

SELECTMEN'S MEETING
SEPTEMBER 13, 1994

T. Clark

The Board of Selectmen held its regular meeting on Tuesday, September 13, 1994 at 7:30 P.M. Present were Norman Lake, F. Dore' Hunter, Nancy Tavernier, Wayne Friedrichs, Town Manager Johnson, and Assistant Town Manager John Murray.
{Representatives from cable were present}



CITIZENS' CONCERNS

None Expressed

PUBLIC HEARINGS AND APPOINTMENTS

ACTON MEMORIAL LIBRARY FOUNDATION

Ms. Swenson representing the AMLF presented the Trustees of the Memorial Library with a check to fund Sunday hours for Board of Selectmen acceptance. DORE' HUNTER - Moved to accept the gift of funds for Sunday Hours from the Memorial Library Foundation and Trustees with grateful thanks. NANCY TAVERNIER - Second. UNANIMOUS VOTE

COMMON VICTUALER - DUNKIN DONUTS
MAIN STREET

DORE' HUNTER - Moved to approve the Common Victuallers License for Dunkin Donuts. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

BOSTON EDISON - WOOD LANE

NANCY TAVERNIER - Moved to approve the two petitions for Wood Lane. DORE' HUNTER - Second. UNANIMOUS VOTE.

BOSTON EDISON - POWDERMILL ROAD

NANCY TAVERNIER - Moved to approve the petition that was previously approved by Emergency Petition for Powdermill Road in connection with Wendy's Site Plan. DORE' HUNTER - Second. UNANIMOUS VOTE.

ACHC - ACTON WOODS PRESENTATION

Betty McManus representing the ACHC outlined the ACHC's involvement with the "Acton Woods" project as presented by the Commons Group. She said the ACHC is very excited with the project and feels the affordable units offered will be a good first step at achieving the goal of affordable housing plan for Acton.

Jack McBride of the Commons Group outlined the project. They wanted a plan that belonged in Acton, they wanted to design a plan that formed a community within a community. They have designed the plan to save trees by placement of the homes on site. They have been careful to Minimize the effects to conservation land. 55% of the site will remain untouched.

They plan to submit the development through the State's LIP program. They hope to work with the Board to educate them so that they can secure the support of the Board on the application to ECOD. The application turn around time is approximately 90 days. Once the Local Plan is approved, general permitting on the project will begin, the main difference is there are no PCRC guidelines. The Project is heard by Zoning Board of Appeals with input from other Boards. The proposal will be within all guidelines of District B of the Housing Overlay, it contains 80% open space, the regulations require 30%. The project will commence in 1995 and be completed in 1997. The lottery will be held with 70% resident preference. Mr. McBride thanked the ACHC for all their assistance and guidance.

Dore' asked about emergency exits and the protection of Will's Bog.

They have been in contact with Tom Tidman and have directed the activities away from Will's Bog. Dore' asked if there had been any opposition. They stated that two abutters had expressed concern.

Mr. Friedrichs asked why the project was good for Acton. They responded that they had developed a plan that reflected a very intensive effort towards putting the focus on open spaces and addresses an opportunity to address housing needs for moderate income that is appealing and they felt this was a market they wanted to address.

Mr. Lake asked about provision for off street parking. They said that in addition to the garage and two-three in driveway they would be addressing this. The streets would be private and be maintained by the Association.

Wanda Sharpe, a resident of Great Road wanted to support the project as she too wants to own her own home. She has lived in Acton with her daughter and feels that Acton is a great place to live and would like to own in lieu of renting.

Anne Fanton spoke about the difficult decision the Board has before them and while she supports affordable housing, she cautioned the Board that this did not fit into the Town's Master Plan affordable overlay and questioned the density. She felt that it was not consistent with the Master Plan and she felt that recent Town Meeting did not support affordable housing. She is concerned that the Board understands the choice and thought that the overlay districts could be done away with.

Mrs. Tavernier spoke in favor of the plan. She has been a member of the ACHC for over five years. The North Acton Woods plan is good for Acton. The ACHC has become very schooled in their task. The affordable overlay is not zoned and they will require a Comprehensive Permit for the project. Mr. McBride approached the ACHC, looked at several parcels, environmental constraints, the quarry safety, septic, topographical nature of the site and they were not feasible to develop. This plan works to preclude two dense developments. They chose this parcel because they could address the septic and environmental issues. They have given this project a lot of thought, and much thought has gone into the selection of this site. They tried to avoid a Comprehensive Permit,

the best was would be to proceed with the LIP, this would also preclude the other dense development which would have been marketed directly at families.

Danny Megher resident of Iris Court spoke about the two tier social ills. He also questioned the condo fee structure.

Mr. McBride responded that they anticipate the condo fee of between \$125-150.

Jane Power, an abutter questioned the proposed retention pond. They anticipate a 50 foot buffer minimum and will try to pull it back and work to address her concerns.

John Noun of the Acton Housing Authority, urged Board support of this project. He felt it would be good for Acton for a number of reasons. He felt it would be very short sighted to put off any opportunity to obtain affordable housing units.

Richard Ryan, a resident and renter for seven years urged the Boards support of this project.

Mr. Hunter is convinced that it is a reasonable plan, perhaps we might need to revise Acton's Master Plan. The concept proposed sounds like a very attractive place to live.

DORE' HUNTER - Moved to grant approval for the project under the Local Initiative Program. NANCY TAVERNIER - Second. 3-1. Wayne Friedrichs abstaining.

CONSENT CALENDAR

DORE' HUNTER - Moved to accept the Consent Calendar as printed with the addition of the Crown Resistance Day Proclamation. NANCY TAVERNIER - Second. UNANIMOUS VOTE. Mr. Friedrichs will represent the Board at the Crown Resistance Day activities.

SELECTMEN'S BUSINESS

WEST ACTON DAY - Mr. Friedrichs spoke to the Board about the upcoming West Acton Day. The merchants feel it is a way to bring them and the neighborhood together. The committee is also looking at getting permission to close an area of the district off. They feel that Mass Ave. from Central to Windsor would be a possible area to close. In addition they are asking for permission to place a banner across Route 111 between the Pharmacy and the Real Estate Bldg. to advertise the event. They anticipate that the event will attract 2 to 4,000 people. Mr. Norman of the Travel Agency spoke to the banner request and the importance of this event to the West Acton community.

Nancy Tavernier was concerned that they were anticipating donations to the West Acton Library when there were other Town Departments as equally deserving of this type of donation. They felt

that this year they wanted to give to the Library since it was in the district, and that perhaps next year they would investigate other areas of town government to donate to. Nancy wanted to be sure a precedent would not be set by approving the banner. Mr. Hunter asked that staff look into the Banner issue with an eye towards safety for all those concerned.

DORE' HUNTER - Moved approval for the banner to be installed across Route 111, said banner to be installed no earlier than three weeks prior to the event and removed within 2 days of the conclusion of the event. Staff to monitor the details regarding mounting and public safety with the applicant. This approval is viewed as special because of the fact that the event takes place at the banner site, and is to be a one time approval to advertise this particular event. WAYNE FRIEDRICHS - Second. UNANIMOUS VOTE.

DORE' HUNTER - MOVED to commend the group for the very interesting project they have undertaken. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

POST OFFICE SQ. TRAFFIC LIGHT - Don Johnson outlined the traffic light at the Post Office Sq. intersection. Staff has been working on this and has reviewed it extensively. DORE' HUNTER - Moved to approve the Manager's recommendations with indicate approval and issuance of the necessary permits prior to the acceptance of the Traffic Signal by the Town. NANCY TAVERNIER - Second. UNANIMOUS VOTE.

ACTON 2001 - Ms. Tavernier brought to the Board's attention the Meeting date of October 26 at 7:00 for the Acton 2001 Committee to begin the swap of information on the process of growth in Acton.

SCHOOL/TOWN - Mr. Lake commented on his recent conversations with the Chair's of the Local and Regional School Committees. He/they feel it is important to begin to meet to work out potential budget issues and problems. Mr. Lake wanted to resume these meetings. Mr. Hunter felt that some meetings would be helpful and work was needed to address a three year financial plan.

LEAGUE OF WOMEN VOTERS - Mrs. Tavernier reminded the Board about the League's opening meeting and urged Board's attention and attendance.

TOWN MANAGER'S CONCERNS

The Concord Road bridge is open. The pavement is not in place but the bridge is open to traffic.

The Board adjourned at 9:30 P.M.

Nancy E. Tavernier
Clerk
10/11/94
Date

Christine M. Joyce
Christine M. Joyce
Recording Secty.
cmjW11 - (552)

SEPTEMBER 9, 1994

TO: Board of Selectmen
FROM: NORMAN D. LAKE, Chairman
SUBJECT: SELECTMEN'S REPORT

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AGENDA

ROOM 204

SEPTEMBER 13, 1994

I. CITIZEN'S CONCERNS

II. PUBLIC HEARINGS & APPOINTMENTS

1. 7:30 ACTON MEMORIAL LIBRARY FOUNDATION - The Foundation will be making a formal presentation of funds to be used for Sunday Library Hours to the Board for acceptance.
2. 7:35 COMMON VICTUALLERS LICENSE - DUNKIN DONUTS - Enclosed please find application and staff comment regarding the request for issuance of a Common Victuallers License for Dunkin Donuts at the Main Street store for Board action.
3. 7:40 BOSTON EDISON - WOOD LANE - Enclosed please find request and Staff comment for Board review and action.
4. 7:42 BOSTON EDISON/NEW ENGLAND TELEPHONE - POWDERMILL ROAD - Enclosed please find the formal follow up paperwork on a request that was approved prior to public hearing for Board action.
5. 8:00 ACHC - Acton Community Housing Corporation representatives will be in to discuss the current proposal for affordable housing development on Harris Street being developed by Mr. Jack McBride. Enclosed please find staff comments as well as other materials from ACHC and Mr. McBride.

III. SELECTMEN'S BUSINESS

6. WEST ACTON DAY CELEBRATION - Selectman Friedrichs will be discussing several issues with regard to West Acton Day. Enclosed please find staff memo for Board review.
7. POST OFFICE SQ. TRAFFIC LIGHT - Enclosed please find correspondence regarding acceptance of the Traffic Light as conditioned by the Site Plan for Board review.

IV. CONSENT AGENDA

8. AMENDED DECISION, Site Plan 10/28/71-26 -Shell Oil, 341 Great Road - Enclosed please find the amended Decision for Board review and action.

9. SITE PLAN AMENDMENT - 6/2/87-284 - Somerville Lumber, 976 Main Street - Enclosed please find a draft amendment and staff comment for Board review and action.
10. COMMITTEE APPOINTMENTS - Enclosed please find the Citizens Resource Sheets and VCC recommendations for Board action on the following appointments: Richard King, Minuteman Home Care, John Ekberg and Richard Rippere, to Hanscom Field Advisory Committee, Peter Robinson, Cable Advisory Committee, Victoria Beyer and David Harris from Associate to full-membership on the Historical Commission.
11. NEW ENGLAND TELEPHONE/BOSTON EDISON - Enclosed please find a request and staff comment from Boston Edison for placement of a guy wire on Town property for Board action.

V. TOWN MANAGER'S REPORT

VI. EXECUTIVE SESSION

MEETINGS

ADDITIONAL INFORMATION

Enclosed please find additional correspondence which is strictly informational and requires no Board action.

FUTURE AGENDAS

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This IS NOT a complete agenda.

September 27

October 11 - Site Plan #8/25/94-346 Disinfection Facility

October 25

November 8 & 22