

Acton Housing Authority

Minutes of the Special Meeting, June 11, 2002, 4:30 PM held in the Anne Staples Community building located at 68 Windsor Avenue, Acton, MA

Present: Joseph Nagle, Jean Schoch, Dennis Sullivan. Naomi McManus/Acton Housing Authority

Absent: Claire Kostro and James Eldridge

Guests: Scott Hayes, Foresite Engineering

Jean Harris, Ann Sussman, Eileen Jansky, Rita Silveria, Theresa Landry, Josh Spero, Virginia Reuman, Xing Hong, Ruth Rice, Lisa Franklin, Naomi Newell, Justine Comtois, Rachel Ross, Patricia Kiley, Paula Conquest, Michelle Taios, Yankel Burban, Dora Sylvia, Marion Tetreault, Martin Segal, Donna Miller, Annette Lochrie, Ken Moreland, Theresa Moreland, Judy Day, Ms. Jarvis and Alice Anderson

1). The Special Meeting was called to order by Joseph Nagle, the Vice Chair of the Acton Housing Authority Board of Commissioners. Dennis Sullivan, Treasurer of the Acton Housing Authority, informed those present that he would be presiding over the Special Meeting. Mr. Sullivan stated that the Special Meeting was being called to discuss concerns that had been raised at the Public Hearing of the Zoning Board of Appeals (ZBA) held on June 6, 2002 and arrive at a compromise. The compromise will then be presented by the Authority at the continued ZBA's Public Hearing scheduled June 27, 2002.

2). Annette Lochrie (Windsor Avenue neighbor) stated: 1). She supported the need for an additional parking lot, but felt an additional parking lot should not be visible from Windsor Avenue. 2). She felt the current design showing 57 spaces should be reduced 3). The Authority should take into considerations the concerns raised at the ZBA's Public Hearing regarding the number of trees adjacent to the railroad tracks to be cleared for the proposed parking lot. 4). The concerns raised by an abutter regarding her fear of increased flooding if all the abutting trees to the railroad tracks were taken down.

3). Donna Miller (Windsor Avenue neighbor) stated before she spoke she would first like to hear from the Windsor Green residents regarding the proposed parking lot.

4). Virginia Loftus (resident of Windsor Green) stated she supported the need for additional parking, but felt the increase should be limited to 20 spaces.

- 5). Naomi Newell (resident of Windsor Green) stated she had concerns regarding:
- 1). Headlights being directed into the resident's apartments
  - 2). The increased fear for safety the women residents would have if the parking lot were built behind building 2.
  - 3). The heat of the paving would reach a 120 degrees during summer, which would affect the temperature of the resident's apartments.
  - 4). The visibility of Windsor Green from the railroad tracks if all the trees abutting the tracks were taken down.
  - 5). The use of traditional black paving instead of using a colored paving. The 20-foot drive should be reduced to a 10-foot road and the 57 spaces behind building 2 should be reduced.
- 6). Lisa Franklin (resident Windsor Green) suggested hiring a Civil Engineer or a Traffic Engineer who would be more knowledgeable regarding traffic flow and parking lot issues.
- 7). Naomi McManus stated that she had been contacted by Renee Robbins, a perspective Windsor Avenue resident, suggesting a new concept of "Car Sharing". Ms. Robbins explained that by using this new concept it would eliminate the need for all the residents to have cars. She felt it would be ideal for low-income elderly, as they would not incur the cost of car insurance or the expense of maintaining their cars.
- 8). Paula Conquest (Kingsley Road resident) suggested:
- 1). Reducing the height of the 16-foot parking lights
  - 2). If more of the tree line were saved the proposed parking lot would be less inviting to people walking down the tracks
  - 3). Stated a concern that the parking lot will be visible from her daughter's bedroom window
  - 4). Reducing the proposed 57 spaces in the back lot.
- 9). Patricia Kiley (Windsor Green Resident) stated:
- 1). The proposed parking lot met the current needs of the Windsor Green's community
  - 2). The staff had focus on Windsor Green's needs
  - 3). She was not interested in sharing a car and wanted to remain independent as long as she was able.
- 10) Ken Moreland (Windsor Green resident) stated:
- 1). He had lived at Windsor Green for 10 years and the parking situation was dangerous for staff, guests and homemakers who had to park in the street
  - 2). He suggested reducing the proposed back parking lot from 57 to 40 spaces.
- 11). Rita Siveria (resident of Windsor Green) stated:
- 1). Windsor Green's parking problems were a nightmare especially during the winter snow storms, as the residents had to move their cars into the street while the present lot was cleared
  - 2). Reduce the proposed parking lot behind building 2 to 40 spaces, which would allow safe parking for the staff, visiting nurses, homemakers, guests and handicapped visitors.

12). Scott Hayes (Foresite Engineering) stated that Acton's zoning called for 142 spaces for Windsor Green, but the Authority was only asking for 88 spaces.

13). Martin Segal, (Windsor Green resident) stated that Windsor Green complex needed all the 88 spaces being proposed.

14). Judy Day (Windsor Green resident) stated: 1). She supported the 88 parking lot design 2). She emphasized the problem that her own family members have when visiting i.e. small grandchildren walking in from the street parking 3). She stated that people living on the street have big yards and large driveways for their guests to park and the residents of Windsor Green were only asking for additional parking spaces to provide safe parking for the people who lived, worked and visited Windsor Green.

15). Alice Anderson (resident of Windsor Green) suggested planting Willow trees which would help the water run off problem and provide screening from the railroads tracks.

16). Donna Miller (Windsor Avenue resident and direct abutter) stated: 1). It was obvious Windsor Green needed additional parking. 2). She was concerned that if all the trees abutting the railroad tracks were taken down the problems she experienced in the spring with water runoff would increase 3). The concerns that were raised by the Kingsley Road residents regarding the visibility of the parking lot from their back yards were valid. 4). Several of the Windsor Avenue residents were interested in providing additional scrubs to screen the current parking lot from the roadway.

17). Ann Sussman (Windsor Avenue resident and direct abutter) presented a design that she had done: 1). She redesigned the current lot, increasing the parking from 34 to 47 spaces 2). Her designed called for another curb cut onto Windsor Avenue 3). She stated that she had contacted Bill Clowery, an Acton Fireman, who reviewed her design and stated her plan was safer.

18). Ms. McManus pointed out that the Acton Fire Chief was the Town's official authority to comment for the Fire Department. Ms. McManus stated that the Fire Chief approved the Authority's original design but asked that the one way direction to be reversed.

19). Annette Lochrie (Windsor Avenue resident) stated Ms. Sussman's design would give the appearance of a shopping mall from the street.

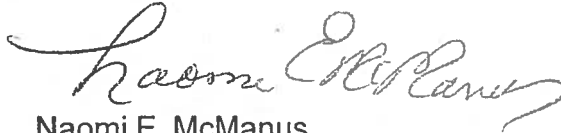
20). Scott Hayes (Foresite Engineering) presented a draft of a revised plan in which he had incorporated several of the comments that were expressed at the ZBA's Public Hearing. The revised design the proposed parking behind building 2 was reduced from

57 to 38 spaces making a total of 69 parking spaces. The revised plan showed that many of the trees abutting the railroad tracks were to remain.

21). It was the consensus of those present at the Special Meeting that the new design presented by Foresite Engineering addressed many of the concerns that had been raised at the ZBA's Public Hearing. The attendees expressed that a compromise had been worked out and they would support the new design.

21). The Special Meeting adjourned at 6:00 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Naomi E. McManus".

Naomi E. McManus  
Executive Director