

Terria R. Yessure  
TOWN CLERK, ACTON



MASSACHUSETTS  
PLANNING BOARD

MINUTES  
MEETING OF JUNE 2, 1980  
8:00 P.M., DPW FACILITY

PRESENT: Chairwoman Bayne; members, Mr. Grolnic, Mr. Becklean; Planning Administrator, Mr. Dufresne; Mr. Hurley, Mr. Bisignano, Mr. Moore, Mr. Cross, Ms. Lopez; Absent: Miss Phillips.

PATRIOT'S HILL: Release from Restrictive Covenants dated November 14, 1966 and November 14, 1979.

Mr. Hurley said that they would be back by June 16 or 30 to request lot releases. Mr. Becklean said that it looked as if work had been done in the area already. Mr. Hurley explained that they cleaned it up to make it look better since it had been a dumping area for the rest of Patriot's Hill. Mr. Grolnic said that presuming the new covenant of 1979 encompasses the same provisions as the old covenants of 1969 and 1975, he sees no problem with releasing the old covenants. Mr. Grolnic asked that the old and new covenants be sent to him with comments from Mr. Dufresne. A copy of the letter from Mr. Flagg requesting a bond estimate for Washington Drive will be given to Mr. Abbt. Mr. Hurley stated that the bond will be posted prior to any lot releases.

MINUTES ACCEPTED:

May 19, 1980 as written.  
May 19, 1980 Executive Session, as amended.  
May 27, 1980 as written.

Moved by Mr. Grolnic, second by Mr. Becklean, 3 members in favor, 1 member absent.

VOUCHERS: Voted to approve and sign the following vouchers:

Nashoba Blueprint & Drafting Co.	-\$81.00
O'Brien Stationers	-\$12.67
O'Brien Stationers	-\$16.24
Mrs. Sandy Bayne	-\$30.62
Mr. Armand Dufresne	-\$19.99

Moved by Mr. Grolnic, second by Mrs. Bayne, 3 members in favor, 1 absent.

Mr. Grolnic commented that if a report is due on a site plan by one of the Planning Board members, it should appear on the agenda.

ACTON-BOXBOROUGH JAMBOREE - We could not secure the Guidance Library. The Conservation Commission would like to share a booth with the Planning Board. Mrs. Bayne suggested that we display the wetlands mapping. It is to be held the first week of August. Three members were in agreement with these plans, One member absent.

Since there will be a vacancy effective June 9, 1980, it was decided to re-run the advertisement for principle clerk's position.

Mrs. Bayne commented that we should always get a list of the persons present, at our Planning Board meetings.

ANDERSON-NICHOLS STUDY - There will be an Anderson-Nichols Study meeting on June 9, in town hall. Mr. Becklean cannot attend. Mrs. Bayne, Mr. Dufresne, and Mr. Grolnic will attend.

Mrs. Bayne will contact the Charter Commission to rearrange the schedule so we can meet with them as they requested.

DIGITAL - Mr. Moore was present for two reasons. One was to let the Planning Board know what they're planning to do and the other was to get some advice on completion of Nagog Road. Subdivision plan was approved in 1973. They are proposing 200,000 sq. ft. of office space. 120,000 sq. ft. would be built at first, and then the second phase would be done later.

The parking requirements for the town is excessive for their type of use. Mr. Grolnic asked that he explain this comment about the parking. Mr. Moore feels that 3 1/2 parking spaces per 1,000 feet of gross floor area is sufficient. They claim to need 700 spaces, however the town code requires 918 spaces. They will go to the Board of Appeals for variance. They would also like some space for compact cars. Mr. Grolnic would like, if Mr. Moore is willing, any documentation on this information so that it will help the Planning Board in considering revising the town's parking area requirements.

The subdivision plan presently requires a 135 ft. diameter temporary cul-de-sac. Mr. Moore asked whether the Board would support a reduction in the size of the cul-de-sac to the current standard of 106 ft. diameter. Mr. Grolnic stated that the Board would entertain such a change on a "red line" plan. Mr. Moore also stated that if the Board of Appeals does not grant a variance from the parking requirement, then Digital would like to have the cul-de-sac located at the end of the road layout to facilitate a second exit from the parking lot. The Board said that it would entertain such a request. Mr. Grolnic suspects that the Planning Board will support eliminating the extra parking space before the Board of Appeals. Mr. Grolnic wanted to know why they also went to the Conservation Commission since there are no wetlands on the lot. Digital will have to decide whether they want to go for a determination or a hearing. The Planning Board has no problem with the red line and no problem supporting a parking waiver. A red line plan (marked up blueprint) should be submitted to Mr. Dufresne for review by our Engineering Department. Two sets of plans should be submitted.

HEATHER HILL ESTATES - PRELIMINARY PLAN - The Planning Board members walked along the site with copies of the plan. Site distances are fine. The roadway goes through a field. A couple of houses will be back in the woods. Mr. Dufresne felt this would be an excellent opportunity to begin asking the tree warden to go out and walk the site and have him tell us where it would make most sense to place the trees and what kinds of trees would be most suitable. This is included in the Subdivision Rules and Regulations. Mr. Dufresne also wants to pursue the partly paved cul-de-sacs which leave a small island of natural vegetation in the center of the cul-de-sac circle. Mr. Grolnic is in favor of exploring this matter. Mr. Grolnic moved that we approve the preliminary plan of Heather Hill Estates as presented. Second by Mr. Becklean, 3 members in favor, 1 member absent.

SITE PLAN 4/25/80-189 - BONGIORNO ASSOCIATES - Report by Mr. Grolnic. Mr. Grolnic pointed to several issues which he felt should be examined. These are: that the existing driveway onto the property should be closed to traffic, the entire parking lot should be bermed to define limits of parking areas, there should be a visual, natural planted area separating the commercial from residential zones, the detention basin is located on the residentially zoned portion of the site, creating a possible use conflict since the basin could be construed as an accessory to the business use therefore it is not to be allowed in a residential district, the lack of devices for trapping hydrocarbons. In addition, Mr. Grolnic commented that the landscaping plan appeared to be a very good quality plan. Also, Mr. Grolnic noted that no dimensions were provided for the structure being proposed, specifically height dimensions. Mr. Grolnic will write a report for the Selectmen

and submit it to the Planning Board within the week. Mr. Becklean moved that we accept Mr. Grolnic's report as presented; second by Mrs. Bayne, 3 members in favor, 1 member absent.

ANR #2731

VOTED: to approve the plan subject to two changes recommended by Mr. Abbt.

Moved by Mr. Becklean, second by Mrs. Bayne, 3 members in favor, 1 member absent.

Planning Board discussed the Planning Board needs related to the ongoing hydro study by Lycott. Mrs. Bayne requested that the Board think about what information the Planning Board would find essential in implementing its land use policies resulting from the hydro study. The Board deferred the issue until the next Planning Board meeting for further discussion.

ACTON BUSINESS & INDUSTRIAL PARK - Mr. Grolnic moved to approve the preliminary plan known as Acton Business and Industrial Park. Second by Mr. Becklean, 3 members in favor, 1 member absent.

The Board requested that Mr. Dufresne write a letter to Mr. McGloin advising him that the Board would entertain a subdivision plan for his parcel on Main Street and if Mr. McGloin would wish the Board would entertain a request to vote to allow Mr. McGloin to resubmit his application to the Board of Appeals. The Board requested that a copy of this letter be sent to the Board of Appeals.

The Board discussed its organization relative to Planning Board projects. Mr. Dufresne stated that he felt that the Board was not, under the present system, using the Board members time or the staff time wisely or effectively. Mr. Dufresne said that he felt that each Board member should be given a specific area of responsibility relative to each project such as Ms. Phillips examining the legal implications of a project and Mrs. Bayne pursuing the public relations portion of a project. The Planning Board agreed that they felt that this tactic would be perhaps more effective and that as a result Mr. Becklean stated that in order for the Board's work to be effective, we needed to set priorities for projects, for the next year. Mrs. Bayne then requested that each board member make a list of all projects they would like to see pursued and that at some subsequent meeting the Board shall examine each of these projects and prioritize them and select whichever projects they feel are the most important over the next year and begin the process of following up those projects. Mr. Dufresne said that he would inform Miss Phillips of this plan.

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ADJOURNED: 11:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "W. Becklean".

William R. Becklean  
Clerk

WRB;sf