



Planning Department

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MEMORANDUM

To: Planning Board **Date:** December 2, 2011

From: Roland Bartl, AICP, Planning Director

Subject: **Requested Extension of Special Permit for
Village Arms Apartments, Building at 419 Great Road (Decision 01-06)
Spring Hill at Acton, LLC (formerly GPT Acton, LLC)**

The Planning Board issued a special permit in May of 2001 under section 8.7 of the zoning bylaw for the reconstruction of the apartment building at 419 Great Road, which had been severely damaged in a 1999 fire and had to be demolished. Various valid reasons held up the reconstruction over the years (initially the need to upgrade/replace septic system in compliance with DEP orders, later the difficult financial market).

The Planning Board granted three permit extensions to date (to 01/10/08, to 01/10/10, and to 01/10/12), the first having been in fact a permit reinstatement (extension of permit after expiration for "good cause"). The owner is now asking for a fourth extension for one year to January 10, 2013.

I recommend granting the requested extension.

I met with the owner's representative who provided me with an update. They are actively preparing the preparation of the building permit application, including plan modifications required in the original Board's decision and to meet today's building code requirements. They reported that they have also just received a long awaited HUD loan for the reconstruction project.

The building as now conceived will still have 18 units (same number as in the previous building). But, some changes are proposed, which I do not find significant so as to require further Planning Board review under the special permit. The most significant changes are (1) brick siding consistent with the two adjacent buildings on each side (in 2001 clapboard was proposed), (2) building entrances in the front and in the back consistent with the adjacent buildings (in 2001 entrances had been proposed on the sides).

They hope to be able to pull the building permit before the current 01/10/12 permit expiration date, but time is running short.