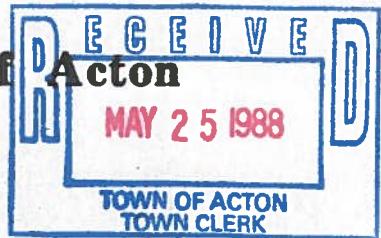




## PLANNING BOARD • Town of Acton



The Planning Board met on Monday, April 25, 1988 at the Junior High School Library, Acton at 7:30 p.m.

Board Members present: Chairman, Marshall Dennis; Members: John Barry, and Quinton Brathwaite. Members absent: Mary Giorgio and Robert Block and Associate Member, Greg Niemyski. Staff present: Peter Lowitt, Assistant Town Planner and Mary Robertson, Recorder.

Agenda Item I: (Minutes + Warrant Articles): Planning Board Minutes of 2/8/88, 2/25/88f, 3/14/88 and the Warrant Articles presented at Public Hearing--Motion was made to approve amended minutes and articles by Mr. Dennis; seconded by Mr. Brathwaite, and unanimously approved.

-Mr. Barry will consider attending the Sudbury Valley Trustees meeting on April 28th.

-The Foster Masonry review was noted for its good commentary.

-Acorn Park Plan Endorsement: The Board accepted the TSM plan. Mr. Barry motioned to endorse the Acorn Park Plan. Seconded by Mr. Brathwaite.

-Mr. Barry motioned to authorize the Engineering Administrator to calculate a bond to accept the subdivision roads, re: Lisa Lane and Breezy Point. Motion was seconded and unanimously approved.

-Mr. Barry motioned to endorse the Acton Community Housing Corporation's Strategic Planning Grant Application. Motion was seconded, and unanimously approved to identify areas of town suitable for the location of affordable housing and to integrate the information to the Master Plan.

-Albertine Circle: Motion was made by the Chairman to delete the hydrant requirement in the Albertine Circle Decision. According to a memo from N. Veenstra dated 4/9/88, there is no need for an additional hydrant. Mr. Brathwaite seconded; unanimously approved.

8:00 P.M. - 712 Main Street, Public Hearing: Petitioner, Robert Batts - application for Common Drive Special Permit for an additional two lots. In absence of a quorum, Mr. Dennis suggested a continuation of the public hearing. It was noted that Lot C-1B is currently being built upon. Notice of Continuation will be forwarded to hearing attendees and the Town Clerk. Mr. Dennis motioned to continue the hearing on May 9, 1988 at 10:00 P.M. Motion was seconded by Mr. Barry and unanimously approved.

As there appeared to be some confusion concerning this special permit by the abutters, Mr. Lowitt explained the application process to those in attendance.

The Board recessed at 8:20 p.m.

9:00 P.M. - Audubon Hill: Mr. Roy Smith presented the Board with a pre-application for determination under Section 3.2.4 of the PCRC rules and regulations on Audubon Hill. The proposed project will have 70 units on 71.2 acres. Mr. Harry Donahue, Acton Survey & Engineering, presented the overall land use and phase concept plan. Additional comments on this project were noted:

- The Veenstra house will be conveyed to the Town as an elderly center.
- Access will be provided for the Conservation Commission.
- Restriction of the development of those over 55 years of age meets the town mandate.
- 25 units will be at lower than market rates
- 20 will be affordable (\$110K+)
- 5 units will be sold to the Housing Authority
- 2 of the 5 units will be designed for the handicapped
- A gate will be provided for security for conservation land

Mr. Gauchat, Gauchat Assoc., discussed the architectural plans and elevations with changes from the initial plan:

- final plan is on actual field survey
- units placed with topographic features
- site distances are 500 ft both ways
- sidewalks to be provided on one side
- trees will be left in
- grading will meet handicapped access
- 8 units per cluster with two secure court yards
- there will be access to the common area with garages
- most units will have basements underneath; some on slab foundation
- it would be impossible to retrofit handicapped units; however, handicapped designation prior to pre-building may be considered

Ken Krasco, representative from Carol Johnson Assoc., discussed typical landscaping plans.

Mr. Lowitt questioned access for emergency vehicles. Hydrants will be provided in the parking lots.

Sewage proposed is a DEQE community system package treatment plant approved for condominiums.

Mr. Roy Smith requested further discussion of this project be continued on May 23rd (so noted).

9:45 P.M. - Met West Development, Meadow View: Mr. Charles Kadison, Attorney (Kadison & Grant) represented the developer in addressing the concerns raised by the Planning Board in its preliminary subdivision decision.

Mr. Dennis explained the Board's concerns with this subdivision--the major problem being density (given the number of lots proposed in the area) and the roadway system around the subdivision. Also, the suitability of the stub and road is questionable and alternate access from Robbins Street.

Mr. Kadison argued that Robbins Street is a public way and economically, there is no way to cut the density. He cited the allowance of a stub, if not over 200 ft, complies with the Rules and Regulations. He expressed the hope to resolve some of the issues prior to the definitive plan.

Mr. Dennis stressed the issue being "existing vs potential" problems.

Mr. Kadison proposed alternatives such as retaining a right-of-way at 65 ft, or a 500 ft right-of-way and 30 ft paving width, but Mr. Dennis stated that the Board can't close their eyes to what is outside the area.

Mr. Barry added that evidence was presented regarding flooding of the access roads to the site, whereupon Mr. Kadison felt the town should take care of flooding and that it is irrelevant to this proposal.

Mr. Brathwaite addressed the concern of foundations raising the water table and asked if appropriate calculations were made. The developer responded that calculations were not made but that runoff would dissipate before any flooding occurred. There was no effect from flooding during the 50-year storm which occurred in 1987. The stormwater detention facility will have easements and addresses these concerns.

In response to the stub being a "proper easement," Mr. Kadison stated he wouldn't give up a lot. He added that the stub is there for future access to abutting lots but they could provide a cul-de-sac instead of a stub.

Mr. Dennis questioned the need for a waiver. Mr. Kadison responded that its due to a single access on one portion (200 ft) of the road way, and he concluded that the reason for the meeting is the 500-ft long access and interpretation of the rules and regulations.

10:30 P.M. - Castle Ridge: Mr. Brian Ahern, Castle Ridge Assoc., presented their application for Castle Ridge. He described the project as a 68-unit town house condominium development on approximately 10.5 acres of industrially-zoned land on Quarry Road. The townhouses will be clustered in 2, 3, and 4 unit buildings--5 units are offered to the Housing Authority at approximately \$75K and 17 units-HOP (\$55-95K). The application package is available in the Planning Office.

In addition:

- They will repave up to the entrance of the site on Quarry Road.
- Sidewalks will be extended from Quarry road to the recreation center
- The CHC supports this development.

-They will go before the Board of Appeals in June and should have a decision from the state in May.

After a good deal of discussion on safety and access issues, etc., the Chairman indicated that the Board will review the proposal and make their recommendations to the Board of Appeals.

Meeting concluded at 11:10 p.m.

Respectfully submitted,

  
Mary Giorgis  
Clerk

9315p