



PLANNING BOARD • Town of Acton

The Planning Board met on Monday, 5/23/88 at the Raymond J. Gray Junior High School Library at 7:30 p.m.

Members present: Chairman, Marshall Dennis; Members: Mary Giorgio, John Barry, Robert Block, Quinton Brathwaite, and Greg Niemyski. Also present, David Peters. Staff present: Roland Bartl, Acting Town Planner, Peter Lowitt, Assistant Town Planner, and Mary Robertson, Recorder.

The chairman opened the meeting at 7:40 p.m. The Robert Batts Common Drive Special Permit and L&S Builders, 196 Newtown Road Draft Decisions were handed to the members for their review.

In response to a request from the Acton Water District to hold a meeting with the Planning Board, Mr. Bartl recommended a board member try to schedule a meeting with them to discuss water to be supplied to common drives and relative issues and concerns. It was agreed to try and schedule a meeting with the Acton Water District on June 13th, attended by Messrs. Bartl and Block.

The following members are presently delegated the additional representative responsibility listed below:

Mr. Barry - MAGIC Meetings
Mr. Dennis - Ground Water Protection Committee
Mr. Brathwaite and Mr. Niemyski - Planning Council
Ms. Giorgio - Housing Committee
Mr. Block - Water District

The Planning Board Workshop Minutes of May 16, 1988 were approved as amended, seconded by Mr. Brathwaite, and unanimously approved.

Agenda Item I - C. Reeves Hammerhead Special Permit Public Hearing: As an abutter for this petition, Mr. Brathwaite abstained from serving as a Board member. Mr. Reeves identified the plan being 6+ acres on the westerly side of Main Street, 300 feet before Wyndcliff Drive. He presented the Board with plans showing a 50 ft right-of-way on Wyndcliff Drive and the Acton Water District abutting the land on the southerly side. He addressed the Board with technical issues concerning this petition and commented that he has two options: to make two hammerhead lots or reconcile the survey which shows 49.99935-ft lot width with a variance from the Board of Appeals.

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DATE June 22, 1988
Barbara Brown
TOWN CLERK, ACTON

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Mr. Reeves, an engineer, proceeded to address the theoretical and mathematical aspects of the problem. Mr. Lowitt questioned what the Board would do the next time.

Mr. Reeves' options include building two hammerhead lots which would create septic siting difficulties.

Mr. Dennis asked Mr. Reeves if he had seen the staff comments and informed him that, as a Board, they could not make a ruling which is not in the bylaw. Mr. Dennis then asked for comments from the abutters present.

Mr. Dana Kintigh, 698 Main Street, stated that he strongly opposed a septic system on the hill due to the water runoff and that there are better perc rates further downhill.

Mr. Peters commented that Mr. Batts had filed for two reduced frontage lots.

Mr. Brathwaite questioned if the easement was a viable entity.

Mr. Lowitt suggested the plan show a driveway and septic easement.

Mr. Barry suggested walking the property prior to making a decision.

Mr. Reeves added that with width constraints, it would be difficult to get vehicular access uphill and would require another vehicular access off Wyndcliff Drive. With reference to the water supply--he informed the Board that he has a well but water would come from the Town for one lot.

Mr. Dennis stated that the Board has 90 days to make a decision and that the Board's approval would be based on the Board of Appeals decision.

In response to his intent to put a driveway in off Main Street, Mr. Reeves stated it would be an easy transition. (He pointed out a path for the driveway and showed how the grading would be controlled.)

With no further questions/comments, the Chairman motioned to close the hearing. Mr. Block seconded the motion. Unanimously approved.

Agenda Item II - Highridge Preliminary Subdivision

Representatives for Highridge, Kathy Howe and Gary Fagelman were present to discuss Lots 1 and 2 (28.95 acres) off Nagog Park Road, described as located on the northerly side of Nagog Park Road, parcels 7, 8 and 11. The land is presently owned by Iron Bucket Realty Trust.

Ms. Howe outlined the technical aspects of the subdivision and discussed the following points:

- Nagog Park Road is a private road and will remain so.
- Utility lines will also remain private.
- There is no access to the sewage treatment plant.
- Westford has approved the subdivision, but will not file unless the Town of Acton has accepted it.

Mr. Bartl commented that there are water pressure problems in that area.

-In response to questions concerning traffic impact, Ms. Howe stated that no input has been provided for the preliminary hearing, but they will have information for the definitive decision.

Mr. Bartl suggested that they contact the Planning Board for the scope of the traffic studies.

-The proponent's representative stated that they will provide a profile of agreements between DEC and Nagog Park concerning grading and easements.

-Their intent is to be in compliance with the hazardous materials bylaw.

-In response to provisions for emergency access, they felt it would be difficult to provide a secondary road.

-It was noted that the septic system limits the size of buildings.

-Their intent is to stay within the bylaw except for sidewalks as they see no need for them (they'll provide sidewalks only if it is a Board requirement).

Mr. Barry commented that a sidewalk is required, particularly since there are joggers in that area.

-It was also noted that there are no defined wetlands on the site.

With no further discussion, Mr. Dennis thanked them for their input.

9:00 p.m. Audubon Hill: Mr. Evans raised the issue of lighting and the driveway. The main item being the road relocation.

Mr. Harry Donahue explained that the new location will take care of the visibility on the road. He stated that the original topography being in error, and in discussion with the Engineering Department, they'd place the entrance a minimum radius of 40 feet.

Mr. DeSarcina discussed the traffic issue which had been evaluated several weeks ago. The volume of traffic generated would not be great, he commented. Further, the original site was adequate but it would be better to bring the driveway to the crest of the hill. The traffic generated would be approximately 28 cars in the morning and the reverse at night.

At the Board's request, Mr. Donahue stated he would change the grades and access.

With reference to the stump dump on the conservation land, the hill site would be changed as little as possible.

Deed restrictions:

Mr. Fred Steinhour, Chairman, Council on Aging, commented that the activities at the Council on Aging Center, to be built from Mr. Veenstra's house, will be mainly confined to daylight hours rather than late evening hours. Car pooling would be encouraged for their Board meetings which will be held once a month. Also, he is not aware of any night activity. No large amounts of traffic would be created, especially at night.

Mr. Evans referenced a letter from Acton Survey, re: contours of land in 1984, and failed to see the justification of moving the location from the original plan.

In response, Mr. Smith stated that there will be down-lights with lighting in back of the buildings for handicapped. The center will be in compliance with the zoning bylaw.

Mr. Dennis asked when the definitive decision would be filed. Mr. Smith said, "three weeks" and asked if the Board would prefer a cross intersection as the slope gets quite steep--should it be cross-sectioned with Faulkner Hill Road?

After consulting the members, Mr. Dennis noted that the Board would prefer to see it opposite Faulkner Road.

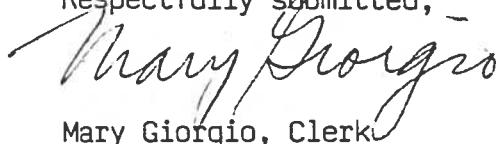
There were no further questions/comments on Audubon Hill.

Item VI - The Board elections were postponed until June.

Mr. Barry highly recommended the book, "Land Planning & Development Meeting" for everyone to read. The book will be kept in the Planning Department.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,


Mary Giorgio, Clerk