



Planning Board

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**AMENDMENT #3  
OF DECISION  
08-02**

September 4, 2012

**Ellsworth Village**  
Senior Residence Special Permit

This is an amendment by the Planning Board (hereinafter the Board) of its decision and amended decisions issued to Ellsworth Village, LLC (hereinafter the Applicant) on April 27, 2005 (hereinafter the Original Decision), as amended by the Board on April 27, 2006 and February 17, 2009.

This amendment is in response to the request of the Applicant for a redline change on the plan and to amend section 2.11 of the ORIGINAL DECISION by removing the pedestrian walkway from the Town-owned land that abuts the Site in the northwest and to remove the pedestrian boardwalk access to East Acton Village via the end of the Brabrook Road layout to the sidewalk on the abutting commercial property, all shown on sheet 4 of 10 of the Plan. The Applicant indicated to the Planning Board at its meetings of August 7, 2012 and August 21, 2012 that the residents of Ellsworth Village do not want the pedestrian walkway or the pedestrian boardwalk. The Applicant also stated the location of the walkways were not necessary to provide connections to East Acton Village.

**1 EXHIBITS**

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

- 1.1 A letter from Ellsworth Village Condominium Association, dated 08/02/12.

**2 FINDINGS AND CONCLUSIONS**

- 2.1 The requested Amendment is reasonable and may be made without compromising the purpose and intent of the Original Decision.  
2.2 The Ellsworth Village Condominium Association voted against the construction of the walkways.

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*Decision 08-02, Senior Residence Special Permit, Ellsworth Village, Amendment #3, 09/04/12*

- 2.3 The Planning Board found the location of the walkways to be located in an area that was not compelling enough to foster a connection between the Ellsworth Village neighborhood with East Acton Village.
- 2.3 The Applicant has been diligent in abiding by the Original Decision.
- 2.4 The requested Amendment is minor in nature and does not warrant a public hearing in accordance with section 3.3.5 of the Original Decision.

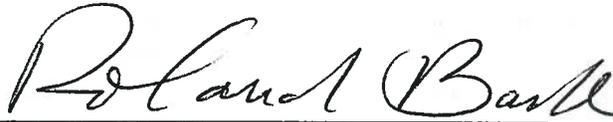
**BOARD ACTION**

Therefore, the Board voted on August 21, 2012 to **GRANT** the requested Amendment to remove the pedestrian boardwalk and walkway from the Plan and to modify section 2.11 of the ORIGINAL DECISION to read:

section 2.11 "An emergency access will be provided from Great Road over lot C (133 Great Road), which also provides convenient pedestrian access to shops and businesses on Great Road."

Except as modified herein, the Original Decision, including all required easements whether or not a walkway is constructed, and the plan approved thereunder shall remain in full force and effect.

Signed for the Town of Acton Planning Board



Roland Bartl, AICP, Town Planner

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**Copies to:**

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|------------------------------|---------------------------|-------------------------------|
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| Board of Health              | Town Engineer             | Municipal Properties Director |
| Town Clerk                   | Natural Resource Director | Town Manager                  |
| Fire Chief                   | Town Assessor             | Historical Commission         |
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