

# PLANNING BOARD • Town of Acton

## MEETING MINUTES MARCH 16, 1981

MEETING BEGAN 8:00 P.M.

PRESENT: Mrs. Bayne (Chairwoman); Members, Ms. McCarthy, Mr. Weare, Mr. Phillips; Planning Administrator, Mr. Dufresne; Mr. Hurley, Planning Consultant of Concord; Mr. Smith, Developer.

ABSENT: Mr. Becklean

### ZONING BY-LAW DISCUSSION:

Mr. Kevin Hurley, planning consultant of Concord was present to discuss Acton's present Zoning By-Law and presented his ideas for the restructuring of the By-Law. Mr. Hurley states that there are three aspects to structuring an understandable by-law; 1) format, 2) use of graphics and 3) provisions. He states that the priorities in the present structure of our By-Law appear to be misplaced. He believes that a rewritten by-law could solve many of the technical problems with our present by-law. Mr. Hurley has offered to perform a technical by-law review. Following the review he expressed a desire to work with a committee of town officials most familiar with Acton's zoning by-laws to rewrite them if the Board so wished. The Planning Board agreed to decide by May 1st 1981, at the latest, whether to have this review performed.

MEETING RECESSED by Mrs. Bayne at 8:45 for:  
Cluster By-Law Hearing

MEETING RECONVENED at 11:00 P.M.

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

Beacon Publications	\$15.30
Minuteman Tech.	\$27.00
O'Brien Stationers	\$6.07
Armand Dufresne	\$11.27
Rachel Courtney	\$3.50
Middlesex Conservation District	\$5.00

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

A.N.R.: The Planning Board reviewed and voted to authorize Mr. Dufresne to endorse A.N.R. #2698.  
Moved by Mr. Phillips, second by Ms. McCarthy, all in favor.

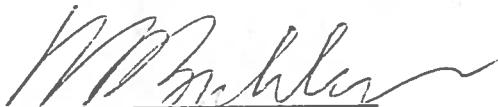
PROPOSAL: Review of the Red Line Plan, Wampanoag Drive:  
The Engineering Department presented the Board with a proposed plan to change the drainage originally proposed to run along the westerly side of Nashoba Rd. now to run along the easterly side of Nashoba Rd. Complications with the gas line and ledge outcroppings necessitate these changes. The Board voted to approve this plan.  
MOVED by Mr. Weare, Second by Ms. McCarthy, all in favor.

WAMPANOAG DRIVE BOND - PARTIAL RELEASE:

The Planning Board referenced the schedule of partial release of bond drafted by Mr. Abbt, Assistant Town Engineer, and dated March 12, 1981 for Wampanoag Drive and accepted the proposal set forth in the memo. The Board recognized that the acceptance of this phasing schedule for partial release of the bond was a departure from past practices of traditionally refused such requests. However, the Board has reconsidered its position because of the considerable expense in interest charges caused to the developer, and since the Board has been reassured by the engineering department and Planning Administrator that the partial release practice will not jeopardize the Board's ability to effectively secure completion of the subdivision in question.

MEETING ADJOURNED: 11:30 P.M.

Respectfully submitted,



William R. Becklean  
Clerk

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## PLANNING BOARD • Town of Acton

### MINUTES PROPOSED CLUSTER BY-LAW HEARING MARCH 16, 1981

MEETING BEGAN: 8:45 P.M.

THOSE PRESENT: Planning Board members; Mrs. Bayne (chairwoman); Ms McCarthy, Mr. Weare, Mr. Phillips; Mr. Dufresne, Planning Administrator; Mr. Hurley, Planning Consultant; Mr. Roy Smith, Foster & Foster; Mr. Harry Donahue, Acton Survey and Engineering; Mr. Roy Crystal, Lycott Engineering; Ms Maureen Schickel of The Beacon and Ms. Heddy Lopes of the Minuteman.

PRESENTATION: Mrs. Bayne and Mr. Dufresne opened the meeting with a slide and overhead projector presentation. They briefly explained the advantages of the proposed by-law. Slides were shown of different clusters built in the Massachusetts area.

DISCUSSION: The meeting was opened to those attending for discussion and questions. Mr. Hurley, had many suggestions for the revisions of the written structure, regulations and requirements in the proposed by-law. Mr. Hurley, Mr. Donahue, Mr. Smith, and Mr. Crystal stated that the R-2 District should be included in the proposal. It was also agreed by those present at the hearing that the minimum frontage requirement should be reduced to fifty (50) feet. In addition, they emphasized the need to allow the use of cluster development with existing frontage. It was the belief of those present that the incorporation of these changes would encourage the use of cluster type development where it is mostly needed.

In addition, those present at the hearing agreed that the Board could and should exercise broad discretionary powers under the special permit providing for cluster developments.

Mr. Donahue felt that there would be no difficulty in complying with the building line (lot width) requirement of the by-law.

Mr. Hurley also suggested that the minimum qualifying tract size should be changed to reflect the number of homes to be considered rather than the present minimum tract size of 12 acres for all districts.

MEETING ADJOURNED: 10:55 P.M.

Respectfully Submitted,

  
William R. Becklean,  
Clerk