



# PLANNING BOARD • Town of Acton

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ACTON PLANNING BOARD

DATE December 30, 1990

Minutes of Meeting

*Barbara Brown*  
TOWN CLERK, ACTON

November 26, 1990

Planning Board members in attendance: Chairman Mary Giorgio, Doug Carnahan, Trey Shupert, Jim Lee, David Hill, and Quint Brathwaite. Planning Board members not in attendance: Greg Niemyski. Planning Staff in attendance: Town Planner Roland Bartl, Assistant Planner Donna Jacobs.

## I. GENERAL BUSINESS

### Minutes

The Board reviewed the Minutes as drafted and agreed upon three corrections; one correction in Section II. and two corrections in the Section III. David Hill recommended that the Board delete the last sentence of the 5th paragraph under item II. After discussing David's recommendation the Board agreed to amend the sentence rather than delete it. Doug Carnahan moved that the Board vote to approve the Minutes as amended. The motion was seconded by Jim Lee and was approved with 5 in favor and David Hill abstaining.

## II. HAMMERHEAD LOT SPECIAL PERMIT, Lot 5-A Ayer Rd. - Public Hearing

Mary Giorgio opened the public hearing by reading the legal notice as published in the Beacon. Kevin Sweeney, developer of Cook Estates subdivision and property owner, advised the Board that this petition was submitted due to changes in lot lines necessitated for compliance with wetlands setbacks required by the Conservation Commission. Kevin introduced his consultant from David Ross Assoc., Sue Carter, who explained the reconfiguration of lot lines by showing a revised "master plan" of the subdivision.

Mary Giorgio informed the proponents of comments received from the Engineering Department and the Tree Warden. A copy of the Planning staff memo dated 11/20/90 and the Engineering Dept. memo dated 11/9/90 was given to the proponents. Sue Carter indicated that most of the comments were of a technical drafting nature and could be addressed through modification of the plan presented with the petition. In response to item 2 of the 11/9/90 memo, Sue Carter pointed out that the driveway was designed without the normal crown to prevent water from draining down the drive and into the garage of the house proposed on the adjacent lot. Sue Carter said she would correct the

cross section drawing presently shown on the plan. In response to item 5 of the same memo, Sue Carter stated that the driveway could be constructed with a 15' radii at the entrance instead of the 10' radii shown which would allow more maneuverability for fire trucks.

There were no abutters present at the hearing. Hearing no further questions, Mary Giorgio closed the public hearing at 8:00 PM.

### III. RED LINE CHANGE - 266 High Street, Michael Case

Michael Case met with the Board to discuss the possibility of a change in the construction of the driveway accessing his Hammerhead Lot, approved by Hammerhead Lot Special permit granted 4/23/90, resulting from ledge. Mr. Case provided the Board with a plan showing the proposed red-line change in elevation. Board members noted that the slope of the drive does not exceed 10%. David Hill asked if all other terms and conditions would remain the same. Michael Case replied that everything except driveway elevation would remain the same. Quint Brathwaite moved that the Board vote to allow the proposed change as a red-line change to the plan approved as part of the Hammerhead Lot Special Permit. Jim Lee seconded the motion which was carried by unanimous vote.

### IV. AUDUBON HILL UNIT RELEASES

Assistant Planner Donna Jacobs reported that this agenda item should be rescheduled to a later date because neither the Town Treasurer nor the Planning Department has received evidence that the work remaining to be done has been bonded through completion as required by both the Board and the Town Manager's office.

### V. TOWN MEETING UPDATE

Mary Giorgio suggested that the Board sit as a group in the front of the auditorium. Mary also suggested that the Board make a public statement of support for the Affordable Housing Bylaw and the Local Historic District Bylaw. Members discussed Mary's suggestions and agreed that the Board will sit together at the front of the auditorium. Planning Staff will be sure that seats are reserved for the Planning Board. Jim Lee moved that the Board vote to authorize two members to make public statements of support on behalf of the Board for the Affordable Housing Bylaw and the Local Historic District Bylaw. Jim's motion was seconded by Trey Shupert and carried by unanimous vote. Doug Carnahan agreed to speak in support of the Affordable Housing Bylaw and Quint Brathwaite agreed to speak in support of the Local Historic District Bylaw.

Roland Bartl reported that one small parcel, located behind the Parker Street condos and primarily wetlands, was inadvertently overlooked in the "Technical Corrections" article and suggested that the motion for this article

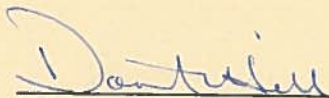
be amended to include this parcel. Mary Giorgio asked is it is critical to include it at this time because it may jeopardize the article's success as a consent item. It was agreed to let Mary Giorgio and Roland Bartl determine whether to go forward with an amended article since Mary would be the presenter at Town Meeting.

#### OTHER BUSINESS

Quint Brathwaite questioned the work occurring on lots located at the corner of Strawberry Hill Road and Pope Road. Roland Bartl reported that septic systems were being installed as authorized by the Board of Health and Stoneymeade's agreement with the Town.

Quint Brathwaite suggested that copies of the Stoneymeade subdivision decision and Cluster Development Special Permit decision be included in the packets for the next meeting since the Board is scheduled to meet with representatives from the Concord Cooperative Bank, new owners of the development.

The meeting adjourned at 8:35 PM.



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David Hill, Clerk