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TOWN OF ACTON
PLANNING DEPARTMENT

Definitive Subdivision Decision 22-7, Amendment #1
Timber Way
May 21, 2024



Planning Board

TOWN OF ACTON
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**AMENDMENT #1
OF DECISION
22-7**

Timber Way
Definitive Subdivision (Residential Compound)
DENIED
May 21, 2024

This is an amendment by the Planning Board (hereinafter the Board) of its decision issued to One Timber Way, LLC, on February 21, 2023 for property at 247 and 249 Pope Road in Acton shown on the Acton Town Atlas as parcels E5-42 and E6-21 (hereinafter the Site).

This Amendment Decision is in response to the request of Timber Way LLC, of 6 Proctor Street, Acton MA 01720 (hereinafter the Applicant) for an amendment to the Original Decision and of the plan approved herein.

The Board held an advertised public hearing on May 21, 2024. Paul Kirchner of Stamski and McNary presented the application on behalf of the Applicant. Board members Jon Cappetta (chair), Michaela Moran, James Fuccione and Patricia Clifford were present throughout the hearing. 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:

Decision 22-07, Definitive Subdivision, Timber Way Residential Compound,
Amendment #1

- 1.1 Application for Amendment and Cover Letter requesting Amendment to Timber Way Maps E5&E6, Parcels 42&21 by Stamski and McNary on behalf of the Applicant, dated January 17, 2024 (cover letter).
- 1.2 A plan entitled "Definitive Subdivision Plan", last revised June 21, 2023.
- 1.3 A plan entitled "Definitive Subdivision Timber Way in Acton, Massachusetts, Amended Record Plan, revised October 23, 2023.
- 1.4 Filing Fee.
- 1.5 Certified Abutters List

2 FINDINGS AND CONCLUSIONS

- 2.1 The amendment requests the further subdivision of the previously permitted Residential Compound by creating a non-buildable parcel, Parcel X, for future conveyance to abutting properties.
- 2.2 Board members did not find a public interest served by the further subdivision proposed in the amendment of the Residential Compound.

3 BOARD ACTION

Therefore, the Board voted to **DENY** the requested Plan Changes.

4. APPEALS

Appeals, if any, shall be made pursuant to G.L. c. 41, § 81BB and shall be filed within 20 days after the date of filing this Decision with the Town Clerk.

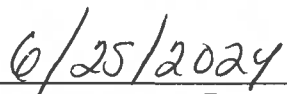
5. CERTIFICATE OF ACTION

This document stating the Decision of the Board shall serve as the Certificate of the Board's Action to be filed with the Town Clerk pursuant to G.L., Ch. 41, § 81U.

Signed on behalf of the Acton Planning Board



Kristen Guichard, AICP, Planning Director



Date

This is to certify that the 20-day appeal period on this decision has passed and there have been no appeals made to this office.

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