



MASSACHUSETTS
PLANNING BOARD

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DATE NOV. 18 1980

T. Clerk
Rydia L. Beane
TOWN CLERK, ACTON

MEETING MINUTES
OCTOBER 27, 1980

PRESENT Mrs. Bayne (Chairwoman); members, Mr. Phillips, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Mr. Cross, Ms. Lopez, Mr. Dentino, Mr. Maria, Mr. Colburn, and 7 residents interested in Heather Hill Estates Subdivision.

ABSENT Mr. Becklean, Mr. Weare.

MEETING OPENED 8:06 PM

MINUTES The minutes of October 20, 1980 were approved as amended. MOVED by Mr. Phillips, second by Ms. McCarthy, all members in favor.

ZONING WORKSHOP

Members of the Planning Board will attend a Zoning Workshop, session # four of the Planning Board Seminar Series sponsored by the Cooperative Extension Service to be held on December 6, 1980 from 8:30 AM to 4:30 PM.

VOUCHERS The following vouchers were approved for payment by the Planning Board.

O'Brien Stationers	\$14.63
Beacon & Independent Publications	\$18.00
Telephony Northeast Sales	\$45.00
Urban Land Institute	\$6.50

MOVED by Ms. McCarthy, second by Mrs. Bayne, all members in favor.

GRANT SERVICE The Town Manager has suggested that the \$228.00 fee for membership in the Grant Service be shared by the Planning Board's and the Town Manager's account. The Planning Board agreed to vote on the voucher which will be charged to the Board's consultant account when it comes down from Town Hall.

Mr. Dufresne will research the possibility of obtaining an MAPC grant from HUD to pay for a consultant to devise a plan for the revitalization of South and West Acton. The deadline for application is the end of November.

PLANNING BOARD MEETING RECESSED 9:00 PM
PLANNING BOARD MEETING RESUMED 10:00 PM

NORTH ACTON Mrs. Sherman presented her first report on influences which should have the most effect on the development of North Acton and what the Planning Board's relationship to these influences might be. Among the issues discussed by Rick was the availability of land, water supply, economics, and attitude of the town. Mrs. Sherman suggested that the Board go beyond zoning changes and should communicate with North Acton landowners. Rick will do further work compiling and organizing all the North Acton studies and will upgrade and condense the maps of the area.

SITE PLANS Setra Systems, 10/8/80-199
Mrs. Bayne reported on site plan # 10/8/80-199, Setra Systems, Inc. The plan, which involves construction of a building to house manufacturing of precision instruments at Nagog Park, Acton, was found to be a reasonable use by the Board, though there were concerns with parking lot design, water protection and use, and aesthetic protection of residential abutters. The Board voted to approve Mrs. Bayne's report.
MOVED by Mrs. Bayne, second by Ms. McCarthy, all members in favor.

Mark Smith, D.M.V., # 9/26/80-198
This plan proposes to convert an existing structure into a professional office and veterinary hospital. The Board voted to approve Mr. Weare's written report with amendments.
MOVED by Ms. McCarthy, second by Mr. Phillips, all members in favor.

MEETING ADJOURNED 12:15 AM

Respectfully submitted,



William R. Becklean

cf



MASSACHUSETTS
PLANNING BOARD

PUBLIC HEARING MINUTES
OCTOBER 27, 1980
HEATHER HILL ESTATES

RECEIVED & FILED

DATE NOV. 18 1980

Lydia R. Brown
TOWN CLERK, ACTON

PRESENT Mrs. Bayne (Chairwoman); members, Mr. Phillips, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Mr. Colburn of Colburn Engineering, Mr. Maria, Mr. Dentino, Ms. Lopez, Mr. Cross, and 7 residents interested in Heather Hill Estates Definitive Subdivision plan.

ABSENT Mr. Becklean, Mr. Weare.

Mrs. Bayne read the legal notice, noting that it had been duly advertised and that the abutters had been duly notified. Mr. Colburn of Colburn Engineering, Inc., representing Heather Hill Estates, presented the definitive plan for the 12 lot subdivision located on approximately 31 acres of land located on the southerly side of Willow Street, approximately 1200' east of the Stow-Acton town line. The meeting was then opened to the Board for comments. Mrs. Bayne asked Mr. Colburn about the proximity of the floodplain to the site. Mr. Colburn answered that areas of the proposed plan did overlap on flood plain, and that these areas would be contained in the utility easement. Mrs. Bayne then read the comments of the Town agencies that reviewed the plan. Mr. Colburn first addressed the concerns of the Engineering department. Mr. Colburn stated that he was aware that no Sedimentation and Erosion Control plan had been implemented, but Mr. Colburn preferred not to comment on this subject in terms of loam removal until speaking with the developers. Mr. Colburn stated that adjusting the site distance to coincide with ASSHTO standards would be no problem, but he wished to speak to the Engineering Department about requirements for superelevation, house numbering, and Form G. Mr. Colburn stated other problems would be rectified, including length of the outfall pipe and labeling of the easement on lot 7 to read "utility easement". Mr. Dufresne reminded Mr. Colburn that the Planning Board would require a written request for a waiver of the standard cul-de-sac length. The Fire Department was not in favor of a cul-de-sac length of over 500 feet. Comments from the Board of Health stated that additional test holes would be required. Mr. Phillips asked that Mr. Colburn address the subject of the water table, as the Conservation Commission feels that the high water table is of concern. Mr. Colburn stated he felt that the water table was not so high to be of concern, but stated he was concerned with the ecology of the area, and these issues would be dealt with under filing with the Conservation Commission under the Wetlands Protection Act. Mrs. Bayne added that a public hearing would be required by the Conservation Commission. Mr. Dufresne asked when the revisions to

the definitive plan would be submitted. Mr. Colburn answered that he thought the plan would be submitted in a matter of days.

The public hearing was then opened to the public for comment. Mr. Omann expressed concern that the subdivision plan would restrict his right of way which now exists as a cartpath. Mr. Omann referred to a letter from Eric Durling, assistant town engineer, stating in effect that Mr. Omann's deed was a legal document which Mr. Durling as an engineer could not interpret, but which should be examined by a lawyer. Mr. Omann stated that he hoped that no one was attempting to land-lock him as it would be illegal. Mr. Whitcomb stated his surprise that no right of way had been incorporated in the plan; Mr. Whitcomb stated that as a developer he many times had been forced to provide abutting landowners with right of way easements. Mrs. Bayne emphasized that cartpaths could be recognized as right of ways, and suggested that copies of Mr. Omann's deed be submitted to the developers. Mr. Dufresne stated that the Planning Board members are not qualified as lawyers and the Board cannot offer a legal opinion concerning this matter. Mr. Dufresne suggested that Mr. Omann and Mr. Whitcomb seek legal counsel to represent their interests concerning this matter.

Mr. Thompson of 162 Willow Street stated his concern over the effects of increased traffic in the area. Mr. Thompson said this area is frequently the site of traffic accidents. Mrs. Bayne said Mr. Colburn's calculations show that the 200 foot site distance appears to be well taken care of, but that the Board would discuss safety concerns with the engineering department.

The public hearing was closed at 9:55 PM

Respectfully submitted,



William R. Becklean
Clerk

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