



PLANNING BOARD • Town of Acton

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ACTON PLANNING BOARD

Minutes of Meeting

August 21, 1989

RECEIVED & FILED

DATE Oct. 4, 1989

Catherine Belbin
Asst. TOWN CLERK, ACTON

Planning Board members in attendance: Chairman Quinton Brathwaite, Greg Niemyski, David Hill and Vice Chairman, Robert Block.

Planning Staff in attendance: Timothy Smith, Assistant Planner and Donna Jacobs, Planning Board Secretary.

The meeting was called to order in the Planning Board Office of the Acton Town Hall at 7:37 PM by Chairman Quinton Brathwaite.

I. The Board met with Mark Gallagher, developer of the Stoneymeade Farm subdivision to discuss his request for a bond reduction in the amount of \$161,550.65. Mark Gallagher reported that he had met with David Abbt, Acton's Engineering Administrator, twice in the past week to discuss the monies allocated for the various work items contained in the bond calculation. Mark Gallagher indicated that there appears to be an error in the amount of paving contained in the original bond calculation. He also reported that he was able to bury all of the stumps on site, under the Board of Health's supervision, and therefore the amount slated for stump removal from site should be deleted. Mark Gallagher summarized his requests as follows:

1. \$161,550.65 reduction in the bond amount (as agreed to by David Abbt).
2. Planning Board to direct David Abbt to look at the calculation error on paving requirements.
3. As the tree stumps were buried on site, the bond should be further reduced by the amount allocated for stump removal.
4. The Planning Board should direct Planning Staff to resolve the issue of the Pope Rd. sidewalk as the subdivision improvements were within 6 to 8 weeks of completion.

Greg Niemyski expressed his concern that the board received the request for bond reduction just this evening. Tim Smith reported that it was a scheduled agenda item for the previous meeting, but was postponed due to additional time required to re-calculate bond amounts.

Rob Block moved to reduce the bond amount by \$161,550.85 as requested.

Chairman Quinton Brathwaite reviewed the history of the work on subdivision improvements to date.

David Hill questioned the Board stating that he thought there was a consensus of the Board to refuse any further bond reductions until 50% of the work remaining to be done had been completed.

Mark Gallagher replied that due to the large initial amount of the bond he had an agreement with both Planning & Engineering Staff to allow bond reductions every 30 days, as work progressed.

Rob Block moved that his motion to reduce the bond be placed before the board again. Motion seconded by Quinton Brathwaite, and carried unanimously.

Greg Niemyski asked Mark Gallagher when he expected to have the repairs to the stone wall along Pope Road completed. Mark Gallagher responded that the work would be completed in mid to late October when the stone wall contractor will come in to construct a rock wall within the subdivision.

- II. Rob Block asked that Tim Smith meet with the Conservation Commission and/or staff to resolve any outstanding concerns about the sidewalk installation. In addition, he asked that Planning Staff work on getting the sidewalk designed so that installation could take place this fall.
- III. The Planning Board reviewed the plans for the improvements proposed for the South Acton Railroad Bridge. Rob Block expressed his desire to have the grade of the railroad tracks lowered to allow for a reduction in the height of the bridge. He felt that there may be site distance problems for the proposed traffic signal at High Street due to the crest of the bridge over the railroad tracks.
- IV. Atty. Dick Cotter cancelled his appointment regarding Acton Technology Park.
- V. The Board voted to approve the minutes as submitted.

VI. The Board received the amendments to the Subdivision Rules & Regulations submitted for their consideration by Planning Staff. David Hill proposed that the board make a commitment to a time line for the revision of the Subdivision Rules & Regulations. Tim Smith agreed to have the complete text of the revisions to Board members by mid September. In return, the Planning Board will hold a workshop meeting the first Monday in October to review the proposed changes and schedule a public hearing two weeks from that date.

Greg Niemyski questioned the Town of Acton's acquisition of a strip of land along Rte. 2 near the Town Dump and Hosmer Street for the purpose of installing an acceleration/deceleration lane. The Board asked that Planning Staff inquire about the status of this land.

The Board briefly reviewed the Definitive Subdivision Plan for Kennedy Estates and suggested that a 50' right of way easement be provided from the proposed subdivision to the abutting property to allow future "connectivity".

Planning Board members looked at the Definitive Plan filed today for High Ridge. It was noted that the plan appeared to be an improvement over the previous submission and that a board member needs to be assigned to the review of the subdivision.

Durkee Lane was reviewed by the Board. Tim Smith reported that Roland Bartl had forwarded the Planning Board's questions to Town Counsel and did not expect a reply on the matter until early September. The Board discussed the condition of Durkee Lane & G. Niemyski reported his visit to the location. The road at present is a dirt road and varies from 18 to 20 feet in width. Members discussed the improvements necessary to provide safe and adequate access to Lot 2. The Planning Board felt that the only standard it could use to judge adequacy of road was contained within the Subdivision Rules & Regulations. Any deviation from the use of these standards may appear to be arbitrary and capricious. The Planning Board then decided that the road, in its present condition, did not provide sufficient widths, suitable grades and adequate construction to accommodate the vehicular traffic anticipated.

Meeting was adjourned at 9:33 PM.

Approved by the Acton Planning Board.

Mary F. Giorgio 10/2/89
Mary Giorgio, Clerk Date