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PCRC Special Permit Decision 19-02, Amendment #2  
Betty Estates  
March 26, 2025



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**AMENDMENT #2  
OF DECISION  
19-02**

**Betty Estates**  
Planned Conservation Residential Community (PCRC)  
Special Permit

March 26, 2025

**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 26, 2025 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 Section 3.3.7 of the Original Decision and Amendment #1 to require the finalization of the conservation restriction to the issuance of the last occupancy permit. The second request is for a modification of the term "boardwalk" as used in Section 3.3 of the Original Decision.

At its meeting of March 26, 2025, the Board determined that the requested modifications are minor in nature and as such do 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.

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Decision 19-02, Betty Estates PCRC, Amendment #2

## **1      EXHIBITS**

Submitted for the Board's deliberation were the following exhibits:

- Letter from Bruce Ringwall requesting to amend the Planning Board's Decision, dated February 26, 2025;
- Letter from Bruce Ringwall requesting to amend the Conservation Commission's Order of Conditions, dated February 26, 2025;
- Email from Bruce Ringwall submitting revised letters, dated February 26, 2025;

## **2      FINDINGS AND CONCLUSIONS**

2.1 The first proposed amendment to the conditions outlined in Section 3.3.7 of the Original Decision and Amendment #1 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 last occupancy permit.

2.2 The second proposed amendment to the conditions outlined in Section 3.3 of the Original Decision is as follows:

The wood chip trail shall be constructed in accordance with the detail submitted by GPR dated February 26, 2025 except for the portion that is going to be removed to build the boardwalk. The boardwalk shall be constructed prior to July 1<sup>st</sup>, 2026, or issuance of last occupancy permit, whichever occurs first.

2.3 The Conservation Commission's Order of Conditions was amended on March 19, 2025 to change the requirement for recording of the conservation restriction prior to the issuance of the last occupancy permit and to permit the trail construction as proposed in this amendment.

2.4 The Board finds that the proposed modifications to the access trail is sufficient to meet the intent and purpose of the Original Decision.

2.5 The Board finds that the requested modifications are 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**

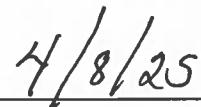
3.1.1 The Original Decision and subsequent Amendments, including all their waivers, required plan modifications, and conditions are incorporated by reference and expressly restated herein as requirements of this Amendment Decision. Except as modified herein, the Original Decision, the Plan approved thereunder 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



Date

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