



PLANNING BOARD • Town of Acton

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PLANNING BOARD MINUTES

MONDAY, JANUARY 9, 1989 - 7:30 p.m. - Town Hall

RECEIVED & FILED

DATE Feb. 17, 1989

C. Belbin
Asst TOWN CLERK, ACTON

Attendance: Chairman, John Barry; Members: Mary Giorgio, Quinton Brathwaite, Greg Niemyski; Robert Block; and David Hill. Staff present: Timothy Smith, Assistant Town Planner and Mary Robertson, Recorder.

Mr. Barry opened the Public Hearing for the Autumn Lane Definitive Subdivision proposal at 7:30 p.m. and read the public notice as advertised.

Mr. Jack Dunphy, Acton Survey & Engineering, gave the presentation and highlighted the design creating building lots to serve four dwellings around a cul-de-sac on Summer Street. He provided the following information and pointed out on the plan:

-four drainage areas to drain from the rear to the catch basins which in turn will be connected to two infiltration devices to accommodate a ten-year storm;

-380 linear feet of roadway, 22-ft wide and a 96-ft paved circle;

-a waiver for piping and interconnection of the draining facility with a small flow that will use an 8-inch PVC pipe;

-The Board of Health performed deep hole tests in May 1987. At that time, the water levels were high. Testing is scheduled for January 10th for Board of Health approval and they will then file for health permits for the four lots; the water level was high in town but no water was encountered in the deep hole test.

-The catchbasins will act as a gas trap and require a "T".

The Board addressed several drainage issues as well as Board of Health tests and groundwater (aquifer) concerns.

Mr. Niemyski felt there appeared to be numerous unresolved drainage issues.

Public comments: Mr. Paul Schottler, 67 Summer Street, presented his concerns of leakage into his septic system; an existing groundwater problem; and the groundwater causing problems during rains. He suggested collecting water in the storm drains and noted topography changes affecting his property.

Mr. Dunphy responded that he could not foresee any gravel removal from the site. Mr. Dunphy added that the leaching chambers are adequate and should not present any problems to Mr. Schottler.

Mr. Frank Manter, 41 Summer Street, stated that he also had water problems at the same elevations. He presented photographs showing flooding on his property. Overall, he was quite concerned with aquifer protection and suggested scrutiny of the area by the Board.

Mr. Richey, 51 Willow Street and Ms. Carr, 38 Homestead Street, also commented on water problems within their properties. Mr. Tucker, 33 Summer Street, noted problems he encountered with spring rains and Gail Friend, 33 Homestead Street, noted the stagnation of water in certain areas nearby her home.

Mr. Barry brought the session to order and announced the hearing would have to be continued and suggested a walk of the property. Ms. Giorgio motioned to continue the hearing with a walk of the property on Saturday, January 14th at 8:00 a.m. by the Planning Board. Motion seconded and unanimously approved.

At 8:35 p.m., Mr. Barry called the High Ridge Public Hearing to order and proceeded to read the public hearing notice as advertised.

Attorney Kadison presented the definitive plan for two lots containing 100,000 s.f. of R&D floor space. He noted that they have met with the Engineering Department. The following issues were addressed:

- a) handicapped ramps would be installed if it is agreeable with Kirk Ware, Nagog Park Development;
- b) transition area comes down an 8% grade; they've placed a shorter curve 500-ft in length to achieve a 60-ft straighter curve;
- c) test bores have been done;
- d) there will be no building in Westford;
- e) erosion control measures still need to be addressed.
- f) Mr. Fagelman and Mr. Ware have discussed additions to Nagog Park Road;
- g) the Board of Health approved the plan;
- h) Conservation issues: they disagree with issues raised, but they will try to comply;
- i) Municipal Properties: trees can be put in, if required; sidewalks will be put in;
- j) Attorney Kadison felt the single-access issue is a town problem and not the developer's problem.

Mr. Bohunicky, 5 Summit St., Maynard, wished to know how far the closest building is to his property line. Mr. Ryder responded, "about 60 feet."

Mr. MacPherson, of Quarry Road, informed the Board of the noise pollution from the Digital Equipment Corporation air conditioning units. Mr. Barry suggested that these are issues that are addressed in the site plan special permit process and recommended that Mr. MacPherson write to the Building

Commissioner or Board of Selectmen on the matter.

Attorney Kadison indicated that they would like to present further information to the Board and requested the hearing be continued. It was motioned to continue the High Ridge hearing to February 27, 1989 at 7:30 p.m.

At 9:15 p.m., Mr. Greg Patterson, Met West Development, presented a new concept plan for Meadow View. The new proposed plan, under cluster development, showed 19 lots, a common drive with a right-of-way over the McGovern land (access to be determined later); the common land deeded to the Conservation Commission, and a water main to be tied in from Nash Road to Robbins Street.

Mr. Keith Gregory stated that their position hadn't changed much. He commented that instead of a 22-ft wide road with sidewalks, they would prefer a 24-ft wide road for safety reasons.

Ms. Giorgio felt the plan was an improvement but would like to see a few less lots. She also expressed concern on the water impact and drainage.

Mr. Barry commented that the detention pond had been moved. He questioned the necessity to waive the "60-home guideline."

Mr. Brathwaite summarized the views of both the developer and abutters and suggested looking at 16 homes. Mr. Niemyski felt more data is required on the ramifications of the McGovern land. It was motioned and seconded to continue their negotiations at the Planning Board Workshop on January 30th.

At 10:00 p.m., the Board reviewed the new concept plans on Blackberry Hill which was presented by Mr. Juliano. After review, it was unanimously agreed to continue discussions at the next Planning Board meeting on January 23rd.

The Board approved the following release of bonds:

Albertine Circle - \$5,000.00 bond reduced to \$2,200.00;
Lisa Lane - The Sedimentation & Soil Erosion Control Bond reduction was disapproved;
however, the \$133,000.00 bond for outstanding road work was approved;
Stonemyede - no decision made.

Meeting concluded at 10:15 p.m.

Respectfully submitted,

Mary Giorgio
Mary Giorgio, Clerk

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