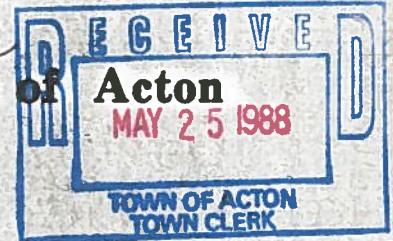




PLANNING BOARD • Town of Acton



The Planning Board Meeting was held on Monday, March 28, 1988, 7:30 p.m., at the Raymond J. Grey Junior High School Library.

Attendance: Marshall Dennis, Chairman; Members: Jack Barry, Mary Giorgio, Pamela Harting-Barrat; Associate Members: Quint Brathwaite and Greg Niemyski. Absent: Robert Block. Staff Present: Peter Lowitt, Assistant Town Planner and Recorder, Mary Robertson.

Item I - Planning Board Minutes of February 8 and 25, 1988 were reviewed and edited with corrections to be made.

Consent item: Albertine Drive Subdivision Plan Decision - Mr. Dennis moved to approve the decision. Ms. Giorgio seconded; unanimously approved.

Item II - Comp Permit presentation was given by Mr. Kevin Sweeney on the Homeownership Opportunity Program (HOP, Chapter 774, Comprehensive Permit) application package developed by L&S Builders Corp., named Barker's Pond Village. Mr. Sweeney recapped the proposal, a copy of which was provided to each board member.

Mr. Dennis commented that the Board would review the proposal and make their recommendations to the Board of Appeals.

Mr. Sweeney stated there was no guarantee that they would obtain funding from the program. They will be required to meet the following criteria under regulatory requirements: a) approval of local authority, b) a design team capable of doing the project, c) readiness to construct the proposed project, and d) geographic information.

In response to Mr. Dennis' inquiry on drainage and roadway designs, Mr. Sweeney stated this project will not add to the existing drainage.

Ms. Harting-Barrat suggested a boulevard entrance be considered for emergency access.

Mr. Sweeney addressed the qualifying factors for owners as outlined in the proposal. It was his opinion that it would behoove the town to have three or four programs per year to look at for selectivity.

Mr. Lowitt advised that the traffic impact study be addressed more adequately. Since the project is so close to Route 2, there are many alternative roads which can be used to diffuse some of the impact and although no standards have been set in place by the CDC, he felt the methodology appeared to be deficient.

Mr. Sweeney's opinion was that there would be some traffic impact but not as much as in other areas of town. He further stated that monies could be added into the project, however, it would only increase affordability. There are no hidden dollars in this project, he added. Furthermore, the actual site is outside the 100 foot buffer zone; there is no conservation involvement; and sidewalks will be provided.

Item III - Mr. Ware was not present, therefore, the Acorn Park issues were postponed.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Mary Giorgio
Mary Giorgio
Clerk

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