



PLANNING BOARD • Town of Acton

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Julian L. Lussac
TOWN CLERK, ACTON

MINUTES
PLANNING BOARD MEETING

AUGUST 3, 1981

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

CALL TO ORDER: 8:00

SUBDIVISION BOND - Wildwood Hills:

The Board voted to require a bond in the amount of \$2500.00 to cover the costs of completion of the subdivision. The Board acknowledged that the only remaining work at the subdivision is the planting of trees and shrubs as per the recommendations of the Tree Warden. In addition, the Board imposed a deadline date for the completion of these plantings of Oct. 30, 1981.

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

LOT RELEASE - WILDWOOD HILLS:

The Board voted to release lot no. 2 upon the satisfactory posting of a \$2500.00 bond with the town to secure the completion of the ways and services at the Wildwood Hills subdivision. The Board also voted to establish a deadline date of October 30, 1981 for the completion of the subdivision.

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

OPTIONAL RESIDENTIAL COMPOUND RULE:

The Board decided to not take a vote on the rule until they have had more time to consider the issues and comments raised at the public hearing held on July 20, 1981. Also, the Board is considering the adoption of the rule without further defining its provisions in the form of written policies. Mrs. Bayne requested that the Town Planner draft and send a letter explaining the rule to all town Boards and officials for their final comments.

HOUSING ISSUES:

The Board held a lively discussion concerning the housing problems facing this region. Mrs. Harting -Barrat expressed her feelings about the serious leck of rental housing in Acton. She said that many rental units are

under pressure to convert to condominiums thereby displacing a large number of tenants. Mrs. Haring-Barrat said that she will be focusing on these issues during the coming year while participating in the study being conducted by the Greater Boston Real Estate Board - Housing Task Force.

Mr. Weare said that his investigation of Acton's Zoning By-Law did reveal several opportunities available to townspeople for conversion of older, large single-family homes into two or more units. He said that he will present his findings at a later date, but that the Board must define its objectives relative to housing before he could formulate recommendations. The Board agreed that Mr. Weare and Mrs. Harting-Barrat should have objectives (in written form) for the Board's review for the next meeting.

Mr. Phillips stated that the town might not desire to expand housing stock as a general policy and that any action proposed by the Planning Board to the Town should be preceded with a preamble that clearly establishes the need for additional housing in the Town.

Respectfully Submitted,


Julie McCarthy,
Clerk