



MASSACHUSETTS
PLANNING BOARD

MEETING MINUTES
DECEMBER 15, 1980
8:00 PM; DPW FACILITY

PRESENT Mrs. Bayne (Chairwoman); members, Mr. Phillips, Mr. Weare, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Ms. Lopez, Mr. Allen, Mr. Dunphy and Mr. Donahue of Acton Survey and Engineering, Mr. Smith, and 15 residents interested in Wampanoag Hill Subdivision.

ABSENT Mr. Becklean.

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

O'Brien Stationers	\$45.00
Beacon Publishers	\$21.60
American Planning Assoc.	\$65.00

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

ANR 2671 The Board voted to authorize Mr. Dufresne to endorse ANR 2761.
MOVED by Mr. Weare, second by Mr. Phillips, all in favor.

2760 The Board voted to authorize Mr. Dufresne to endorse ANR 2760.
MOVED by Ms. McCarthy, second by Mr. Weare, all in favor.

The Board agreed not to meet on December 29, 1980 unless it is necessary for immediate action. Mr. Dufresne will inform members if necessary.

MEETING RECESSED 8:35 PM Wampanoag Hill Definitive Subdivision Public Hearing
MEETING RESUMED 10:25 PM

LETTER TO MAPC

The Board agreed to write a letter to MAPC in support of Mr. Dufresne's grant proposal.

WILDE MEADOWS

The Board voted to approve a red line plan for Tenney Circle in the Wilde Meadows subdivision.
MOVED by Mr. Weare, second by Ms. McCarthy, all in favor.

MEETING ADJOURNED: 11:30 PM

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "W. Becklean", with a long horizontal flourish extending to the right.

William R. Becklean
Clerk

WRB:cf



MASSACHUSETTS
PLANNING BOARD

PUBLIC HEARING MEETING MINUTES
DECEMBER 15, 1980
8:00 PM; DPW FACILITY

PRESENT Mrs. Bayne (Chairwoman); members, Mr. Phillips, Mr. Weare, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Mr. Dunphy and Mr. Donahue of Acton Survey and Engineering; and 15 residents interested in the Wampanoag Hill Definitive Subdivision Plan.

ABSENT Mr. Becklean

Mrs. Bayne read the legal notice for the 10 lot, 33.9 acre subdivision plan entitled Wampanoag Hill, noting that it had been duly advertised, and the abutters duly notified. Mrs. Bayne then explained the public hearing procedure to those present. Mr. Kotanchik of 48 Nashoba Road questioned why construction had already taken place on the site. Mr. Dunphy answered that the site had originally been submitted as an ANR plan, and thus construction was underway for a private driveway. Mr. Dunphy then briefly described the definitive plan for the subdivision, including waivers requested by the developers. Among the requests included a waiver of the 26 foot road width, standard 500 foot cul-de-sac length, and an informal request to waiver the frontage and access width requirement. Mr. Dunphy stated that the granting of the frontage requirements could make it possible for 9.55 acres of land, some of which provides frontage for several lots in the subdivision, to be given to the Town.

Mrs. Bayne then read the comments received from the Engineering Department, which Mr. Dunphy subsequently addressed. Mrs. Bayne questioned the developer's request to waive Sec. III.B.4.u, requiring the submission of an erosion control plan. Mr. Dunphy stated that erosion control measures would be implemented at the Board's request. Mr. Dufresne said he would like to see a statement written on the plan indicating what provisions for erosion control would be used. The Engineering Department found no objections to the request for a waiver from Sec. IV.A.8. (cul-de-sac length), however, they recommended that the Planning Board not allow the construction of the island in the cul-de-sac as it could create a problem for the turnaround of large vehicles such as snowplows, schoolbuses, and fire apparatus, and could be a potential maintenance problem for the Town.

The Engineering Department stated they wouldn't comment on a waiver from Sec. V.B.2. for proposed drainage at this time as they are still researching drainage provisions. Mr. Dunphy stated that the Engineering Department had met several times with him and Mr. Donohue to discuss the drainage requirements.

Mr. Donohue felt that the drainage provisions on Nashoba Road are currently inadequate - the pipes have been laid flat so as to be ineffective. Mr. Donohue stated that the proposed drainage provisions would be more effective. Mr. Dunphy said he lives in the neighborhood and has only witnessed flooding problems when the pipes were blocked by willow tree roots. Mr. Smith offered to fund any research the Town wishes to undertake on this matter.

Mrs. Bayne then addressed the Tree Warden's comments. Mr. Smith wished to keep the existing stand of pines as a buffer zone for the abutters. The Tree Warden felt that these trees probably would not survive the construction of the road and suggested the subdivider prune, or remove and replace all damaged trees before road acceptance by the Town.

The meeting was then open to the public for comment. Mr. Porter of 50 Nashoba Road stated that in the three years he has lived there, he has witnessed flooding due to the ineffectiveness of the drain below his drive after every downpour. Mr. Dunphy said a new manhole would be constructed which would not allow debris to clog up the drain. Mrs. Thomas stated the ground was still wet in that area even after the willow tree roots were cleared from the drains.

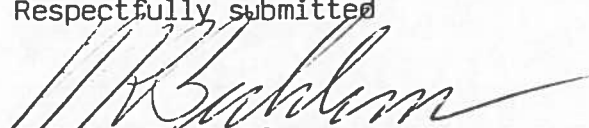
Mr. Porter asked the reason for the length of the cul-de-sac waiver from 500 feet. Mr. Dunphy answered that the cul-de-sac was constructed to be 702 feet to provide wider areas between the lots. Mr. Reilly of 60 Nashoba Road stated that he would like the privacy of his lot maintained and asked the Board what steps could be taken to insure the trees are pruned or replaced. Mrs. Bayne answered that the Board could hold a bond to insure completion of these matters. Mr. Kotanchik asked why the lots were shaped so irregularly. Mr. Donohue answered that the shapes of the lots address optimum house placement and siting of the septic systems.

Mr. Porter asked why the Planning Board required that this plan be under subdivision control. The Board explained that a plan for the site had already been endorsed as an Approval Not Required Plan and when the Board found that a road was being constructed at the site, it required that the developers submit the plan under subdivision control. Mr. Porter wondered whether this puts the Board in an awkward position, as it appeared to him that the Board would be approving a site that already exists. Mr. Dufresne replied that the subdivision control law requires public hearings, while the ANR review provides no public input. Mr. Phillips added that he didn't feel obligated to approve this subdivision in spite of the fact that construction was already in progress. Mrs. Bayne added that she felt this was a unique situation which she hoped would not happen again.

Mrs. Gaetano asked if Fort Pond Brook was in the floodplain. Mr. Dufresne stated that because the floodplain was located a great distance from any proposed construction, it would be insulated from negative effects due to the construction.

The Public Hearing was adjourned at 10:15 PM

Respectfully submitted



William R. Becklean
Clerk