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**TOWN OF ACTON
PLANNING DEPARTMENT**

PCRC Special Permit Decision 19-02, Amendment # 1
Betty Estates
March 8, 2023



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
19-02**

Betty Estates
Planned Conservation Residential Community (PCRC)
Special Permit

March 8, 2023

APPROVED WITH CONDITIONS

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to Sherrill Gould, Gould Law Offices, 311 Great Road, Littleton MA 01460 (hereinafter the Applicant), on March 8, 2023 for located at 484-486 Great Road and shown on the Town Atlas as parcel C-4, Lots 15, 16, and 17 (hereinafter the Site).

This Amendment Decision is in response to the request for a modification to Condition 3.3.7 of its Original Decision to require the finalization of the conservation restriction from prior to issuance of first building permit to issuance of first occupancy permit.

At its meeting of March 8, 2023, 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

Decision 19-02, Betty Estates PCRC, Amendment #1

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:

- Email from Steve Marsh requesting modification, dated February 16, 2023;

2 FINDINGS AND CONCLUSIONS

2.1 The proposed amendment to the conditions outlined in Section 3.3.7 of the Original Decision is as follows:

The conservation restriction, as approved by the Conservation Commission, shall be finalized with a signature from the Secretary of Energy and Environmental Affairs and recorded at the Registry of Deeds before issuance of the first occupancy permit.

2.2 The Conservation Commission's Order of Conditions requires the filing of the Conservation Restriction prior to issuance of the first occupancy permit.

2.3 The Board finds that the requested modification is not detrimental to the intent of the Original Decision.

3 BOARD ACTION


Therefore, the Board voted to **APPROVE** the requested modification of its Original Decision subject to the following conditions:

3.1 CONDITIONS

3.1.1 The Original Decision and subsequent Amendments, 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.

3.1.2 This Amendment Decision shall be recorded at the Middlesex South District Registry of Deeds.

Signed on behalf of the Acton Planning Board


Kristen Guichard, AICP, Planning Director

3/28/23
Date

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