



PLANNING BOARD • Town of Acton

Town Clerk

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DATE May 3, 1988

Barbara Brown

TOWN CLERK, ACTON

The Planning Board met on Monday, March 14, 1988 at 7:30 p.m. at the Junior High School Library.

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

Mr. Dennis opened the meeting at 7:45 p.m.

I. Consent Item: The 1/11/88 Minutes previously reviewed and accepted at the 2/25/88 meeting were unanimously approved.

II. Meadow View Preliminary Decision: The residents (several of whom were in attendance at this meeting) of Robbins and Billings Street presented the Board with a letter of concerns. In addition, M. Giorgio and J. Barry, who walked the site and reviewed the plan, also presented the Board with a memorandum of issues to be addressed. The plan as presented was discussed in depth with emphasis on the concerns. Following are comments and recommendations:

-Cul-de-sac The Board found that there is a need to define the terminology of "cul-de-sac" within the subdivision rules and regulations and zoning bylaw. The question remains as to whether Robbins Street is a cul-de-sac; if so, development would not be permitted in the absence of a waiver due to the 500-foot limitation; otherwise, a waiver would be required. Robbins Street is also designated as a scenic road; therefore, other procedures are required.

-Traffic - Concerns are: increased traffic; access and egress (Robbins Street provides only access); sidewalks; pedestrian safety. A continuous boulevard is needed up to the loop.

-Wetlands & Drainage - Will the flood plain area be deeded to the town. Deed restrictions are recommended.

-Water District Service - This issue needs to be addressed.

-Lots 4 and 5 - Since these two lots are unusable, the Board recommended that the land at this time not be developed.

The Board agreed that the plan is too intensely developed and there's a need to decrease the density. They suggested that the developer needs to make radical changes.

Based on some of the issues mentioned above, Mr. Barry motioned not to approve the preliminary subdivision plan as presented. Seconded, and unanimously agreed upon by the Board.

As the preliminary decision is due on Thursday, March 17, 1988, Mr. Lowitt will call the members to review and sign the decision by Wednesday, close of business.

III. Batt's ANR (Wyndcliff Drive): Mr. Block motioned to approve the ANR, second, Ms. Giorgio; Mr. Barry, opposed. Vote - majority approved, 4-1.

Meeting adjourned at 9:15 p.m.

9257p

Respectfully submitted,

Mary Giorgio

Mary Giorgio, Clerk

Date: 4/25/88