



PLANNING BOARD • Town of Acton

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

ACTON PLANNING BOARD

Minutes of Meeting

September 10, 1990



Planning Board members present: Chairman Mary Giorgio, Greg Niemyski, Jim Lee, David Hill, Doug Carnahan and Quint Brathwaite

Planning staff in attendance: Town Planner Roland Bartl, Planning Board Secretary Donna Jacobs

I. GENERAL BUSINESS

The Board unanimously voted to approve the minutes of the August 13, 1990 Planning Board meeting as submitted.

II. BONDS

Haley Lane - The Board voted to establish a bond amount of \$14,000 as recommended in the 8/31/90 memo from the Engineering Department.

Lisa Lane - The Board voted to notify Gilford Construction that the Board will continue to hold the bond based upon the recommendation of the Engineering Department and that they will reconsider Gilford's request for bond release at the October 15, 1990 Planning Board meeting.

Post Office Square - The Board voted to continue to hold the Letter of Credit on the Acton Technology Park subdivision until the work remaining to be done has been completed.

III. AUTHENTIC HOMES' ANR

Town Planner Roland Bartl informed the Board that Authentic Homes filed an ANR plan for the lots off of Charter Road and Arlington Street based on the resolution to the pending court action. The legal documents required prior to endorsement of the ANR plan have yet to be filed, so Jim Fenton has granted an extension of the time for endorsement of an ANR plan until September 25, 1990. The Board voted to accept Jim Fenton's extension of time for endorsement of the ANR plan.

IV. MEADOWVIEW PLAN MODIFICATIONS

Mr. Ralph Bibbo, engineering consultant for the Boltons, and Mr. & Mrs. Warren Bolton met with the Board to discuss the plan modifications proposed by Mr. Bolton's as a solution to the pending court action. His proposed plan modifications include a 22' wide roadway with a reverse curve; a footpath to provide access to the wetlands; and a 10' wide pedestrian easement (emergency and maintenance vehicles permitted to use this pedestrian easement). In addition to these modifications, Mr. Bolton has offered to deed the wetlands and Lot 'A' to the Conservation Commission or the Town upon completion of the project.

After meeting with Mr. & Mrs. Warren Bolton and their engineer, the Board voted by unanimous roll call vote to enter into executive session for the purpose of discussing the pending litigation on the Meadowview subdivision approval and to reconvene in open session at the conclusion of the executive session.

V. DRAFTED ZONING AMENDMENTS

The Board reviewed the Zoning Amendments proposed for consideration at the November 28, 1990 Town Meeting and agreed to submit all but the Hammerhead Lot amendment for inclusion in the Warrant. It was decided to wait and put the Hammerhead Lot amendment on the Annual Town Meeting warrant if the Lot Width amendment passes at the fall Town Meeting.

VI. MASTER PLAN - Transportation Improvements

The Board met with Anne Fanton, chairman of the Planning Council, to discuss the Transportation Improvements section of the Master Plan. David Hill stated that he agreed with the recommendations and feels that the priorities are on target, although some of the low priority items may not need to be done. Doug Carnahan questioned whether the priority items should be prioritized within their grouping. Doug asked if the Planning Council had determined what criteria would be used to establish those priorities. Anne Fanton replied that VHB, Master Plan traffic consultant, has prioritized based on getting the most improvement for the least amount of money.

Quint Brathwaite stated that the priorities identified by the Master Plan are not the same as those identified by the MAPC's MAGIC region and questioned whether VHB had included those priorities established by MAGIC when determining Acton's priorities. Anne Fanton replied that VHB focussed entirely on Acton and didn't do any outreach during their review of Acton's traffic. Anne stated that she felt that VHB did a good job identifying hazard areas within Acton.

Mary Giorgio stated that she feels VHB did a good job identifying every area in Acton where there is an existing traffic hazard, but that additional work should be done on the priorities for the recommended transportation improvements. Doug Carnahan suggested that VHB and the Planning Council use a "wholistic" approach and address the entire roadway rather than focussing on just the hazard area.

Anne Fanton stated that she feels the lack of transportation management is a shortcoming of VHB's recommendations. VHB used standard methods of remedying traffic hazard areas (widening, signalizing, etc.) rather than looking at traffic management solutions such as one way roads, no left turns, etc. Anne urged the Planning Board to think about the prioritization within the categories and transportation management issues.

Jim Lee stated that he believes VHB did a good technical engineering job and questioned whether that was the task they were hired to perform. Greg Niemyski replied that the Planning Council was very specific on numerous occasions, including during the interview stage, in their request for creative solutions to transportation problems.

Jim Lee suggested that the Planning Council and Planning Board contact all of the Town officials and regional planning agencies and urge them to let the State know that Acton has a strong need for the completion of the improvements scheduled for Route 2.

VII. HISTORIC DISTRICT REPORT

Trey Shupert was unable to attend the meeting but submitted written comments on the proposed Preservation Bylaw and Local Historic Districts. Mary Giorgio submitted written comments as well. Mary recommended that the procedures for obtaining permits be tightened up by establishing time lines, etc. Doug Carnahan is concerned that section 8.3 is ambiguous in its statement that the Commission may impose dimensional setbacks in addition to those established in the Zoning Bylaw.

The Board agreed to submit written comments for discussion at the next Board meeting.

OTHER BUSINESS:

Principal Uses permitted -
Greg Niemyski suggested the Board consider amending the Uses Permitted in the Small Manufacturing (SM) District by changing the present "retail lumberyards" to "wholesale lumberyards".

Autumn Lane Subdivision -

The Board agreed to notify Mr. Manter and the developer, Mr. Massarelli, that the development has been completed to this point in accordance with the Planning Board's decision. The Board also agreed to conduct a site visit when the final grading has been completed on the lot that is presently vacant.

Meeting adjourned at 10:40 PM.

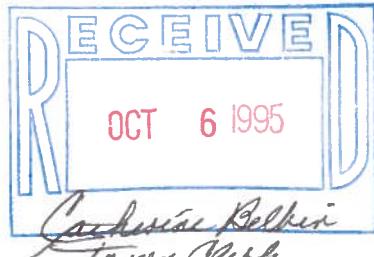
David Hill
David Hill Clerk

CONFIDENTIAL

ACTON PLANNING BOARD

Minutes of Meeting

September 10, 1990



EXECUTIVE SESSION

Planning Board members in attendance: Chairman Mary Giorgio, Greg Niemyski, David Hill, Doug Carnahan, Jim Lee and Quint Brathwaite.

Planning staff in attendance: Town Planner Roland Bartl and Planning Board Secretary Donna Jacobs

The Board voted by unanimous roll call vote to enter into Executive Session for the purpose of discussing the pending litigation concerning Meadowview subdivision approval and to reconvene in open session at the conclusion of the Executive Session.

The Board reviewed the resolution proposed by Warren Bolton and had the following comments and concerns:

Findings and Conclusions:

p.5, #7 agreed to retain without change

p.5, #12 proposed deletion is O.K. with the Board

David Hill stated that Fort Pond dumps into the Assabet River which in turn empties into the Concord River which empties into the Merrimac River. The Merrimac River is a drinking water supply for Lawrence or Haverhill. Roland Bartl agreed to check on this point.

Plan Modifications:

p.7. First paragraph - Covenants vs. obtaining approvals in advance - the Board agreed to continue to require obtaining approvals in advance.

p.7, #2.0 agreed to delete paragraph

p.7, #2.1 agreed to require plan note "No stump disposal on site"

p.7, #2.2 Use proposal 'B' design but delete emergency access, require a good base beneath sidewalk to support emergency vehicles, 22' pavement width, street trees on the far side of the sidewalk, require projection of road layout to the property bound in the area where the road stub is presently shown and construct the road without the stub but also without curbing in that location, require some type of gate across access to pedestrian/emergency vehicle easement.

David Hill pointed out that Subdivision Regulation 8.1.21 asks that trees greater than 18" diameter be retained. Jim Lee suggested that the Board require the 90° turn on the 10' pedestrian easement be rounded out.

p.7, #2.4 agreed to delete second sentence, but retain and reword first sentence.

p.8, #2.5 covered in 2.2

p.10, #2.28 agreed to delete last sentence

p.10, #2.29 agreed to state that there shall be no work within 100' of any wetland unless specifically authorized by the Conservation Commission.

Conditions:

p.10, #3 agreed to reword to release/dismiss town's participation in suit - neighborhood is also involved.

p.11, #3.3 agreed to spell out Bolton's commitment to the Acton Water District

p.11, #3.4 agreed to delete

p.11, #3.5 agreed to delete the 2nd sentence

p.11, #3.7 agreed to continue to require recording of Decision

p.11, #3.8 no compromise

p.12, #4.2 agreed to continue requiring 6 months

Additional Provisions:

5.0 The Board agreed that a revised plan shall be required prior to any agreements on conveyances.

5.1 agreed to 5.1 as written except correct date to read 12/4/89.

Executive Session concluded.

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