



## PLANNING BOARD • Town of Acton

MINUTES  
PLANNING BOARD MEETING  
AUGUST 25, 1981

CALL TO ORDER: 8:15

THOSE PRESENT: Mrs. Bayne, (Chairwoman); members, Mr. Weare, Ms. McCarthy, Mrs. Harting-Barrat, Mr. Phillips; Town Planner, Mr. Dufresne.

MINUTES: The following minutes were approved as amended by the Board: June 29, 1981, July 20, 1981 and July 20, 1981 Public Hearing.

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

The following minutes were signed by Ms. McCarthy, Clerk: July 14, 1981, July 27, 1981 and August 3, 1981.

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

Rachel Courtney	\$2.88
Rachel Courtney	\$2.00

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

A.N.R. MOVED by Mr. Weare to authorize Mr. Dufresne to endorse A.N.R. # 2794, second by Ms. McCarthy, all in favor.

MOVED by Ms. McCarthy to authorize Mr. Dufresne to endorse A.N.R. # 2793, second by Mrs. Harting-Barrat, all in favor.

BOND RELEASE: MOVED by Mr. Phillips to release the remaining interest from a bond posted to assure the completion of ways and services in the Colonial Acres I subdivision, second by Mr. Weare, all in favor.

DISCUSSION: "Tree Gifts Proposal":

The Board reviewed the "Tree Gifts Proposal" drawn up by Mr. Dufresne and Mr. Charter as an addition to the Subdivision

Rules and Regulations. This proposal gives developers the option of giving a gift of a certain sum of money to the town in order to cover the cost of planting trees in a subdivision. The tree warden would then either hire a private contractor or he himself would plant the trees. Any left over money from the gift would be put towards tree planting on town owned land. This proposal is intended to alleviate what has been a history of problems both for the developer and the town when it comes to timely, appropriate tree planting. This proposal was approved in concept by the Board and given to Ms. McCarthy for inclusion in the re-write of the Subdivision Rules and Regulations.

#### Earth Removal Committee:

The Board briefly discussed the make up and research of the earth removal sub-committee under the Planning Board. Mr. Dufresne and Mr. Weare are to draft a press release to publicize the creation of the sub-committee. They are to produce a scope of work for the sub-committee as well.

#### Regional Planning Board Meeting:

Mrs. Bayne discussed with the Board the next regional Planning Board meeting to be held in Acton. The Board was interested and Mrs. Bayne will work on a proposed agenda and a mailing. The Board decided that "water" and "housing" were two issues that they wanted on the Agenda.

#### Zoning By-Law Review and Rewrite:

Mr. Dufresne discussed with the board the Board of Selectmens' strong interest in having the Zoning By-Law rewritten.

#### SITE PLAN:

# 7/14/81-210 for construction of a Condominium Office Building on land at 42-54 Nonset Path.

The Board addressed the Selectmen with concerns over this site plan:

- The four parking area lighting fixtures are approximately 150' apart. What is the illumination of each and will four fixtures be sufficient?
- Proposed landscaping (trees) should be a minimum of eight feet in height. The additional plantings shown on the landscaping plan will be necessary to enhance the buffer area for the site.
- A stop sign before entering Nonset Path would be advantageous because the driveway opening is on the curve of Nonset Path.

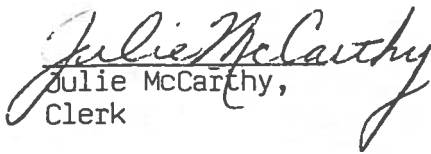
- A fence is needed to shield the dumpster for aesthetic and sanitary reasons.

- There is a question of safety regarding the retention basin; lot 26 abuts residential property where children could be attracted to the basin on route to the mall via the wooded lot. The safety of children in the area is a concern.

MOVED by Mr. Phillips to accept Ms. McCarthy's review of this plan, second by Mr. Weare, all in favor.

MEETING ADJOURNED: 11:15

Respectfully Submitted,

  
Julie McCarthy,  
Clerk

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