



## PLANNING BOARD

• Town of Acton

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DATE

*June 19, 1989*  
*Connie O. Heber*  
TOWN CLERK, ACTON

### PLANNING BOARD MINUTES

Monday, January 30, 1989

Acton Town Hall

Planning Board members present: Jack Berry, Chairman; Quint Brathwaite, Vice Chairman; Mary Giorgio, Clerk; Greg Niemyski; and David Hill. Staff present: Timothy Smith, Assistant Town Planner.

The first item on the agenda was the discussion of the Autumn Lane Subdivision. The board reviewed a copy of a draft decision provided by staff. Mr. Berry said that a 2 foot berm should be required to prevent flooding of abutting properties. It should be written in the decision that the berm shall be subject to the final approval of the Engineering Administrator. The board voted unanimously to approve the decision subject to this modification.

The board next discussed the Open Space Development Bylaw. The Board asked Mr. Smith, Assistant Town Planner, questions about the bylaw, including: how many parcels are effected by the bylaw? what are the incentives and benefits for the developer? are we generating a lot of small cul-de-sacs? and can you safely concentrate septic systems?

Mr. Niemyski said that because clustering is allowed by a special permit it raises a redflag to developers. Therefore it should be stated in the zoning bylaw that this is the preferred method of development.

Lastly, they discussed the potential impact the bylaw might have on the town's tax base.

Approved by the Planning Board

*Mary Giorgio*  
Mary Giorgio, Clerk