



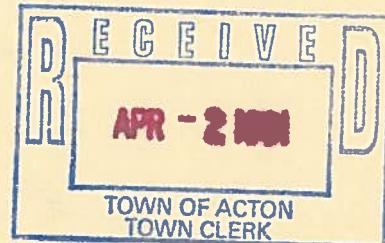
PLANNING BOARD • Town of Acton

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

ACTON PLANNING BOARD

Minutes of Meeting

September 17, 1990



Planning Board members in attendance: Chairman Mary Giorgio, Greg Niemyski, David Hill, Jim Lee, Quint Brathwaite and Trey Shupert

Planning staff in attendance: Assistant Planner Donna Jacobs

I. GENERAL BUSINESS

Chairman Mary Giorgio called the meeting to order at 7:35 PM. The first order of business was a discussion of the minutes from the September 10, 1990 meeting. David Hill moved to approve the minutes with a minor correction. Motion was seconded by Jim Lee and carried unanimously.

II. PRESERVATION BYLAW & HISTORIC DISTRICTS

Board members discussed the proposed Preservation Bylaw including the written comments submitted by Mary Giorgio and Trey Shupert. Chairman Mary Giorgio stated that she commends the Historic District Study Commission for their hard work which resulted in the proposed Preservation Bylaw and the proposal to establish three Local Historic Districts. The Board agreed to share Mary and Trey's written comments with the Historic District Study Committee. Board members are concerned that the proposed Preservation Bylaw does not regulate the use of color and suggested that it may not be wise to eliminate all controls on color from the bylaw.

III. HALEY LANE RED-LINE CHANGE

The Board discussed Elizabeth Haley's request for approval of a red-line change to provide for a revision in the configuration of the water supply lines leading from the street to the houses. The Acton Water District has approved the requested change, but requested that the Planning Board require a covenant stating that responsibility for maintenance, repair and replacement of the water service piping in the roadway from the curb stop to the house. Donna Jacobs reported that the general contractor has stated that it is the intent of the property owner to record an amendment to the existing "Homeowners Agreement" which is recorded at the Registry of Deeds and

suggested that the Board could vote to approve the red-line change subject to receipt of evidence of recording. Because the contractor indicated that he could have a revision to the "Homeowners Agreement" in a couple of days, the Board decided to postpone consideration of the red-line change until the September 24th Board meeting.

Quint Brathwaite moved that the Board require the stipulation as suggested by the Acton Water District; motion seconded by Greg Niemyski and carried unanimously.

IV. STONEYMEADE - BOND REDUCTION REQUEST

The Board discussed the requested Bond reduction and noted the significant difference between the developer's estimation of the amount to be released and the amount of release recommended by the Acton Engineering Department. Mary Giorgio reported that she inspected the subdivision over the weekend and concurs with the estimate calculated by the Engineering Department. Greg Niemyski reported that he also inspected the subdivision and likewise agrees with the amount of release recommended by the Engineering Department.

Board members discussed whether they may wish to postpone any additional bond reductions until the developer has provided a draft of the deed conveying the Common Land to the Town of Acton (or Conservation Commission). Because Mark Gallagher did not keep his 8:00 PM appointment with the Board, David Hill moved to notify Mark Gallagher that the Board will be considering the bond reduction request on September 24th and would look with favor on the submission of the deed to the Common Land prior to the meeting. The motion was seconded by Quint Brathwaite and carried by unanimous vote.

V. MASTER PLAN/TRANSPORTATION IMPROVEMENTS

The Board discussed the transportation improvements recommended by VHB. Mary Giorgio said that it should be recognized that these recommendations are not a transportation master plan, but rather a road improvement plan. Trey Shupert agreed with Mary that the proposal is not a transportation/traffic management plan

Mary reported that she is unable to establish criteria from a transportation planning standpoint but could add her perspective from a driver's viewpoint. Jim Lee, Greg Niemyski and David Hill submitted written comments on the possible prioritization of the recommended improvements.

Greg Niemyski stated that he believes the transportation improvement plan should implement the Sidewalk Master Plan because there was such strong public support of improvements for pedestrian safety during the master plan meetings. Greg questioned whether the sidewalk master plan was formally adopted by the Town of Acton.

The Board agreed to develop a list of recommendations for submission to the Planning Council. To aid in the formulation of the list, Donna Jacobs agreed to merge all of the written comments into one document for the Board's consideration on September 24th.

VI. AFFORDABLE HOUSING OVERLAY DISTRICT/BYLAW

The Board discussed the proposed Affordable Housing Overlay District bylaw amendment. Mary Giorgio questioned what the total number of affordable units would be at build-out if the plan were implemented. Mary expressed concerns about the capacity of local streets and questioned whether this factor was considered in the process of designating parcels. Mary suggested that perhaps the parcels could be prioritized based on transportation.

Trey Shupert stated that the overlay district is setting wrong expectations because neither transportation or suitability of soils for septic systems appear to have been considered in determining parcels for inclusion in the district. In addition, review of the district map shows a large percentage of Acton land included which may lead voters to think that all of the units proposed in these areas are affordable units, rather than just a percentage of the total number of dwelling units. The Board discussed what they feel is a strong need for informational meetings conducted by the Planning Council to explain the affordable housing overlay district to the voters before Town Meeting.

Greg Niemyski had questions about how the density reaches 25%. Greg indicated that Section 4.4.6.6 d) may need to be re-worded for better clarity. Greg also noted that the bylaw proposes elimination of side yard setbacks in Open Space Developments and questioned whether there would be a perimeter buffer if the Open Space Development provision were utilized. In addition, Greg Niemyski questioned whether the additional requirements established in Section 4.4.9 were patterned after acceptable standards.

VII. ZONING BYLAW AMENDMENTS

Board members discussed the revised version of the proposed zoning amendments and agreed that the revised Lot Width amendment is a good improvement. It was noted that the previous amendment proposed for Hammerhead Lots has been deleted until after the Lot Width amendment has been adopted.

At the last meeting, the Board briefly discussed the possibility of modifying the definition of Lumberyard to exclude retail sales when located in the Small Manufacturing District. Further discussion during the meeting resulted in the Board's suggestion that all retail sales should be eliminated as a permitted use in the Small Manufacturing District. The Board agreed to ask Planning staff to investigate the implications of this suggestion and draft a zoning amendment for discussion at the September 24th meeting.

The meeting adjourned at 9:45 PM.

David Hill
David Hill, Clerk