



PLANNING BOARD • Town of Acton

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A. Richard Brown
TOWN CLERK, ACTON

The Planning Board met on Monday, February 8, 1988 at the Raymond J. Grey Junior High School Library, Acton, Mass. Members present: Marshall Dennis, Chairman; Jack Barry, Mary Giorgio, Robert Block, and Pamela Harting-Barrat; Associate Member, Quinton Brathwaite. Absent: Greg Niemyski, Associate Member. Staff present: Mitchell Korbey, Planner; Peter Lowitt, Assistant Planner, and Mary Robertson, Recorder.

The meeting was opened by the Chairman at 7:45 p.m. Mr. Lowitt summarized the previous meeting with counsel, Victor Bass, re: Authentic Homes. Mr. Bass has since recommended that Mr. Lowitt make the Board aware of the fact that they have a very strong case and to stand firm.

Mr. Dennis stated that he felt it would be best to proceed with the summary judgement. It was then motioned to continue the case in court. Motion was seconded and unanimously approved.

Mr. Korbey then apologetically explained his decision to resign to the Board.

The previous Board minutes were presented for approval and signature by the Clerk, Mary Giorgio. With the exception of a few minor word changes on page four of the November 9, 1987 minutes, a motion was made to accept and approve the minutes; motion was seconded and unanimously approved.

At 8:00 p.m., Mr. Dennis opened the public hearing on Albertine Circle and proceeded by reading the public hearing notice.

Mr. Armand Dufresne, Land Planning & Development Consultants, introduced himself to the Board. He then presented the Albertine Circle proposal (Optional Residential Compound and Subdivision). He also introduced Mr. Veenstra, the applicant, and Engineers, Joanne Ropato and James Colantonio of Kimball, Chase, Coler & Colantonio.

Mr. Dufresne proceeded to give a history of the "ORC" rules and concept which he stated was basically an exchange of a public street which falls under public domain for a common drive privately owned and maintained. He referenced his letter dated January 4, 1988 to the Town Planner and Board members and outlined its contents. He clarified some of the areas in his letter, i.e.: restricted tract, standard zoning, deed restrictions, required covenants, street and right-of-way standards, monuments, curbs, and open space requirements. Pointing out the wetlands map, he stated that the property is a transitional piece of land between two conflicting uses which are residential and nonresidential. Last spring, he proposed two options for the subject properties to the Board: (1) Mr. Veenstra could construct two additional properties aside from his own, or (2) Mr. Veenstra could construct one in back with a driveway leading to the house. The Planning Board, at a later date, entertained the proposal as an Optional Residential Compound.

Mr. Dennis questioned the process of approvals. Mr. Dufresne responded that the Planning Board and Board of Health approvals had been applied for simultaneously. He also presented four letters of approval from private citizens for the record (attached).

In response to additional inquiries, Mr. Dufresne offered the following:

- turning radii of actual driveway will be 25 feet
- the homes will be 470 feet from Main Street
- hydrants: one is located across the street at Marshall Farm (Mr. Lowitt commented that the Fire Chief suggested a hydrant on the property.)
- there would be no problem with moving back the right-of-way alignment

Mr. Ed Chamberlain, 97 High Street, and Mr. Vaillancourt, 37 Main Street expressed favorable comments on this proposal.

It was then suggested that the hearing remain open until receipt of comments from the Fire Department.

In response to Mr. Veenstra's inquiry as to the time involved for the decision to be rendered, Mr. Dennis stated that it would take 30-45 days.

Motion was made to close the public hearing, seconded and unanimously approved.

With regard to the zoning amendments, it was agreed that Mr. Barry, Mr. Block, and Ms. Giorgio would present the issues at the Public Hearing on February 22nd.

Ms. Harting-Barrat informed the Board of her nomination to School Committee. Mr. Dennis requested a motion for her to remain as a Planning Board member until Town Meeting. The motion was carried, seconded and unanimously approved.

At 9:05 p.m., Mr. Joseph March, of Stamski & McNary, presented the Meadow View Subdivision containing 26 lots, 16 of which require further subsurface testing. Under R-2 zoning, the roadway is in excess of 500 feet and will need waivers. He outlined the proposal with maps and charts.

According to Mr. Lowitt, the Engineering Department voiced their opinion that the boulevard entrance be abbreviated.

Mr. Dennis pointed out that the dead end extension to an adjacent property boundary may pose a problem and there is a need for it to be redesigned.

In response to Board interest in wetlands and floodplains locations relative to Town ownership, it was noted by Mr. Bolton of 75 Great Road that some 30 acres of land had been offered to the Conservation Commission at \$2,000 an acre.

Mr. March continued with the following comments:

- sidewalks would be placed along entire exterior
- fire hydrants would be placed in accordance with requirements
- with reference to wetlands, a botanist has flagged the edge of the wetlands

Mr. March then introduced a second plan option regarding access which the Board preferred.

Mr. Dennis reminded everyone of the need for a hearing on the definitive plan which would include notifying abutters.

Mr. Bolton expressed his concern over the process and time involved so Mr. Dennis clarified the formal review procedure.

Ms. Harting-Barrat mentioned that Greg Niemyski would not be attending Planning Board meetings as he is taking a course on planning for the next several weeks.

Ms. Giorgio and Mr. Barry were assigned to review Meadow View.

With no further business, Mr. Dennis adjourned the meeting at 10:00 p.m.

Respectfully submitted,

Mary Giorgio

Mary Giorgio, Clerk

Date 7/20/08