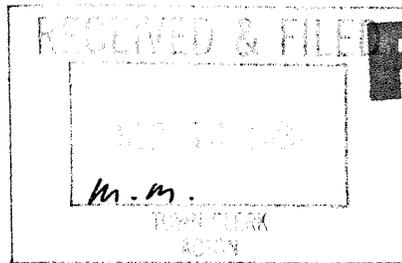




Planning Board



FYI

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AMENDMENT #3 OF DECISION 94-10

New View Neighborhood Development

September 12, 2006

Summary: Equipment shed in lower parking lot. Approved.

This is an amendment by the Planning Board (hereinafter the Board) of its special permit decision, and of the plan approved thereunder, issued to New View Neighborhood Development Corporation dated August 22, 1994, and amended by the Board on May 9, 1994 and June 11, 1994 (hereinafter the Original Decision).

This amendment is in response to the request of the now-owner, the New View Condominium Trust (the Applicant) for an amendment of the Original Decision to approve a 10' X 16' tractor and equipment shed on the north side of the lower parking lot off Half Moon Hill, and to eliminate two grass-islands and rearrange parking spaces to make room for the shed.

The Board reviewed the matter at its meeting on September 12, 2006 with members Gregory E. Niemyski (Chairman) Christopher R. Schaffner (Vice Chairman), William F. King, Ruth M. Martin, Bruce Reichlen, and Edmund R Starzec attending. 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.

1 EXHIBITS

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

- 1.1 A memorandum and project description from Martha Rounds, Presiding Officer of the New View Condominium Trust, received on 9/5/06.
- 1.2 Locus plan of the New View Development.
- 1.3 Sketch plans depicting the current parking lot configuration and the proposed changes with the shed.
- 1.4 Sketch architectural drawings of the proposed shed.
- 1.5 Planning Department memo, dated 9/8/06

Exhibits 1.1 through 1.4 are referred to herein as the Plan.

2 FINDINGS AND CONCLUSIONS

- 2.1 The proposed amendment is minor in nature and the approval for it can be granted without a public hearing.

- 2.2 The applicant has explained the need for the proposed shed and has shown in concept how it can fit in the proposed location without sacrificing parking spaces.
- 2.3 The first five parking spaces off Half Moon Hill would be converted to Small Car Stalls (8.5 feet wide) as provided in the Zoning Bylaw.

3 BOARD ACTION

Therefore, the Board voted to **APPROVE** the proposed plan modifications and allow the proposed 10' x 16' shed in the stated location. Except as modified herein, the Original Decision, and the plan approved thereunder, shall remain in effect.

3.1 CONDITIONS

- 3.1.1 Before the issuance of a building permit for the shed, provide the Building Commissioner with clear plans, drawn to scale, depicting the shed in the proposed location together with the reconfigured arrangement of parking stalls.
- 3.1.2 There shall be no reduction of parking stalls on the site. The "handicapped parking" stall at the westerly end of the lot shall be maintained in its present location. The five easterly stalls may be converted to Small Car Stalls.

Signed on behalf of the Acton Planning Board


Roland Bartl, AICP, Town Planner

Copies to:

Applicant
Engineering Department
Assessor

Building Commissioner
Town Clerk

Board of Health
Fire Chief

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