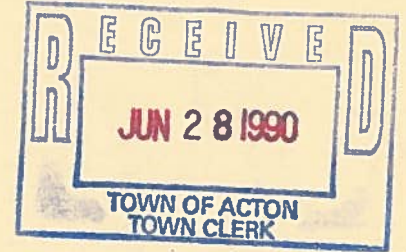




PLANNING BOARD • Town of Acton

472 MAIN STREET ACTON, MASSACHUSETTS 01720 TELEPHONE (508) 264-9636



ACTON PLANNING BOARD

MINUTES OF MEETING

January 22, 1990

Planning Board Members in Attendance: Chairman Mary Giorgio, Quinton Brathwaite, Greg Niemyski, Jim Lee, David Hill and Doug Carnahan.

Planning Staff in Attendance: Assistant Town Planner Tim Smith, Planning Board Secretary Donna Jacobs and Town Planner Roland Bartl.

I. GENERAL BUSINESS

Meeting Changes:

1/29/90 Meeting Canceled

2/19/90 Meeting re-scheduled to 2/26/90

Recent Applications Received:

Quick Lube - Groundwater Protection District Special Permit
Jim Lee and Doug Carnahan will serve as specialists on this application. Hearing is scheduled for 2/5/90.

Duston Lane Common Drive Special Permit
Quint Brathwaite will serve as specialist on this application.
Hearing is scheduled for 2/5/90.

Lot 20 Brucewood Road

The property owner for Lot 20 Brucewood is unable to convey his property due to an outstanding Restrictive Covenant dating back to 1959. Assistant Planner Tim Smith advised the Board that the Restrictive Covenant was for the construction of the subdivision road - Brucewood Road, which has been an accepted Town Way for a great number of years. The Board unanimously voted to issue a Lot Release for Lot 20 Brucewood Road.

II. AUTHENTIC HOMES

Developer Jim Fenton met with the Board to discuss his proposal for resolution of the litigation concerning his lots off Arlington Street. Jim Fenton is proposing a plan featuring two hammerhead lots with sufficient frontage and ample area utilizing a common accessway which will straddle the common lot line. The proposed drive will be 12' wide with 2' shoulders, occupying the same area as previously designed and accepted by the Conservation Commission. (Present Cons. Comm. permit is good for 1 more year.) The proposed drive will comply with the Zoning Bylaw with no more than 2% filling of the floodplain. A common drive easement will be created for protection of lot owners.

The sidewalk funding for Charter Road is in place and the Town has easements from all abutters other than Authentic Homes. Jim Fenton is unable to grant the necessary easements to the Town until the litigation between Authentic Homes and the Planning Board and Zoning Board of Appeals is resolved.

Mary Giorgio stated that she felt the plan as proposed appeared to be an acceptable solution and urged Fenton to go forward with this proposal.

III. HIGHRIDGE SUBDIVISION

Assistant Planner Tim Smith reviewed the request for extension of time for endorsement of the Highridge Definitive Subdivision Plan for the Board members. Tim reported that Atty. Kadison is on vacation until the first of February and is therefore unable to resolve some questions about the proposed Restrictive Covenant. The Board discussed what the appropriate length of time would be for the extension. Quint Brathwaite moved to grant an extension until March 13, 1990, Doug Carnahan seconded the motion. The Board discussed the fact that they will not look favorably upon a request for another extension. The motion passed unanimously.

The Board discussed the plan endorsement time requirement. Quint Brathwaite said that 90 days may be too short, but he believes that 120 days should be adequate. Greg Niemyski would like it voted as Planning Board policy immediately. Quint Brathwaite moved to establish a 120 day time requirement for Plan Endorsement as Board Policy effective immediately. Jim Lee seconded the motion. The motion passed with five in favor and one opposed.

IV. MASTER PLAN

Town Planner Roland Bartl met with the Board to discuss progress on the Master Plan. Roland presented a Town Zoning Map colored to represent the zoning changes contemplated within the Master Plan. Highlights of these changes include:

Area west of Main St. to Westford border -
re-zone town-owned land to ARC; re-zone balance of industrial to R-10/8 (R-10/8 = 2.5 acre zoning with a bonus to R-8 zoning if cluster or open space development method used). The proposed changes are due to traffic generation potential and groundwater resources in this area.

Green areas - previously zoned 2 acre residential to be changed to R-10/8

Blue area - proposed North Acton village zone - mixed uses, higher density, rural type of village with .3 FAR.

Gray area - presently zoned industrial & will keep as light industrial with height regulations, use regulations.

Office Parks - the potential exists for another 300,000 sq.ft. of office space between the Digital facility at Rte.2 and Piper Rd. and the Concord Auto Auction land.

Nagog Park - recommend down-zoning to .1 FAR because there is still potential for growth there but additional growth will adversely impact traffic.

Acorn Park - Development potential is approx. 4 million sq.ft. Because of the high potential for development, I.E.P. is developing a creative development scenario for this area, probably a combination PUD/mixed use development.

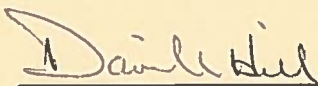
East Acton Village - Master Plan proposes the development of a village district for this area with higher density due to its proximity to Rte.2 (area previously was a village).

Rte.2A - Propose re-zoning all of the existing condominiums from the present General Industrial to multi-family to reflect actual use of property and ensure continuation of affordable housing options in Acton.

Kelly's Corner - Propose creation of a separate district for this area, no definite plans at this time.

Meeting adjourned at 9:20 PM.

Respectfully submitted,


David Hill, Clerk 12 FEB 90
Date