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PCRC Special Permit Decision 06-08 Amendment #3  
Quarry Woods  
November 13, 2018



Planning Board

**TOWN OF ACTON**  
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**AMENDMENT #3  
OF DECISION  
06-08**

**Quarry Woods PCRC**  
Planned Conservation Residential Community (PCRC) Special Permit

November 13, 2018

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to the Quarry Road Condominium, (Yin Peet) (hereinafter the Applicant), dated September 26, 2006 and previously amended on March 27, 2007 and November 27, 2017 (hereinafter the Original Decision). It is in response to the Applicant's request for an amendment of the Plan approved under the original decision to change lot lines and a reduction of common land.

At its regular meeting of November 13, 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 Division.

## **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 Woods PCRC Special Permit and Common Drive Special Permit, from Stamski & McNary, dated, October 2, 2018;
- Applicant Narrative, dated November 2, 2018;
- An ANR plan entitled "Plan of Land in Massachusetts", dated October 5, 2018;
- Filing Fee.

**1.2 Other**

- The original decision and approved plan;
- Amendment #1 decision and approved plan;
- Amendment #2 decision and approved plan;
- Follow up applicant narrative;
- Photographs and renderings of the back roof structure.

**1.3 Interdepartmental Communication received from:**

- Email from Acton Water District, dated November 2, 2018;
- Email from the Tree Warden, dated November 5, 2018;
- Memo from the Planning Division, dated November 8, 2018;
- Comments from the Engineering Department, received November 8, 2018.

Exhibits in 1.1 are referred to herein as the Amended Plan.

## **2 FINDINGS AND CONCLUSIONS**

**2.1** The reconfiguration decreases the common land by 9,372 square feet. The revised common land meets the minimum requirements in the zoning bylaw.

**2.2** The amendment proposes to split the current Area A-1 into two lots Area A-1 will become Lot 1 and Lot 2 with 90,139 square feet and 35,134 square feet respectively. Area B will become Lot 3 containing 43,768 square feet. No additional house sites will be created from the amendment.

## **3 BOARD ACTION**

Therefore, the Board voted to **APPROVE** the proposed Amended Plan to modify the lot lines and the common land subject to the following conditions.

### **3.1 CONDITIONS**

**3.1.1** Prior to the signing of the ANR plan, the applicant shall have received an Order of Conditions from the Conservation Commission with approval of the back roof structure in the rear of the studio building.

3.1.2 This Decision Amendment shall be recorded at the Middlesex South District Registry of Deeds or the Land Court by the Applicant together with the signed ANR plan and with appropriate margin references to the Original Decision and prior Amendments.

3.1.3 Except as modified herein, the Original Decision, and the plan amendments approved thereunder, shall remain in effect.

Signed on behalf of the Acton Planning Board

  
\_\_\_\_\_  
Roland Bartl, AICP, Planning Director

11/13/18  
\_\_\_\_\_  
Date

Copies to:

Applicant  
Engineering Department

Land Use Department  
Town Clerk

Fire Chief  
Town Manager