



PLANNING BOARD • Town of Acton

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Bridget Brown
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The Planning Board met on Thursday, February 25, 1988 at the Raymond J. Grey Junior High School Library, Acton, Mass. at 7:30 p.m.

Members present: Chairman, Marshall Dennis; Members: Mary Giorgio, Jack Barry, Robert Block; Associate Member: Quinton Brathwaite. Absent: Pamela Harting-Barrat and Greg Niemyski. Staff present: Roland Bartl, Acting Town Planner; and Recorder, Mary Robertson.

Mr. Dennis opened the meeting at 7:30 p.m.

The Planning Board Minutes for January 11 and 25, 1988 were reviewed for approval. With the exception of a typographical correction to be made, a motion was made to approve the January 25th minutes. Motion was seconded and unanimously approved. The minutes for January 11th were accepted. However, changes are to be made prior to approval.

Road Acceptances: The Board voted to accept the Engineering Department's erosion and sedimentation bond calculation for Laws Brook Place (Lisa Lane). Gilford Construction will post a \$40,000 bond. The Board also voted to recommend acceptance of the streets located within the Briarbrook North and Parlin Park III Subdivisions.

48 Hammond Street Common Drive Special Permit: The Board reviewed the Decision on 48 Hammond Street and requested changes in format. Action was postponed until the February 29th meeting.

Mr. Bartl introduced Paul Mederios, intern, from Acton-Boxborough Regional High School.

Meadow View: Mr. Dennis opened the public hearing on the Meadow View preliminary subdivision plan. He explained the purpose of the preliminary session and requested comments and input from the public attending the meeting. The floor was then turned over to the developer for presentation of the project.

Mr. Greg Patterson, Met-West Development, presented the proposed Meadow View subdivision plan, as described: This is a 43-acre parcel with frontage on Robbins Street which backs up to the Boston and Maine line. 26 house lots are proposed (shown on plan).

- the high lands are to be developed
- wetlands will not be encroached upon
- all wetlands were flagged and field surveyed
- 100 ft wetlands buffer was shown on the plan plus a wetland's crossing
- roadway is 2600 ft in length
- they will leave it up to the Town to decide how to treat the stub (dead-end) road
- extensive soil testing has been done

Mr. Dennis questioned access options. Mr. Patterson gave two options: 1) to use a full island to the loop off Robbins Street, or 2) use an abbreviated island.

In response to Mr. Dennis' query on wetland's impact, Mr. Patterson stated that they will impact an area of 1800 square feet.

Two other areas of concern were the dead end located at the front of Lot 15 and the granting of floodplain wetlands to the Town.

Mr. Patterson responded that the dead end is placed there as the Planning Board may want that option, or they can leave it in its natural state; there is, however, a need to create frontage for Lot 15.

Mr. Dennis commented that it should be assumed that the right-of-way is not appropriate frontage and that Lot 15 should be held in abeyance until such time as appropriate frontage is developed.

Mr. Patterson explained that the land in back of Lots 7-15 is incorporated into the lots. There's a stone wall at the bottom of the slope dropping off to four feet into the wetland which is not a buildable area.

Mr. Dennis stated that Conservation Commission and Water District comments are forthcoming.

Mr. Dennis then opened the meeting to the public (abutters). Mr. Thomas Salvo, 22 Nash Road, requested clarification of the areas referred to as "water retention areas."

Engineer, Manou Rodrique, referenced the 10-year and 100-year flood plain elevations and described the area as a temporary holding area, usually a basin, four feet in depth, lined with loam, and seeded so as to appear like a natural depression and store storm water for gradual dispersal.

Mr. Salvo also questioned if the water level would have any effect on the lots.

Ms. Rodrique responded that the watershed area will drain into the pond (indicated on plan). Catchbasins will be located on the subdivision streets.

Mr. Salvo then explained that he is on a hill, the vertical distance of high water being four feet to his home. Last spring, the high water came up to within 25 lateral feet of his home. Mr. and Mrs. Lynch, 24 Nash Road, and Ms. Sgnor, 20 Nash Road, also had the same observation. It was noted that town maps show that the flood plain is very close to their homes.

The engineers will provide additional flood-related data of the adjacent areas.

Mr. Lynch, 24 Nash Road, expressed his concerns about the lots across the brook.

Mr. Dennis explained that any activity in wetlands is controlled by the Conservation Commission. Any encroachment would need their approval and be subject to permit. Mr. Block noted, too, that there cannot be any damage or disturbance to wetlands. Mr. Dennis also remarked that there can be no tree removal within the wetlands.

Mr. Lynch then asked if they can still use the brook?

Mr. Dennis responded that water rights are a legal issue and it is private property.

Several abutters informed the Board that they were told the property was conservation land when they purchased their property and that many neighbors use the area for recreational activities.

Mr. Keith Gregory, 73 Robbins Street, directed several questions to the Board and developer. First, he wished to know what specific information can the abutters provide in order for the Planning Board to reach a decision.

Mr. Dennis described several areas, i.e., type of roadway design, monuments, traffic movements, curb cut on Robbins Street, etc. He further clarified the process of preliminary review and their responsibility as abutters, as well as the Planning Board's responsibilities.

Mr. Gregory continued with additional concerns such as: traffic safety, sidewalks--there are many children in the area and no sidewalks, particularly to Jones Field; poor visibility (no street lights and sight lines), and there's a potential of more homes to be built on Mr. McGovern's land (10 acres).

Mr. Barry questioned Mr. Gregory about flooding in the area. Mr. Gregory responded that they were on occasion completely surrounded by floodwater with no way to get in or out. He stated that during the flooding of March 1987, there was only one way out of Robbins Street area, through hub-cap deep water on Robbins Street extension between Stow Street and Liberty Street. The Stow Street extension also has a high water problem. He further added that due to water problems, suds appear on Jones Field.

The engineer noted that it would take a lot of water to raise the water levels but the flood plain zone shows it can handle water.

Mr. Dennis clarified some of the limitations that the Planning Board is able to impose on this type of project. Although safety issues come under the Planning Board's purview, safety hazards are a town-wide responsibility. He also added that under subdivision rules and regulations, the Board can negotiate certain items but without further research, it appears there is not a lot they can do but to put the Town on notice.

In response to Mr. Block's question for a solution on Robbins Street, Mr. Gregory responded that there's no way to straighten out the road. He added that another access is required but there is no way out of the area.

Mrs. Ginny Dionesotes inquired as to the purpose of the Planning Board whereupon the Board members clarified the functions to her.

Mr. Salvo questioned the accuracy of the flood plain maps. It was noted that the 1988 FEMA flood maps show calculated lines. The date of these lines will be verified.

It was also noted that Lot 4 has not been tested at this time.

The following questions were also raised:

Q: ...street lighting, how many and type?

A: ...whatever is required by subdivision rules and regulations

Q: ...reason for island in access road?

A: ...the island is intended for another way out of the subdivision and for public safety. Ms. Giorgio stated that we want to be sure there is emergency access into the lots.

Q: ...maintenance of island?

A: ...it is a public way and responsibility lies with the town

With no further discussion, Mr. Dennis thanked the abutters for their comments and input and informed them that there will be a public hearing for the definitive decision review. Exit Ms. Giorgio.

Wyndcliff ANR: Mr. Kadison and Mr. Batts were present for the ANR. A decision was not determined and after discussion, Mr. Dennis stated he would further review the ANR at the Planning Board Office tomorrow morning.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Mary Giorgio

Mary Giorgio, Clerk

Date 4/20/88