



PLANNING BOARD • Town of Acton

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PLANNING BOARD MINUTES

Monday, March 13, 1989

Acton Town Hall

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Conelia O. Huber
TOWN CLERK, ACTON

Planning board members present at the meeting were Quinton Brathwaite, Chairman; Mary Giorgio; Greg Niemyski; Rob Block; David Hill; and Douglas Carnahan. Assistant Town Planner, Tim Smith, was also present at the meeting.

At 7:30 the meeting was called to order. The first item before the Board was a presentation of the Kennedy Estates Preliminary Subdivision Plan. The Petitioner was represented by Manon L. Rodrigue and Bruce Stamski, both of Stamski & McNary, Inc. After giving a general overview of what the Plan involved, the Planning Board preceded to ask questions about the proposal.

Mr. Brathwaite inquired if an existing cart path on the site could be kept, possibly as an easement. Other members of the Board expressed there support for having a pedestrian easement or a through-way, to provide access from the proposed cul-de-sac to the abutting back property.

Mr. Stamski replied that he did not think the existing cart path was used that often by pedestrians. Further he argued, the overall esthetic quality of the site would be diminished if the cul-de-sac were changed to a throughway.

Mr. Block stated that if school kids did use the path then it would be in the town's best interest to see that the path be preserved. He asked that Mr. Kennedy ask Mr. Charter, the owner of the abutting back lot, if he planned to develop his land. Mr. Kennedy said that he had not discussed the matter. Mr. Block suggested that the Planning Board walk the site.

Mrs. Giorgio said that sidewalks should be constructed on the site. Mr. Brathwaite agreed, saying that sidewalks are needed and should be required even if the result is isolated sections of sidewalk along subdivisions.

The Planning Board next reopened the public hearing for the Highridge Subdivision. Because the developer was not yet prepared, the public hearing was continued to April 17, 1989 on the condition that all the abutters be notified.

The next item discussed was the Briarbrook North bond. The Board agreed that if the developer had not met all his obligations in constructing the road then the bond should be cashed. The assistant town planner was asked to research the issue and report back to the Board.

Next the Board discussed making a decision on the Blackberry Hill

Residential Compound Subdivision. Mr. Block asked that a cut and fill plan be submitted along with the erosion control and sedimentation plan. He also asked that the decision clearly distinguish requirements made for the private way from those made for the shared driveway. Mr. Smith, the Assistant Planner, said he would make these changes to the draft decision.

Following the discussion of the Blackberry Hill decision, the Board reviewed a concept plan presented by Mr. Fenton (Authentic Homes) for 15 ANR lots off of Parker Street. Board members gave specific comments on the site's design and agreed that they found the plan acceptable.

Lastly, the Board held a negotiation session on the Meadowview development with neighborhood residents and with the developer, Greg Paterson, and his attorney, Charles Kadison. Mr. Kadison lead the discussion by providing a general overview of what had transpired and what progress had been made.

Mr. Kadison outlined three options that MetWest was willing to consider:

1. Nineteen lots, one of which would be a triplex with affordable housing.
2. Nineteen lots, plus the raising of Robins and Stow Street to reduce the incidence of flooding.
3. Eighteen lots.

Mr. Brathwaite explained to the neighborhood group that the Board was leaning towards the first option. Resident George Sutherland exclaimed that the issues were traffic and density, putting three more lots on the site would be diametrically opposed to resolving these issues. Mrs. Giorgio explained that the board is attempting to meet each others needs and that the developer has already come along way in addressing the density issue.

Resident Dorothy Campbell stated that there is no engineering solution to preventing flooding of Robins Street. If Robins Street were raised it would just increase the flooding problem upstream.

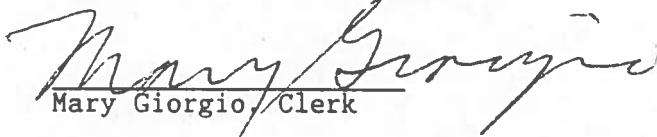
Jim Steller stated that he had a small child and he was very concerned about the traffic issue. Robins Street is very narrow and there are no sidewalks. The density of the development needs to be reduced.

Mr. Block then asked the residents which of the three options would be most acceptable. The general consensus of the residents seemed to be expressed by one resident who replied, "density is the issue."

The Board concluded the meeting by stating that there was room for compromise and by asking the residents to get together with Town Planner

Roland Bartl to come up with an alternative proposal if they wanted to.

Approved by Planning Board


Mary Giorgio, Clerk

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