

PLANNING BOARD • Town of *Acton*

## MINUTES

PLANNING BOARD MEETING  
MARCH 23, 1981

MEETING BEGAN: 8:00 P.M.

THOSE PRESENT: Mrs. Bayne (chairwoman); Members, Mr. Becklean, Mr. Phillips, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Beacon reporter, Ms. Maureen Schickel.

ABSENT: Mr. Weare

MINUTES SIGNED: The minutes of February 9, 1981 and February 23, 1981 were signed by Mr. Becklean.

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

Urban Land Institute	\$65.00
Charette	\$14.85
Sandy Bayne	\$4.50
A.P.A.	\$39.43

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

## VERIFICATION TO TOWN ACCOUNTANT:

A letter to the Town Accountant was signed by the Board verifying that the \$1,681.00 submitted to the accountant by the Four Seasons Development Corporation for review of their subdivision plan known as "Wampanoag Hill" has been used by the Town for review of the plan.

BOND RELEASE: The Board voted to release a \$2,875.00 bond to ensure the completion of "Ledge Rock Way" from station 0+0 to station 7+43 at the Main St. Industrial Park Subdivision. Mr. Joseph Britt will be notified of this action.

MOVED by Ms. McCarthy, second by Mr. Becklean, all in favor.

## SITE PLAN REVIEW: 3/4/81 - 203, Mullen Storage Facility 194 Great Rd.

The Board discussed the pros and cons concerning the Mullen Storage Facility. The Board feels that the planned facility appears to make good use of an abandoned and unkempt lot which is partially in the flood plain. The Board's main concern relates to the enforceability, by either the Town or Mr. Mullen of the condition imposed on this plan by the Board of Appeals which states that the warehouse shall be used only for the storage of personal goods and not for industrial or

or commercial goods or for the storage of volatile or toxic material.

Along with this concern, the Board questions the implication of the 8'x7' garage type doors and questions whether cars will be stored and worked on there. Could work being done on cars in these units be effectively prohibited? The board is sending an I.D.C. to the Selectmen addressing their review and concerns.

MOVED by Mr. Becklean, second by Mr. Bayne, all in favor.

PRESENTATION: Mr. Donahue prepared and presented the Board with 3 idea sketches of cluster developments on 500' length streets using existing roadway frontage. He showed the way the cluster would form when re-designed according to the proposed cluster by-law. He mentioned that from his past experience each development was different and entailed negotiating and shaping to work with the individual piece of land.

SECTION IV.J. CLUSTER DEVELOPMENTS:

The Board reviewed the latest version of the revised Cluster Development By-Law. A major concern with the by-law was: would the Board have the authority to deny a special permit? The Board felt that it does have such authority.

Another concern was; if the developer put in common driveways, (rather than having a town road), would this cause a future problem of maintenance of these roads? Would the homeowners eventually pressure the town to maintain these driveways?

Concerning the use of existing frontage; the Board felt that prohibiting the developers from using existing frontage would limit the use of this By-Law especially in the R-2 District.

Two significant technical changes were approved:

1) On #4 Dimensional Requirements; section -B- The Frontage: in R-1, R-2, & R-3 Districts not less than 75' was changed to not less than 50'.

2) On #8 line 11 changed "Septic Disposal Systems" to "proposed existing wells and septic systems on the parcel and abutting properties;"

MEETING ADJOURNED: 11:15 P.M.

Respectfully Submitted,



William R. Becklean,  
Clerk