan shall be recorded at the Middlesex South District Registry of Deeds.

Signed on behalf of the Acton Planning Board


Roland Bartl, AICP, Planning Director


Date

Copies to:	Engineering Department	GIS Officer	Town Clerk
Applicant	Land Use Department	Town Manager	Town Assessor
	Fire Chief		

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