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November 3, 2011

HAND DELIVERED

Planning Board  
Town of Acton  
472 Main Street  
Acton, MA 01720

Re: Special Permit for Reconstruction of Non-Conforming  
Multi-Family Dwelling, Decision 01-06, as Extended  
By Decision dated January 12, 2006, as Further  
Extended by Decision dated November 27, 2007 and as  
Last Extended by Decision dated April 23, 2009

Dear Board Members:

The undersigned, on behalf of the Applicant for Extension and current owner of the property (Spring Hill at Acton, LLC) which is the subject of the above-noted Decision, does hereby request a further extension of the Special Permit for an additional one-year period until January 12, 2013.

As reasons therefore, the Applicant states as follows:

1. Since the time of my request for the third extension, the property has been sold by the former owner, GPT-Acton, LLC to Spring Hill at Acton, LLC, which deed is recorded with the Middlesex South District Registry of Deeds in Book 53556, Page 445.
2. Since the date of the acquisition, my client has had its engineer's review the original plans filed with the Board in relationship to the State Building Code and has been working toward modifications to the Plans to meet current Code requirements.

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3. As part of the current mortgage loan documents, my client is required to seek the approval of the current lender, Arbor Commercial Funding, LLC, for the reconstruction of the apartment building and has recently secured a verbal approval of such reconstruction and is awaiting the final written approval.
4. My client anticipates that it will take several months to complete the financing approval and the engineering work to secure the necessary approvals for the demolition, as necessary, of the existing foundation and the issuance of building permits. The Applicant contemplates commencement of construction during the Spring of 2012.

For the foregoing reasons, the Applicant believes that "good cause" exists for the extension and requests that this matter be placed on the agenda for the Planning Board's consideration and that an extension of the Special Permit be granted as requested hereinabove.

Very truly yours,

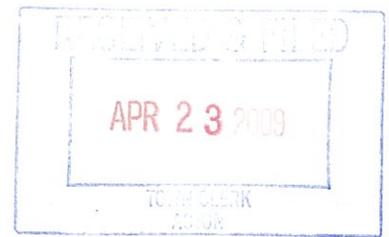
GRAHAM & GRAHAM, P.C.



Steven R. Graham

SRG/jm

cc: Spring Hill at Acton, LLC  
Stuart Levey, Manager  
Barbara Tyrrell, Universal Management, LLC  
As Agent for Owner



Special Permit for Reconstruction of  
Nonconforming Multifamily Dwelling  
3<sup>rd</sup> Extension of Decision 01-06  
Village Arms Apartments  
April 21, 2009

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Planning Board

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**3<sup>rd</sup> Extension of  
DECISION  
01-06**

**Village Arms Apartments**  
also referred to as the  
**Spring Hill Commons Apartment Complex**

**Special Permit for Reconstruction of Nonconforming Multifamily Dwelling  
April 23, 2009**

The Planning Board (hereinafter the Board), at its regular meeting on April 21, 2009 voted unanimously to **grant this 3<sup>rd</sup> extension until January 10, 2012** of its special permit and decision #01-06 granted to GPT-Acton, LLC (the Applicant) 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 November 27, 2007 with an expiration date of January 10, 2010. This 3<sup>rd</sup> extension is granted in response to the written petition by Attorney Stephen R. Graham on behalf of GPT-Acton, LLC (the Applicant), dated April 1, 2009.

Board members Greg Niemyski (Chairman), Roland Bourdon III, Ruth Martin, Alan Mertz, Bruce Reichlen, Ray Yacouby and associate member Leigh Davis-Honn 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.

Signed on behalf of the Acton Planning Board



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Roland Bartl, AICP, Town Planner

Copies to:

Applicant  
Town Clerk

Zoning Enforcement Officer  
Town Manager

Board of Health

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