

**Town of Acton
Conservation Commission**

**NOTICE OF HEARING AND ORDER TO SHOW CAUSE WHY THE
CONSERVATION COMMISSION SHOULD NOT DENY, REVOKE OR
SUSPEND AN ORDER OF CONDITIONS, LICENSE OR PERMIT PURSUANT
TO TOWN OF ACTON BYLAW CHAPTER O**

To: Owner: June A. Peters
To: Applicant: Kirk Ware, Hawthorne Homes, LLC
From: Acton Conservation Commission
RE: Property: 101 Nonset Path, Acton, Massachusetts
Map: B4 Lot: Parcel 12
CC: Tax Collector
Date: July 22, 2011

Whereas, pursuant to Chapter O of the Town of Acton Bylaw, the Office of the Tax Collector has notified the Acton Conservation Commission that the above-listed Owner, June A. Peters, has allegedly neglected or refused to pay local taxes, fees, assessments, betterments or other municipal charges for a period of twelve months or more, and that such Party has allegedly not filed in good faith a pending application for an abatement of such tax and does not have a pending petition before the appellate tax board.

Whereas, pursuant to Chapter O of the Bylaw, any Licensing Authority shall deny, revoke or suspend any license or permit, including renewals and transfers, of any party whose name appears on the Tax Collectors list, provided that written notice is given to the party and the Tax Collector as required by law, and the Party is given a hearing to be held not earlier than fourteen days after said notice.

Now therefore, pursuant to Chapter O, the Conservation Commission hereby gives notice that a hearing will be held on August 17, 2011, at 7:15 pm, in Room 204 of the Acton Town Hall, 472 Main Street, Acton, MA, at which the Owner and the Applicant will be given an opportunity to show cause why the Conservation Commission should not deny, revoke or suspend any Order of Conditions or other license or permit for the Owner and/or the Applicant that is pending before, or has been issued by, the Conservation Commission for the above-referenced Property.

A Municipal Lien Certificate, or other tax certificate, identifying the unpaid amounts that have triggered this hearing is attached to this notice.

Pursuant to Chapter O, the Tax Collector shall have the right to intervene in such hearing.

Pursuant to Chapter O, the Owner, Applicant or any other party shall be given an opportunity to enter into a payment agreement with the Tax Collector, thereby allowing

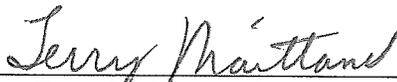
the Conservation Commission to issue a certificate indicating agreed limitations to the license or permit and the validity of said license shall be conditioned upon the satisfactory compliance with said agreement. Failure to comply with said agreement shall be grounds for the suspension or revocation of said license or permit; provided however, that the holder be given notice and a hearing as required by law.

By copy of this Notice, the Conservation Commission is requesting that the Tax Collector provide information at the hearing regarding any efforts that have been made to enter into a payment plan with the Owner or Applicant prior to the hearing. The Owner or Applicant may also present evidence of any payment plan that has been reached.

Should the Conservation Commission decide to deny, revoke or suspend any such Order of Conditions, permit or license under Chapter O, the Board of Selectmen may waive such denial, suspension or revocation if it finds there is no direct or indirect business interest by the property Owner, its officers or stockholders, if any, or members of his immediate family, as defined in section one of chapter two hundred and sixty-eight A in the business or activity conducted in or on said property.

So ordered by a vote of five (yes) to zero (no) (5:0) at an open meeting of the Conservation Commission duly called for the purpose on July 20, 2011.

ACTON CONSERVATION COMMISSION


By: Terry Maitland, Chair

Attachment: Municipal Lien Certificate

cc: Tom Geagan
Christine M. Griffin, Anderson & Kreiger, LLP

State Tax Form 290
Certificate: 3944
Issuance Date: 07/22/2011

MUNICIPAL LIEN CERTIFICATE
TOWN OF ACTON
COMMONWEALTH OF MASSACHUSETTS

Requested by TOM TIDMAN

I certify from available information that all taxes, assessments, and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on July 22, 2011 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: B4-12

101 NONSET PA

PETERS R A TRUSTEE	Land area	:	7.17 AC
C/O PETERS JUNE A	Land Value	:	155,700
1474 BUTTERFIELD CT	Impr Value	:	0
MARCO ISLAND	Land Use	:	0
FL 34145	Exemptions	:	0
	Taxable Value:		155,700

Deed date: 02/08/1979 Book/Page: 13640/0099
Class: 1310-RESIDNTL

FISCAL YEAR	2012	2011	2010
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$7.74	\$15.11	\$.00
REAL ESTATE TAX	\$1,442.72	\$2,815.06	\$.00
TOTAL BILLED:	\$1,450.46	\$2,830.17	\$.00
Charges/Fees	\$.00	\$5.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	\$.00	\$.00	\$.00
Interest to 07/22/2011	\$.00	\$232.93	\$.00
TOTAL BALANCE DUE:	\$1,450.46	\$3,068.10	\$.00

NOTE: Actual 2012 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$20.6965

OTHER UNPAID BALANCES:
Tax Title 1993-2010 \$106,581.07

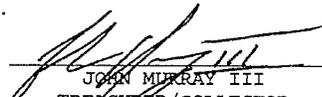
Effective July 1,1990 the Town now has quarterly tax payments.

Due Dates: August 1
November 1
February 1
May 1

IMPORTANT: New owner information may not appear on FY2011 real estate tax bills. Please advise the new owner to contact the Acton Tax Collector's office at 978-929-6622 before each due date to obtain a copy of the real estate tax bill.

Unpaid Water rates and charges: Contact Water Supply District of Acton at 978-263-9107

I have no knowledge of any other lien outstanding.


JOHN MURRAY III
TREASURER/COLLECTOR