



PLANNING BOARD • Town of Acton

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ACTON PLANNING BOARD

Minutes of Meeting

February 5, 1990



Planning Board members in attendance: Chairman Mary Giorgio, Vice Chairman Greg Niemyski, James Lee, David Hill, Doug Carnahan and Quinton Brathwaite.

Planning staff in attendance: Assistant Town Planner Timothy Smith, Planning Board Secretary Donna Jacobs

Vice Chairman Greg Niemyski called the meeting to order at 7:30 PM.

I. Quick Lube Groundwater Protection District Special Permit Public Hearing

Greg Niemyski opened the public hearing by reading the notice of public hearing. The applicant's engineering firm, Stamski & McNary presented the proposed project (allow construction of a building, drainage facilities and parking for Quick Lube and a glass shop) to the board and hearing attendees. The site slopes from Great Road downhill to the wetlands located at the rear of the lot, and development of the project will require filling and the construction of a retention wall. GZA, hired by the Town to review the submission documents, reported that the plan is satisfactory and complies with the Zoning Bylaw.

Quint Brathwaite questioned the capacity of the treatment basin. Stamski and McNary reported that the basin has a capacity of 1162 cu.ft. which has been designed to hold the first inch of rainfall.

Quint Brathwaite asked about the galleys that are proposed to serve as backup for the treatment basin and questioned how long they will hold the water from a 100 year storm event. Stamski and McNary replied that the galleys were designed to hold a 100 year storm event and was sized on volume, not length of time.

Quint Brathwaite stated that he has seen the 18-20" wide brook swell to more than 5 feet across and is concerned about contamination and groundwater pollution. Stamski & McNary replied that the diversion box has a manually operated flush valve which prevents spills from running into the site drainage system.

Quint Brathwaite asked if Stamski & McNary has determined whether Brett Yarns or other abutters utilized private wells for water supply. Bruce Stamski of Stamski and McNary replied "No." Assistant Planner Tim Smith advised that Mrs. Brett informed the Planning Department that they are served by a private well.

Board member Doug Carnahan asked the applicant to describe the method for disposal of waste oil. Hector Rodriguez of Mobil Oil Corp. replied that the waste oil will be stored in tanks located in the basement of the building, not in the ground and tankers will pump the waste oil from the holding tank on a routine basis.

Board member Jim Lee asked if Quick Lube will be performing lubrications on cars. The applicant replied that service may include greasing the rear end and chassis of the cars, as desired by the customer.

Jim Lee also asked what happens to the soiled water in the retention basin - is it planned to have it removed? The applicant replied that a major percentage of the soiled water will evaporate with the balance seeping through the clay liner of the basin where the volatile organics will cling to the clay particles of the liner. There is no plan proposed for removal of soiled water and they will look to the Board for guidance in cleaning requirements. Jim Lee also commented that the plan shows an open grate cover which should not be allowed because fluids would be intercepted. The applicant responded that it was a drafting error and the plan should have shown a solid cover.

Board member Jim Lee questioned the use of a 6" cape cod berm as a drainage control in a 100 year storm event. The applicant's engineer responded that the top of the berm is 6" high and it is located on top of the retaining wall so it will accommodate the 6.5" of a 100 year storm.

Jim Lee expressed his concern about the guard rail and retaining wall. Jim advised that the retaining wall should accept 500 lbs./ft. according to Section #708 of the Mass. Building Code. The plan shows no detail for the guard rail. Jim also expressed concern about any safety hazard created by constructing a 20' high retaining wall, and asked whether a fence is planned in addition to the guard rail. The applicant's engineer responded that only a guard rail is proposed but these legitimate concerns could be addressed in the site plan approval process.

Additional Board concerns included the test pit locations all being close to the road rather than in the middle or rear of the site, the elevation of the spillway, and sealing of floor joints to prevent leakage of hazardous materials in the event of a spill within the building.

Abutter Eleanor Calif advised the Board that Patrick Palmer may have a private well. She further advised that she has witnessed the spreading of the brook adjacent to the development site from the less than 2' width to 25-30' across during Spring thaws and rains. Bruce Stamski replied that the site work is 6' above the bank of the brook and the applicant does not propose any work within the wetlands.

Cindy Sorenson stated that she feels the proposed development changes the entire site and questioned the stability of the site due to the large amount of fill proposed.

Because the Water District comments are still forthcoming, and the applicant just received staff comments today, Mary Giorgio would like to see the hearing continued. Bruce Stamski responded that the hearing with

the Selectmen is scheduled for 2/20/90 and recommended a one week continuance of the hearing. Jim Lee moved, with Quint Brathwaite second to continue the hearing on February 12th at 8:15 PM in Room 204 of the Acton Town Hall. The Board unanimously approved the motion.

II. Duston Lane Common Drive Special Permit public hearing

Chairman Mary Giorgio convened the public hearing for Duston Lane at 8:15 PM. Mary Giorgio explained to Lee Dearborn, applicant, that the Board does not have the ability to waive bylaw requirements as was requested in the applicants letter.

Lee Dearborn reviewed the location of the existing common drive known as Duston Lane and identified which lots he refers to in his application for special permit.

Mary Giorgio suggested the hearing be continued to allow Board members time to perform a site visit as well as allow the developer to respond to the concerns identified in the staff reports which included steepness of grade, puddle area in roadway, lack of a turnaround at end of common drive, and the need for an engineered drawing.

Lee Dearborn agreed to continue the hearing as suggested by the Board. Greg Niemyski moved to continue the hearing to 9:00 PM on 2/12/90 at the Acton Town Hall, motion was seconded by Quint Brathwaite and carried unanimously.

III Durkee Lane Reconsideration

Assistant Planner Tim Smith informed the Board of the Westford Planner's request that the Acton Planning Board reconsider their decision on the Durkee Lane issue because of the dissatisfaction of the Westford residents.

Chairman Mary Giorgio stated that she felt the Board gave full and careful consideration to the issue during its original presentation and did not see the need to reconsider the Board's vote.

Board member Quint Brathwaite moved that the Board reconsider its decision on Durkee Lane. There was no second.

IV. Lisa Lane

Tim Smith reported that the developer has submitted a petition to have Lisa Lane accepted as a town way at the Annual Town Meeting. The Planning Board is still holding \$40,000 in bond monies (\$35,000. for the road and \$5,000. for sedimentation control). The Fire, Tree and Engineering Departments all agree that the road is completed.

Quint Brathwaite asked about the catchbasin that has been silted over for some time and inquired if plans have been made for cleaning the basin. Tim Smith replied that the developer should clean out the catchbasin in

early Spring, but in the event he didn't the Board could utilize the bond monies.

Jim Lee moved to recommend acceptance of Lisa Lane, the motion was seconded by Doug Carnahan and carried with four in favor - Quint Brathwaite and Greg Niemyski opposed the motion.

V. Colonial Acres

Kevin Sweeney has requested a new bond calculation for MacLeod Lane (located off of Willow Street). Mary Giorgio recommended that the Board approve the bond amount as calculated by the Acton Engineering Department.

Quint Brathwaite moved to accept the bond calculation. His motion was seconded by Greg Niemyski and carried unanimously.


VI. General Business

Doug Carnahan agreed to serve as the Board's representative to MAGIC's 2/8/90 meeting.

The minutes of the January 8th and January 22 Board meetings were approved as written.

Meeting adjourned at 9:30 PM

Respectfully submitted,


David Hill Clerk

DH/dmj