



PLANNING BOARD • Town of Acton

472 MAIN STREET ACTON, MASSACHUSETTS 01720 TELEPHONE (508) 264-9636

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MINUTES

Planning Board Meeting, Monday, October 3, 1988
Raymond J. Grey Jr. High School, Library, Acton, Mass.

Members present: John Barry, Chairman; Mary Giorgio, Quinton Brathwaite, and Greg Niemyski.

Staff present: Timothy Smith, Assistant Planner and Mary Robertson, Recorder.

The meeting began at 7:30 p.m. with Mr. Smith explaining to the Board the position taken by Mr. Roy Smith, (re: 271-273 Pope Road) to withdraw the petition for special permit amendment as scheduled on the agenda (item III). Mr. Smith also brought to the Board's attention that Mr. DeVincent's subdivision plan of Blackberry Hill did not meet with the requirements for a subdivision application. However, Mr. DeVincent wished to speak to the Board at the scheduled hearing.

The Board expressed its concern on the unavailability of keys to the Board for access to the Planning Office. Mr. Barry summed up the Board's view that without access to the office for the purpose of reviewing plans and records, or research, the Board is handicapped in performing their delegated tasks. Ms. Giorgio volunteered to discuss the issue with the Town Manager to make him aware of the Board's situation.

Agenda item I-A - Heron View release of lots and the performance bond was accepted as read by Mr. Brathwaite and second by Ms. Giorgio. Unanimously approved.

Agenda items I-B, Planning Board Minutes, 7/11/88
I-C, Planning Board Minutes, 9/14/88
I-D, Planning Board Minutes, 8/29/88
I-E, Planning Board Minutes, 9/19/88

A motion was passed to accept the minutes with amendments. All in favor.

Mr. Barry opened the public hearing at 8:02 p.m. on Blackberry Hill by reading the public notice.

Based on the facts presented earlier by Mr. Smith of an incomplete application by the petitioner, Ms. Giorgio requested that the Board suggest continuing the hearing or that the petitioner reapply. Motion was seconded but not passed.

Mr. DeVincent tried to explain the changes and issues raised by the Engineering Department concerning his application, however, Mr. Barry reiterated the Board's policy on reviewing incomplete applications.

Ms. Giorgio also stated again for the record that the Board's policy is not to approve incomplete definitive plans. Too many hours are spent on incomplete plans and that given the time constraints and incompleteness of the application, she would vote against hearing the petitioner this evening.

In response to Mr. DeVincent's concerns about meeting his deadline, Mr. Brathwaite commented that most developers use the same argument in an attempt to circumvent a late subdivision approval process. Information has to be in when the Board so states. The public also needs to be informed, added Mr. Barry.

Ms. Giorgio suggested that if the Engineering Department neglected to note information, it should be pointed out.

Mr. DeVincent felt that the Planning and Engineering Departments were not in agreement in their review of his plan.

Mr. Brathwaite again stated that the Board would not hear an incomplete proposal.

A motion was made to continue the hearing on October 24th at 8:00 p.m. but was then withdrawn.

Mr. Niemyski recommended withdrawal without prejudice and for the petitioner to readvertise for a hearing on November 14th. Mr. DeVincent opted to withdraw.

Mr. Brathwaite was assigned to review Audubon Hill.

Agenda Item III - 271-273 Pope Road: The plan will be endorsed on October 17th. There is no need for the developer to appear before the Board. Mr. Smith will obtain a release on his lien.

The Board requested that Mr. Smith check into the reasons for the delays by GZA.

Mr. Barry will try to attend the Board of Selectmen meeting on Tuesday, October 4th.

North Acton Woods - The following views were expressed by the Board concerning this PCRC:

- The State should investigate the site before they allow a PCRC.
- The developer should abide by local zoning laws, rules and regulations to the state.
- The proposed site is a single access street, generating 2,000 car trips daily.
- There are two intersections at the end of a substandard street.

-In the past three years, there have been 12 fatal accidents as well as numerous traffic incidents.

-The town is being imposed upon without regard to concerns for traffic and safety.

-A hydrologic study needs to be done.

-Public safety near the quarry and fire access to 123 homes with a single access.

-123 homes would generate five times the amount of traffic.

-To what extent are contributions made by the developer?

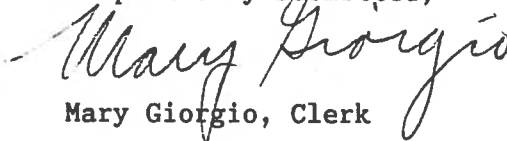
-North Acton is being saddled with more problems.

-The state has an obligation to look at the development in terms of how it impacts the health, safety, and welfare of local residents.

Mr. Brathwaite also cited all the developments from the Planning Activity List and suggested it be sent to the state for infrastructure impact.

The being no further business, the Board adjourned at 9:15 p.m.

Respectfully submitted,


Mary Giorgio, Clerk