



MASSACHUSETTS
PLANNING BOARD

MEETING MINUTES
JANUARY 12, 1981
8:00 PM; DPW FACILITY

PRESENT Mrs. Bayne (Chairwoman); members, Mr. Phillips, Mr. Weare, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Mr. Donohue, engineer for the Wampanoag Hill subdivision plan; and Mr. Smith, developer of the Wampanoag Hill subdivision.

ABSENT Mr. Becklean.

MINUTES The minutes of December 15, 1980 public hearing for Wampanoag Hill definitive subdivision plan, and the minutes of December 18, 1980 were approved as amended.
MOVED by Mr. Phillips, second by Ms. McCarthy, all in favor.

VOUCHERS The Board voted to approve payment of a bill in the amount of \$1918.00 to be paid to Nelson Engineering for work completed on Horseshoe Drive. This work involved resetting and recertifying the road bounds and updating the "as-built" plan, and is to be paid from the bond money submitted by Arthur Charbonneau for Parlin Pond Development Corporation which was posted for this subdivision when the lots were released.

WAMPANOAG HILL SUBDIVISION APPROVAL

Mrs. Bayne read the motion for the approval of the Wampanoag Hill definitive subdivision plan:

To approve the definitive subdivision plan of land entitled "Wampanoag Hill", owner/subdivider: Four Seasons Development Corporation; designer/engineer: Acton Survey and Engineering, Inc., 277 Central Street, Acton, Massachusetts: dated October 31, 1980, subject to the following conditions:

I. A covenant and, if appropriate, a subordination agreement satisfactory to the Board shall be submitted to the Board prior to endorsement of the plan;

II. The owner/subdivider of the above named plan shall present such plan to the Board for proper endorsement no later than sixty (60) days from the date of approval of said plan, unless such time period is extended, in writing, by the Planning Board. The Board reserves the right to rescind said subdivision approval if such plan is not presented to the Board within said time period as herein specified;

III. Prior to endorsement of said plan, such plan shall be revised to show the following:

A) All elevations shall refer to a bench mark (or bench marks) using Massachusetts Coast and Geodetic Survey Vertical Control for base data and the location and elevation of the bench mark, plus at least one more bench mark;

B) Detail of typical cross-section of roadway showing all features; detail of catch basin, manhole, headwall, sidewalk and subdrain;

C) Erosion and sedimentation control measures;

D) The plan shall show construction details of appurtenances, structures and/or utilities and other pertinent information;

IV. The plan shall not show a natural area (island) to be constructed within the center of the cul-de-sac;

V. The proposed easement along Fort Pond Brook shall be designated a "utility" easement;

VI. The plan shall be brought into full compliance with Section V.A.1 through 6 of the Town of Acton Subdivision Rules and Regulations except as provided below:

A) The roadway shall be shown off-center as proposed;

B) The travelled way portion of the street shall be shown as 22' wide, instead of the standard 26' wide, with a four to six foot roadway shoulder to be constructed on the northeasterly side of the roadway. The subdivider shall submit to the Planning Board for its approval prior to endorsement, a plan showing the proposed width of the roadway shoulder for the southeasterly side of the roadway.

VII. Water mains within the subdivision limits shall be eight (8) inches in diameter or larger, except as otherwise permitted in writing by the Acton Water District;

VIII. Location of all fire hydrants and fire boxes shall be shown on the plan, as specified in writing, by the Acton Fire Department;

IX. Prior to final acceptance of the subdivision by the Planning Board, the subdivider shall, at his own expense, remove or safely prune such trees along the layout of the way as the Tree Warden orders.

A. New trees shall be planted along the roadway right-of-way, layout. Exact number, location, and species of trees to be planted shall be determined by the Tree Warden prior to the final acceptance of the subdivision by the Planning Board.

1. Trees to be planted along the Reilley and Trebendis land may be white pine, Canadian hemlock, or Norway spruce for screening purposes. These trees may be placed at closer than the fifty foot interval at the discretion of the developer. A minimum of seven (7) trees are to be planted in this area.

2. Trees to be planted along Lots 8, 1, 2, and 3 are to be flowering crab species. A minimum of seven (7) trees are to be planted in this area.

3. Trees to be planted along Lots 4, 5, 6, 7, 8, 9, and 10 shall be either flowering dogwood or Koussa dogwood. A minimum of sixteen (16) trees are to be planted in this area.

B. PLANTING SPECIFICATIONS:

- 1. Planting specifications, including tree species and planting illustration, shall be shown on the approved subdivision plan.
- 2. Location of trees shall be determined by the Acton Tree Warden.
- 3. Trees planted shall be at least eight (8) feet in height and shall be either balled or burlapped, or container grown stock.
- 4. Tree trunks shall be wrapped with an approved tree wrap up to the first branch.
- 5. Trees shall be equipped with at least one (1) supporting stake and a non-abrading guy wire from the stake to the tree.
- 6. Any trees planted between May 20 and August 30 must be sprayed with an anti-dessicant.
- 7. Prior to the time of planting, the Tree Warden shall be presented with a certificate stating the origin of the trees and the name and address of the contractor doing the planting.
- 8. The Tree Warden shall be notified seventy-two (72) hours prior to the tree planting, and may inspect the trees immediately prior to planting.
- 9. The subdivider shall guarantee the health of the trees planted for one (1) year after the time of planting.

C. BOTANIC NAMES

WHITE PINE	PINUS STROBUS
NORWAY SPRUCE	PICEA ABIES
CANADIAN HEMLOCK	TSUGA CANADENSIS
FLOWERING CRAB	MALUS BACCATA VAR.
FLOWERING DOGWOOD	CORNUS FLORIDA
KOUSA DOGWOOD	CORNUS KOUSA

X. The plan shall show a sidewalk to be constructed on the southeasterly side of the travelled way in conformance with the requirements of Section V.F. of the Town of Acton, Subdivision Rules and Regulations.

XI. Prior to endorsement of the plan by the Planning Board, the subdivider shall submit a check, made out to the Town of Acton, in the amount of \$681.00 to cover the costs incurred by the town for review of the plan. Such amount represents additional costs incurred in excess of the \$1000.00 deposit submitted by the subdivider at the time of plan submission to the Board. Said payment is pursuant to Section III.B.1.b, as amended October 20, 1980, of the Town of Acton, Subdivision Rules and Regulations.

XII. The plan must comply in all respects to the Subdivision Rules and Regulations, Town of Acton, last amended, October 20, 1980, except for the following waivers:

A. Section III.B.4.m. Waiver from topography requirement for the rear portion of the site nearest Central Street. Such waiver not applicable to any areas of the site to be built upon or altered in any way.

B. Section III.B.9.b. Waiver from use of "ink on cloth" requirement.

C. Section IV.A.4. Waiver from k - value requirement for vertical curve from sta. 0 + 0 to sta. 2 + 75.

D. Section IV.A.8. To allow construction of a cul-de-sac street in excess of 500 feet in length.

E. Section IV.A.11. Waiver from requirement to show sideline radii at intersections of less than 25 feet.

F. Section IV.A.2. Waiver from 20 foot easement width requirement applicable to the easement to be created along Fort Pond Brook, and to the easement on lot #10 at the intersection of Nashoba Road and Wampanoag Drive.

G. Section IV.C.5. Waiver from requirement to describe easement by hearings and distances, such waiver applicable only to easements being created along Fort Pond Brook.

H. Section V.B.2. Waiver from 400 feet maximum distance between catch basins.

Mr. Smith and Mr. Donohue were concerned about III.A. of the motion, which is the requirement that all elevations refer to a bench mark (or bench marks) using Massachusetts Coast and Geodetic Survey Vertical Control for base data. Mr. Smith requested that the Board grant a waiver of this requirement. Mrs. Bayne asked Mr. Smith whether he would prefer that the Board approve the plan now with the possibility that the Board may grant the waiver at the time of endorsement pending the engineering department's approval, or to grant an extension on the decision to a later date. Mr. Smith stated he preferred that the Board act on the plan tonight. The Board voted to approve the plan.

MOVED by Mrs. Bayne, second by Mr. Phillips, all in favor.

ENDORSEMENT OF HEATHER HILL ESTATES

The Board voted to endorse the definitive plan and restrictive covenant for Heather Hill Estates dated August 29, 1980 and revised November 12, 1980 and December 3, 1980.

MOVED by Mr. Weare, second by Ms. McCarthy, all in favor.

PRIVATE WAYS

Mr. Dufresne handed out a proposed amendment to Section VI.A. of the Subdivision Rules and Regulations for an optional residential compound plan. Board members will review the plan for the next meeting.

WETLANDS PROTECTION BY-LAW

Board members received copies of the Conservation Commission's proposed Wetlands Protection By-law for review and comment at the next meeting.

MAPC MEETING

Mr. Dufresne and a representative from the South Acton revitalization committee will attend the MAPC meeting to be held January 19, 1981 at 10:00 AM concerning the grant proposal for the revitalization of Acton's Town centers. Any other members interested in attending may do so.

ANR 2763

The Board voted to authorize Mr. Dufresne to sign ANR 2763.
MOVED by Mrs. Bayne, second by Mr. Weare, all in favor.

MEETING ADJOURNED: 10:15 PM

Respectfully submitted,



William R. Becklean
Clerk