



PLANNING BOARD • Town of Acton

MINUTES

PLANNING BOARD MEETING

NOVEMBER 9, 1981

CALL TO ORDER: 8:00 p.m. by Mrs. Bayne, Chairwoman

THOSE PRESENT: Mrs. Bayne, Chairwoman; members Mr. Weare, Mrs. Harting-Barrat, Ms. McCarthy, Mr. Phillips; Town Planner, Mr. Dufresne; Jean Dormer of the Beacon.

SITE PLAN: # 11/3/81-213, Leo Bertolami was assigned to Mr. Weare, due date November 30th. Due date to Mrs. Banks, December 10th.

MINUTES: The following minutes were signed by Ms. McCarthy: October 5, 1981, October 19, 1981.

WORK MEETING: The Board decided to alternate the meeting format to have one week for a "work type" meeting in order to discuss issues thoroughly and then the alternate week will be strictly for general business.

WORKSHOPS: Mr. Dufresne will be giving the Board 1/2 hour workshops periodically during their meetings. He will be discussing subjects that would help the Board members in their projects and their general understanding of planning and town government.

DISCUSSION: Briarbrook
All Board members except for Mr. Phillips have seen the Briarbrook land; the Board agrees that it is a lovely parcel and worth preserving.

Knowlton Drive

The semi final inspection of Knowlton Drive revealed that there is a gouge in the road that needs to be filled in and that the seeded grass strips have not grown. The Board decided that it is too late in the year to lay new sod and seed and that they would possibly reduce the amount of the bond in order to cover re-seeding in the spring.

Wampanoag Hill

The Board discussed the possibility of partially releasing the bond after the telephone pole is removed from the road and some other minor unfinished work is completed.

BOND RELEASE: Nagog Park

MOVED by Mr. Weare to release performance bond #09(12)SB9246BCA, Community Concepts Corp. in the amount of \$100,200.00 secured through the Aetna Insurance Company, Casualty and Surety Division. Said bond amount has been secured through a separate deposit of monies to the Town of Acton in the form of repurchase agreements; second by Mrs. Harting-Barrat, all in favor.

VOUCHER: Wampanoag Hill

MOVED by Mr. Weare to approve that the Board signs a voucher withdrawing \$345.80 from the Wampanoag Hill Subdivision Inspection Fee Account to reimburse the town for inspection costs; second by Ms. McCarthy, all in favor.

WAIVER REQUEST: Heather Hill Realty Trust

MOVED by Mrs. Harting-Barrat to grant a waiver for Heather Hill Realty Trust to allow a required 5 foot wide sidewalk to remain 4 feet (a mistake as a result of miscommunication between the engineering department and the builders); second by Mr. Weare, approved with 1 vote no.

LOT RELEASE
PARTIAL BOND:

Heather Hill Realty Trust

Heather Hill Realty Trust wrote a letter to the Board requesting a release of 3 lots for the construction of 2 speculative type houses and to sell the Third to a party already under agreement. They also requested a partial bond posting to cover only the three lots under construction. The Board agreed that this would be a reasonable procedure. The bond amount will be estimated by Mr. Abbt, Assistant Town Engineer.

HYDRO STUDY UPDATE: Mr. Dufresne presented to the Board an update of the Lycott Hydro Study.

SITE PLAN: Baybank Harvard Trust #12/21/81-121

MOVED by Mrs. Harting-Barrat to accept Mrs. Bayne's review of this plan, second by Mr. Phillips, all in favor.

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

Beacon Minuteman Corp.	\$27.72
Sandy Bayne	\$33.35
Armand J. Dufresne	\$7.56
Rachel W. Courtney	\$3.65

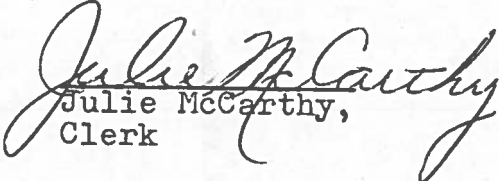
MOVED by Mrs. Harting-Barrat, second by Mr. Weare, all in favor.

MINUTES: The following minutes were approved as amended by the Board: November 2, 1981

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

MEETING ADJOURNED: 10:30 p.m.

Respectfully submitted,


Julie McCarthy,
Clerk

rc