



ACTON PLANNING BOARD

Minutes of Meeting June 7, 2016 Acton Town Hall Room 204

Planning Board members attending: Jeff Clymer (Chair), Derrick Chin, Michael Dube, Ray Yacouby and Michael Mai. Absent: Bharat Shah.

Also present: Roland Bartl, Planning Director and Kim Gorman, Planning Board Secretary.

Mr. Clymer opened the meeting at 7:30 pm.

I. Citizens' Concerns

None

II. Reports

DRB – Mr. Dube reported the committee discussed 2 projects, 429-433 Great Road, Mr. Bertolami's project and it was approved at the June 6 Board of Selectmen meeting and 179 Great Road, Alpha Cars. The Committee was pleased with Alpha Cars plans.

EDC – Mr. Chin reported the committee discussed the Walker Property on Main Street. EDC would like to see more influence between the Planning Board, Design Review Board and Acton 2020.

WRAC – Mr. Clymer stated the committee discussed the charter.

III. Consent Agenda

- A. The minutes of May 17, 2016 were approved as amended.
- B. New Proposed Street Name (760-766 Main Street) – Item was removed (on hold).

IV. Public Meeting – Spring Hill Lane, Preliminary Subdivision Plan at 19 Spring Hill Road

Mr. Joseph March, of Stamski & McNary, presented on behalf of the applicant, James and Maria Crowley. The application is for a preliminary subdivision plan off Spring Hill Road for the construction of two (2) new single family dwellings to be served by private driveways and the existing house to remain.

The property currently has 6.92 acres located at the end of +/-1,700 foot long Spring Hill Road. The proposed +/-310 feet in length of road would be used to gain frontage for the subdivision lots. There would be a gravel parking area at the end of Spring Hill Road for the existing trails. A proof plan has been provided.

Mr. March is requesting waivers from the Subdivision Rules and Regulations, Section 8 and Section 9 – Design Standards. Mr. March reviewed and addressed the numerous staff department comments and noted they can all be addressed. Mr. March stated in lieu of constructing a sidewalk, a contribution would be made to the sidewalk fund. Residents in attendance raised questions and concerns regarding development restrictions on lots off Spring Hill Road; neighbors wanting to conserve land; no waivers should be granted; no public good in outcome; too many trees would need to be removed; a precedent would be set and others will develop.

Mr. Crowley addressed the concerns and wants to work with the land and enjoy the trails. Wants to supply public benefits and share with others with no public detriment.

Board members reviewed and discussed the documentation and the staff review memos, then voted to close the public hearing.

Board members further expressed concern over the proposed extension of a street that already far exceeds the 500-foot length limit of the Subdivision Rules; explained the need for demonstrating a public interest that granting a waiver would serve; and suggested that Mr. Crowley speak with his neighbors.

Board members stated they would need to see more evidence of a public benefit for the waiver to be granted.

Mr. Clymer moved to take a straw vote on approving the preliminary plan, Mr. Chin 2nd; Mr. Dube objected to the preliminary plan. Vote: 4 to 1 to disapprove.

V. Scenic Road/Tree Hearing PH – High Street Sidewalk Project

Dean Charter, Town of Acton Tree Warden and the Board held a combined Tree Removal and Scenic Roads hearing for the removal of 53 public shade trees. Paul Campbell, Town of Acton Engineering Department, also attended. The proposed tree removal is for the construction of a new sidewalk along High Street. All trees have been marked in the field and are located along High Street from Conant Street to # 176 High Street.

Residents in attendance raised questions and concerns regarding the removal of all the trees. Some of the trees provide many benefits; aesthetics, habitat, shade and water control. Would like to see some preserved. Mr. Campbell stated High Street has difficult areas, and he is working with each homeowner. Trying to save trees but with land grading and retaining walls to be built, this is very difficult and mostly not possible.

Board members reviewed and discussed the documentation and the staff review memos, then voted to close the public hearing.

Mr. Yacoby moved to recommend the removal of the subject trees, Mr. Dube 2nd; all in favor.

Board members gave direction to staff to write memo for support.

VI. Vote on Decision – 37 Mohegan Road Definitive Subdivision

Board members reviewed staff's draft decision for approval with conditions.

Mr. Yacoby moved to approve the decision. Mr. Chin 2nd, all in favor.

Vote: Mr. Clymer, Mr. Yacoby, Mr. Dube, Mr. Chin, Mr. Mai in favor.

Motion carried 5-0.

VIII. Other Business

Administrative Update – Mr. Clymer stated he will be resigning from the Community Preservation Committee and asked other Board members for commitment to future meetings and becoming a representative to other boards. Mr. Yacoby was nominated to CPC.

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary