



## PLANNING BOARD • Town of Acton

472 MAIN STREET ACTON, MASSACHUSETTS 01720 TELEPHONE (508) 264-9636

### PLANNING BOARD MINUTES

Monday, February 27, 1989

Acton Town Hall

RECEIVED & FILED  
DATE June 19, 1989  
Ronnie O. Huber  
TOWN CLERK, ACTON

Planning board members present at this meeting were Quinton Brathwaite, Chairman; Rob Block, Vice-Chairman; Mary Giorgio, Clerk; Greg Niemyski; David Hill; and Douglas Carnahan. Town Planner Roland Bartl and Assistant Planner Timothy Smith were also present at the meeting.

The Chairman, Mr. Brathwaite, called the meeting to order at 7:38.

ITEM 1: The Board opened the public hearing for the Highridge Subdivision. After considering the developer's request to continue the public hearing, the board set a new hearing date to March 13, 1989, 8:00 P.M., at the Town Hall Hearing Room.

ITEM 2: The Board next discussed the Audubon Hill PCRC. The Board reviewed a draft of the decision for the special permit written by the Planning Department and made several modifications to it. Pending these modifications, the Board voted unanimously to approve the granting of a PCRC special permit for the Audubon Hill development.

ITEM 3: The Board chose Planning Board member David Hill as their representative to the Metropolitan Area Planning Council's MAGIC committee.

ITEM 4: The Board voted unanimously to reduce the bond on Mallet Drive to \$8,000.

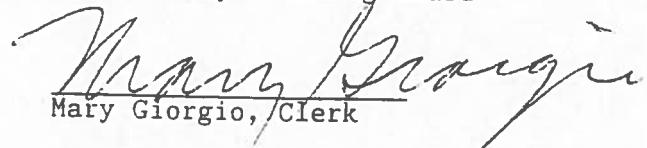
ITEM 5: Next the Board held the public hearing for the Blackberry Hill residential compound. The developer, Ernie DeVincent, and his engineer, Mike Juliano, presented the subdivision plan. Mr. Niemyski asked Mr. DeVincent how far the private drive would be from the abutting neighbor's house. Mr. DeVincent replied that it was a little over 29 feet. Mr. Smith, Assistant Town Planner, explained that there must be a 30 foot set back from the private drive or Mr. DeVincent would be creating an illegal situation. Mr. Juliano explained that to meet the 30 feet set back requirement, a small strip of land could be deeded over to the abutting property or an easement could be created separating the private drive from the abutting property.

The owner of the abutting property, Mrs. Grey stated that she was concerned about the development and wanted to ask her attorney what she should do. The Planning Board voted to close the public hearing subject to comments

from Mrs. Gray.

ITEM 6: Lastly the Board negotiated with Greg Paterson of Metwest Development Inc. over the Meadowview development. Mr. Paterson stated that he had come along way but that no progress was being made. He stated that he felt exasperated and that had given his bottom line in the negotiations with the Board. Mr. Brathwaite said that he recognized that Mr. Paterson had been trying desperately to work with the Board and the neighborhood and that he had done an admirable job. Mr. Paterson asked the Board how they would feel about the development if he added affordable housing units to the subdivision. Although some of the Board members felt that this additional concession would best meet the town's interest, others felt that this proposition did not resolve the problems cited in the decision.

Approved by Planning Board

  
Mary Giorgio, Clerk

Doc #172