



PLANNING BOARD • Town of Acton

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Barbara Brown
TOWN CLERK, ACTON

PLANNING BOARD MEETING MINUTES

January 11, 1988 - D.P.W. Building

The Planning Board convened at 7:30 p.m. with all members present. The Board welcomed Mitchell Korbey, Town Planner.

Agenda Item I - Bellows Farm, Red Line Changes: Mr. Lowitt recommended the Board accept the changes after their review. Ms. Harting-Barrat moved to accept the changes; motion was seconded and unanimously approved.

Item II - Northbriar: request for road acceptance and a reduction of the bond. After review, it was moved to accept the request; motion seconded and unanimously approved.

Item III - Kadison & Grant: request of Board decision for their newsletter: the concensus of opinion was that the Board decisions are a matter of public record.

Item IV - Heron View: releases were signed.

Item V - Breezy Point Road, plan amendment request: Mr. Lowitt recommended the Board not approve the proposed amendment of the subdivision decision. He explained that there are two commercial lots which have frontage and access on Great Road. The Board of Selectmen mandated on the site plan that they have emergency access over their property to Breezy Point Road. It was suggested by Mr. Lowitt that they not be relieved of their current responsibility to maintain Breezy Point Road as it is an alternate means of emergency access. After further discussion, Mr. Barry motioned not to approve; motion was seconded and unanimously agreed upon.

Item VI - Colonial Acres: Motion was made to approve the lot release; seconded, and unanimously approved.

8:00 p.m. Stonemyade: Messrs. Gallagher, Brown, and Katin were present.

Mr. Dennis requested clarification of the developer's request and what it entailed, and to be given an opportunity to review Mr. Dufresne's letter of 12/29/87 so as to understand its implications in order to return a response.

Mr. Katin, of Scheier, Scheier, & Graham, summarized their stance regarding the two conditions, "...we were concerned at the length and breadth of the decision, it took us time to mull it over, and at the time the appeal period ran out we weren't quite sure where we wanted to go with it at that point." They proposed to clarify the language in each of the decisions through the appeal process to whatever is agreeable between

his client and the Board. The appeal was filed to simplify issues and he reaffirmed that there is no problem with the special permit decision, only a clarification of two conditions (18 and 20) in the subdivision.

Mr. Dennis stated that the Board requires time to review the appeal and would get back to them as soon as possible.

In response to Mr. Brown's query of the length of time required by the Board for review, Mr. Lowitt stated they would get back to them by February 8th.

Mr. Dennis requested the Board review Mr. Dufresne's letter and get back to Peter.

Mr. Gallagher concluded by requesting the Board endorse the subdivision by January 25th--Messrs. Gallagher, Brown, and Katin excused themselves from the meeting.

Mr. Lowitt informed the Board that Victor Bass, of Palmer and Dodge, would address the Board on January 25th, re: Authentic Homes.

8:25 p.m. - Zoning Amendments: Mr. Lowitt further reminded the Board that the public hearing on warrant articles would be held on February 22nd--the articles would go to the printer by the end of February. He added that he's been getting feedback on "Lot Size." Ms. Harting-Barrat discussed "Daycare" and the need to rework the article.

8:35 p.m. /- 77 Strawberry Hill Road: Mr. Lowitt suggested this be reviewed further and issues discussed at the Planning Board Workshop on February 1st.

Schedules for meetings were also discussed as well as review and return of Board Minutes. It was requested to label and identify all agenda items in the packets for members and to develop a more timely process for return and finalization of the minutes.

8:50 p.m. - Mr. Katin returned to the meeting and announced to the Board that his clients had decided to withdraw the appeal. They will have all the information the Board needs for the January 25th meeting. He'd also have a letter prepared tomorrow.

Mr. Block explained to Mr. Katin the events leading up to the present and it was his opinion that if the developers spent their money on basic developmental courses as opposed to legal courses, they'd be in better shape at this point.

Mr. Dennis thanked Mr. Katin for their consideration. However, he explained that the Board still needed the time required for review--endorsement on the 25th would be the first opportunity for staff reviews and consideration.

Mr. Korbey recommended that a process be set forth whereby information should be submitted to the Planning Office one week prior to a Planning Board Meeting for placement as an agenda item.

Mr. Dennis also suggested to the Board that draft operating procedures or policy decisions be prepared and returned to Peter.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Mary Giorgio, Clerk
Date Mary Giorgio

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