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MASSACHUSETTS

PLANNING BOARD

MINUTES

MEETING OF JUNE 30, 1980
8:00 P.M., DPW FACILITY

PRESENT: Chairwoman Bayne; members, Mr. Becklean, Mr. Phillips; Planning Administrator, Mr. Dufresne; Ms. Lopez, Mr. Starr, Mr. Nichols, Mr. Grolnic.

PATRIOT'S HILL-WASHINGTON DRIVE: Mr. Starr and Mr. Nichols represented Patriot's Hill estates in requesting lot releases for lots 360, 366, and #1-7 on Washington Drive.

Voted to approve and sign releases of above lots subject to the posting of a bond of \$52,000 within 30 days.

Moved by Mr. Becklean, second by Mr. Phillips, 3 members in favor.

PATRIOT'S HILL-JACKSON DRIVE: The Planning Board reviewed a red line plan for Jackson Drive which has already been approved by the town engineer. The red line plan is necessary due to miscalculations as to the location of a brook. It involves moving a culvert and raising the road grade to facilitate drainage into new basins.

Voted to approve red line plan for Jackson Drive.

Moved by Mr. Becklean, second by Mr. Phillips, 3 members in favor.

HAZARDOUS WASTES BY-LAW ANALYSIS: Report by Mrs. Bayne.

Mrs. Bayne's main concern is that Acton has no by-law at present against the dumping of hazardous wastes, only health regulations which require a dumping permit from the Board of Health. Mrs. Bayne felt that the proposed by-law is weak, especially concerning provisions for non-conforming uses. The Planning Board questioned the extent of exemptions for non-conforming uses.

Mr. Grolnic suggested that hazardous materials should be the subject of discussion rather than limiting it to hazardous wastes. The Planning Board stated the need for a by-law which specifically disallows waste or materials generated from outside of Acton to be dumped in Acton. It was suggested that the Board of Health handle the administration of the by-law. Mr. Becklean was concerned with the definition of hazardous wastes and materials; i.e.: who sets the standards for the definitions and concentrations, etc.? Additional comments will be given to the Selectmen by the individual Board members. The Board voted to accept Mrs. Bayne's report and submit it to the Selectmen.

SITE PLAN #6/6/80-JOULE POWER, INC.: Report by Mrs. Bayne on conversion of an existing building on # 5-9 Spruce Street into professional offices and a research facility. Mrs. Bayne questioned whether the proposed use was permissible in a VCB district. She discussed several problems with the plan, as it is unclear, and said these uncertainties required more time to study the plans before she completes the report.

Voted to accept Mrs. Bayne's report when completed.

Moved by Mr. Becklean, second by Mr. Phillips, 3 members in favor.

ANR #2738: Voted to authorize Mr. Dufresne to sign ANR #2738. Moved by Mr. Becklean, second by Mr. Phillips, 3 members in favor.

ANR #2737: Voted to authorize Mr. Dufresne to sign ANR #2737. Moved by Mr. Becklean second by Mr. Phillips, 3 members in favor.

INDIAN VILLAGE EXTENSION-DEFINITIVE PLAN SUBMISSION:

Mr. Dufresne suggested a public hearing be held on July 28 at 8:00 P.M. Advertising dates in the local papers will be on July 11 and 18.

MINUTEMAN INDUSTRIAL AND BUSINESS PARK: The original releases v for lots 17C and 18, Nonset Path, were misplaced and the developers have requested that the Planning Board sign duplicates.

Voted to sign lot releases for lots 17C and 18, Nonset Path. Moved by Mr. Becklean, second by Mr. Phillips, 3 members in favor.

BOB POWERS-CEDAR MEADOWS, SUBDIVISION: Discussion of his request that the Planning Board give their decision as to whether he build a sidewalk extension or a wider driveway. Mrs. Bayne suggested the Planning Board write Mr. Power a letter to remind him that since the sidewalk is in the covenant he must construct the sidewalk.

Voted to send letter advising that sidewalk be constructed. Moved by Mr. Becklean, second by Mr. Phillip, 3 members in favor.

VOUCHERS:

CHARRETTE.....	\$38.70.
O'BRIEN STATIONERS.....	\$80.32.

Voted to approve the above vouchers.

Moved by Mr. Becklean, second by Mr. Phillips, 3 members in favor.

ADJOURNED: 10:45 P.M.

Respectfully submitted,



William R. Becklean
Clerk

WRB;cf