



# PLANNING BOARD • Town of Acton

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## PLANNING BOARD MINUTES

Monday, June 12, 1989

Acton Town Hall

RECEIVED & FILED

DATE Oct. 4, 1989

*Catherine Belbin*  
Asst. TOWN CLERK, ACTON

Planning Board members present: Quint Brathwaite, Chairman; Mary Giorgio; Greg Niemyski; Doug Carnahan, and James Lee.

Staff present: Timothy Smith, Assistant Town Planner.

I. West Mead Lane Subdivision: Mr. Nyquist, the petitioners engineer, presented the West Mead Lane Preliminary Subdivision Plan at the public hearing. He addressed the comments that staff had made on the plan.

Mrs. Giorgio asked Mr. Nyquist if this was the same parcel that the Board was asked to rezone because the owners wanted to give a lot to their daughter, and, if so, why was the petitioner creating two lots? Mr. Nyquist replied that this was the parcel and that one of the parcels would be given to the petitioner's son.

Mr. Nyquist asked the Board for direction on how to proceed. Mr. Brathwaite replied that Mr. Nyquist had comments from staff.

Mrs. Giorgio stated that she thought the Board should walk the site. She added, "the site is an environmentally sensitive area". The Board voted to walk the site at 7:30, June 19, 1989.

II. Audubon Hill PCRC: Harry Donohue, the engineer on the project, submitted the Audubon Hill PCRC Plan for endorsement by the Board. Mr. Brathwaite asked Mr. Smith, the Assistant Planner, if the Plan was now in compliance with the PCRC Special Permit Decision. Mr. Smith replied that the Acton Engineering Department had found Plan Modifications 1.0 through 1.10 in compliance, and that he had found the rest of the decision also in compliance. The Board voted unanimously to endorse the Plan and proceeded to sign the plan sheets.

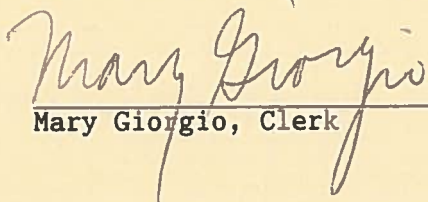
III. North Briar Bond: The Board reviewed a memo written by the Town Planner which evaluated the North Briar Bond. They voted to have the Town Planner write a letter which would put pressure on the developer to complete the work on the subdivision by threatening to take the bond. The Board instructed the assistant planner to formulate, for insertion into the Subdivision Rules and Regulations, some clear standards on what constitutes an acceptable bond.

IV. Meadow View Preliminary Plan: Mrs. Giorgio wanted to vote to deny the plan. Mr. Brathwaite said that since the time frame to act on a decision had transpired, making a decision was a mute point. The Board decided not to act.

V. Ground Water Protection District Special Permit Rules and Regulations: The Board voted unanimously to adopt the Ground Water Protection District Special Permit Rules and Regulations as submitted by the Town Planner.

Meeting closed.

Approved by the Planning Board

  
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Mary Giorgio, Clerk