



PLANNING BOARD • Town of Acton

MINUTES PLANNING BOARD MEETING DECEMBER 7, 1981

CALL TO ORDER: 8:05 p.m. by Mrs. Bayne, Chairwoman

THOSE PRESENT: Mrs. Bayne, Chairwoman; members, Mrs. Harting-Barrat, Mr. Weare, Ms. McCarthy and Mr. Phillips; Mrs. Howe of 83 Concord Road; Mr. and Mrs. O'Grady of Keystone Associates; Mr. Paul Maillot of the Middlesex News; Mrs. Joan McKenzie of the Lowell Sun.

APPOINTMENT: Mr. Don O'Grady, Keystone Associates
Mr. O'Grady was present to update communication with the Board regarding the Briarbrook parcel.

He discussed the possibility of presenting an article to Town Meeting. He asked if the Board would support an article; what type of article it should be and what the scope of the article should be? Mrs. Bayne answered for the Board that depending on what the trade offs are, in concept the Board is supportive of the proposed zoning but also that there will be many questions and details to address. The Board also told Mr. O'Grady that he would have to be the one to present the article to Town Meeting. The Board felt that the issue of density will be very important. They asked Mr. O'Grady what density would make the project work and at the same time please the Town? Also the Board felt that the Town is quite sensitive to terms such as "multi-family housing" and it would be better to approach the Town with "attached single family housing".

Mr. O'Grady suggested that the article have a flexible density, from a 1.2 minimum to a 1.6 maximum of dwelling units per acre average over the entire site considering that different sites present different development problems. Mr. O'Grady wants to meet extensively with the board to discuss architectural layout, land planning, road layout etc... He said he will need approximately 325 to 400 dwelling units for this proposal to work, which represents between 1.2 and 1.6 units per acre average density. Mr. O'Grady asked that the Board come up with a list of issues to address, groups and individuals to contact before he meets with the Board next Monday night. He also needs an indication from the Board whether or not the concept of developing this land is a realistic possibility.

Mr. O'Grady stated that he will return to the next regular Planning Board meeting of 14 December 1981 with representatives of the owners of Briarbrook North Subdivision parcel to speak with the Board on the feasibility of including the Briarbrook North parcel in the total development plan. Mr. O'Grady impressed upon the Board the interrelationship of the density to be allowed on the parcel with his ability to negotiate a satisfactory arrangement with the owners of Briarbrook North, Homecorp, Inc.

DISCUSSION: Board of Health Proposed Rules and Regulations
The Board reviewed these proposed rules and regulations. Mr. Dufresne and Mrs. Bayne will contact Board of Health members this week to further discuss the rules.

TOWN PLANNERS ISSUES:

Patriots Hill Subdivision:

Mr. Dufresne wrote a letter to the Board recommending that they deny the request for a partial release of the Patriots Hill Subdivision bond because of work not being satisfactorily completed in a timely fashion.

MOVED by Mrs. Harting-Barrat to deny the request for partial release of the Patriots Hill Subdivision bond, second by Mr. Weare, all in favor.

ZONING BYLAW REWRITE:

The Board voted unanimously to select Mr. Kevin Hurley as the consultant to rewrite Actons Zoning Bylaw. Mr. Hurley will be informed tomorrow of the Board's decision.

BOARD OF APPEALS PETITIONS:

Mr. Dufresne reviewed with the Board the following Board of Appeals Petitions: 81-31, 81-32, 81-33, & 81-34 and will forward their comments regarding these petitions to the Board of Appeals.

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

O'Brien Stationers	\$12.03
Naturescape	\$20.00

MOVED by Mr. Phillips, second by Mr. Weare, all in favor.

MEETING ADJOURNED: 10:45 p.m.

Respectfully submitted,

Julie McCarthy
Julie McCarthy,
Clerk