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PCRC Special Permit Decision 93-9, Amendment # 1
Quarry Road
June 5, 2018



Planning Board

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**AMENDMENT #1
OF DECISION
93-9**

Quarry Road PCRC

June 5, 2018

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to the Norton Family Trust, (Bettina A. Norton) (hereinafter the Applicant), on October 4, 1993 for property at 115 & 119 Quarry Road shown on the Acton Town Atlas as map B-5, parcels 22,23,24,28,29, 14-1 (hereinafter the Site).

This Amendment Decision is in response to the request for a change in the lot configuration. Existing Lot 3 (82,226 square feet) and Parcel A (334,351 square feet) will become Lot 3A with 79,964 square feet and Parcel A1 with 337,225 square feet.

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 Items and documentation required by the Rules consisting of:

- Request for Amendment to Quarry Road PCRC Special Permit and Common Drive Special Permit, from Molly Obendorf, E.I.T, dated, May 22, 2018;

Decision 93-9, Definitive Subdivision, Quarry Road PCRC, Amendment #1

- An ANR plan entitled "Plan of Land in Massachusetts, or Norton, Quarry Road", dated December 12, 2017;
- Filing Fee;
- The Original Plan.

1.2 Interdepartmental Communication received from:

- Memo from the Planning Department, dated, June 5, 2018;
- Email from the Natural Resource Director, dated, June 5, 2018.

2 **FINDINGS AND CONCLUSIONS**

- 2.1 The reconfiguration increases the open space parcel, Parcel A1, by 2,874 square feet.
- 2.2 The new configuration is advantageous to wildlife habitat and for connectivity to existing protected open space parcels.

3 **BOARD ACTION**

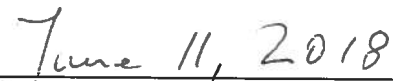
Therefore, the Board voted to **APPROVE** the requested Plan Changes as a modification of its Original Decision subject to the following conditions and decision amendments:

3.1 **CONDITIONS**

- 3.1.1 The existing structure on Parcel A1 shall be removed and its location re-naturalized before December 31, 2018 or the issuance of any building permit on the Site, whichever occurs first.
- 3.1.2 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.
- 3.1.3 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		