



DATE MAY 13 1981

*Lynne Phinney*  
TOWN CLERK, ACTON

## PLANNING BOARD • Town of Acton

### MINUTES PLANNING BOARD MEETING APRIL 13, 1981

CALL TO ORDER: 7:15

THOSE PRESENT: Mrs. Bayne (Chairwoman); members, Mr. Phillips and Mr. Weare; Town Planner, Mr. Dufresne.

#### PARTIAL BOND RELEASE - WAMPANOAG HILL:

The Board voted to release \$24,624.56 of the \$88,500.00 bond posted to secure the completion of the ways and services at the "Wampanoag Hill" Subdivision. Such release is pursuant to an agreement between the developer, Four Seasons Development Corp., and the Planning Board March 16, 1981. The balance of \$63,875.44 is to remain posted with the town to secure the further completion of the above named subdivision. This vote must be exercised within 90 days. Four Seasons Development Corp. will be notified.

MOVED by Mr. Weare, second by Mr. Phillips, all in favor.

VOTE: To amend subsection 2 of the proposed Cluster By-Law by deleting the existing subsection 2 and substituting the following therefor:

2. Number Of Building Lots Permitted - The total number of building lots in a cluster development shall be no greater than the number of building lots that would otherwise be allowed in the district in which the land is located. In making the determination of the number of allowable lots, the Board shall require that the applicant provide evidence, satisfactory to the Board, that the number of lots shown on the proposed Cluster Development Plan is no greater than the number of lots that could otherwise be developed as building lots.

In the case where building lots as laid out under conventional zoning standards lie within any numbered or unnumbered A-Zones of the flood plain district, as defined in this By-Law, the Planning Board shall allow such lots to be counted as building lots in the proposed cluster development, if it finds that:

- a) No building or development would take place within the floodway, if such lots were to be developed under conventional zoning;
- b) A minimum of ninety eight (98) percent of the original natural surface storage volume of the lot would be preserved, if such lots were to be developed under conventional zoning.

In any case, Planning Board shall consider the recommendations of the Board of Health, Conservation Commission and Engineering Department of the Town of Acton in making said determination.

MOVED by Mr. Phillips, second by Mrs. Bayne, all in favor.

ANR: The Board voted to authorize Mr. Dufresne to sign Peter Falgg's #2771A, Strawberry Hill Rd., Zone R-3 ANR.

MOVED by Mrs. Bayne, second by Mr. Weare, all in favor.

MEETING RECESSED at 7:25, to be reconvened after Special Town Meeting Cluster By-Law Presentation.

MEETING RECONVENED at 9:23

VOUCHERS: The following vouchers were approved for payment by the Board:

Beacon & Independent Publications	\$22.95
Wang Laboratories	\$36.13
The Center For Urban Policy Research	\$15.00

MOVED by Mr. Phillips, second by Mrs. Bayne, all in favor.

MEETING ADJOURNED: 9:30

Respectfully submitted,

*Julie McCarthy*  
Clerk

rc