

RECEIVED
DEC 12

TOWN CLERK, ACTON

Special Permit for Reconstruction of
Nonconforming Multifamily Dwelling
4th Extension of Decision 01-06
Village Arms Apartments
December 6, 2011



Planning Board

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
pb@acton-ma.gov
www.acton-ma.gov

**4th Extension of
DECISION
01-06**

Village Arms Apartments
More recently referred to as
Spring Hill Commons Apartments

**Special Permit for Reconstruction of Nonconforming Multifamily Dwelling
December 6, 2011**

The Planning Board (hereinafter the Board), at its regular meeting on December 6, 2011 voted unanimously to **grant this 4th extension for one year until January 10, 2013** of its special permit and decision #01-06 granted to GPT-Acton, LLC and filed with the Town Clerk on May 10, 2001 (hereinafter the Original Decision). The Board had granted the last previous extension of the special permit on April 23, 2009 with an expiration date of January 10, 2012. This 4th extension is granted in response to the written petition by Attorney Stephen R. Graham on behalf of the new property owner, Spring Hill at Acton, LLC (the Applicant), dated November 23, 2011.

Board members Ryan Bettez (Chairman), Roland Bourdon III, Derrick Chin, Jeff Clymer, Kim Montella, Margaret Woolley Busse, and Ray Yacouby were present. 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.

CONDITIONS

This extension is subject to the following requirements and conditions, which must be complied with to the satisfaction of the Board or its designee. Failure to adhere to these conditions and requirements shall render this special permit extension null and void, without force and effect, and shall constitute grounds for the revocation of this special permit, and of any building or occupancy permit issued hereunder. The Town of Acton may elect to enforce compliance with this special permit using any and all powers available to it under the law.

1. On or before February 5, 2012, the Applicant shall properly secure the site with fencing (replace the existing broken fence) to effectively prevent entry by unauthorized persons.
2. On or before February 5, 2012, the Applicant shall clean up the site, which shall include removal of all trash and debris, removal of trees that grow out of the foundation hole, and removal of unsightly weeds and shrubs.

Signed on behalf of the Acton Planning Board



Roland Bartl, AICP, Town Planner

Copies to:

Applicant
Town Clerk

Zoning Enforcement Officer
Town Manager

Board of Health
Building Commissioner

I:\planning\planning board\decisions\01-06 extension 4 - village arms apt. reconstr.doc