

Definitive Subdivision Decision 20-02, Amendment #1
The Preserves at Audubon Hill
December 15, 2020



Planning Board

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 929-6631
Fax (978) 929-6340
pb@acton-ma.gov
www.acton-ma.gov

**AMENDMENT #1
OF DECISION
20-02**

The Preserves at Audubon Hill
Definitive Subdivision (Residential Compound)

December 15, 2020

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to Seal Harbor, on July 21, 2020 for property at 46 High Street shown on the Acton Town Atlas as map H3-B, parcel 18 (hereinafter the Site).

This Amendment Decision is in response to the request of Seal Harbor, of 1 Nagog Park, Acton, MA (hereinafter the Applicant) for an amendment to the Original Decision and of the plan approved herein.

At its regular meeting of December 15, 2020, 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 The Preserves at Audubon Hill Definitive Subdivision by Stamski and McNary on behalf of the Applicant, dated December 14, 2020 (cover letter);

1.2 A plan entitled "Amendment The Preserves at Audubon Hill Definitive Subdivision", dated October 30, 2020;

1.3 Interdepartmental Communication received from:

- Engineering Department, dated December 14, 2020;
- Tree Warden, dated December 15, 2020;
- Planning Division, dated December 15, 2020.

2 FINDINGS AND CONCLUSIONS

2.1 Based on conditions encountered in the field, the proposed edge of pavement has been shifted approximately 8 feet in order to preserve the existing street trees along High Street.

2.2 The proposed lot layout, sidewalk location, and site grading have been revised accordingly.

2.3 The applicant is proposing to shift the first 75 feet of roadway layout about 8 feet south of the original approve plan.

2.4 The amendment is inconsequential; no changes are made to the physical location of the proposed dwellings.

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 CONDITIONS

3.1.1 The applicant shall pay the subdivision amendment fee of \$3,850 prior to the 1st Certificate of Occupancy for this proposed definitive subdivision.

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

Kristen Guichard, AICP, Interim Planning Director

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