



PLANNING BOARD • Town of Acton

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PLANNING BOARD MINUTES

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Carol Belbin
TOWN CLERK, ACTON

October 29, 1988 - R.J. Grey Jr. High School Library, Acton, Mass

Present: John Barry, Chairman; Quinton Bathwiate; Mary Giorgio; Greg Niemyski. **Staff Present:** Timothy Smith, Assistant Planner and Recorder.

The Planning Board continued the public hearing for Blackberry Hill at the proposed site for the development, located on School Street, approximately 500' east of Sandy Drive. John Barry, the Planning Board Chairman opened the public hearing at 8:15 AM on Saturday morning, October 29, 1988.

Mr. Barry asked Mr. DeVincent, the developer, where the access off of School Street was proposed. Mr. DeVincent showed the Planning Board where the access road would be cut and indicated that a large white pine tree would have to be removed in order to put the road in.

Mr. Barry asked if the road could be put elsewhere to save the tree. Mr. DeVincent's engineer, Mr. Michael Juliano of the BSC Group, explained that if the access road was put to the left of the pine tree then a leach field, and hence a lot, would be removed; if put to the right of the pine tree, one of the proposed lots would not have the required land area. Further Mr. DeVincent's engineer pointed out that any digging to either side of the tree would damage the tree's roots.

The Planning Board walked over the entire site. They were shown:

- where the proposed access road would be located;
- where the existing house on the site would be moved to;
- where the lot lines were;
- where the houses would be situated;
- where the cul-de-sac circle would be placed.

Mr. Barry inquired about the topography of the site; he and other members of the board expressed concern about the steep grades present on the site. He asked what the slope of the driveways would be - he was told 10% by Mr. DeVincent's engineer. Questions were also asked about the amount of ledge on the site and what blasting would be required.

To determine if the slope of the access road would be a potential safety hazard, the Planning Board drove their cars down Lisa Lane and Sandy Drive, two cul-de-sacs with similar slopes.

Back at the site Mr. Brathwaite stated that given the conditions at the site, the proposed density was an issue. Mr. Barry asked Mr. DeVincent if he would consider an alternative of putting two standard hammerhead lots on the site, thereby saving money on road construction. Mr. DeVincent did not reply.

The public hearing was closed at 9:25 AM.

Respectfully submitted,


Mary Giorgio, Clerk

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