



ACTON PLANNING BOARD

Minutes of Meeting November 1, 2016 Acton Town Hall Public Safety Facility, EOC

Planning Board members attending: Ray Yacouby, Chair; Derrick Chin, Vice Chair; Jeff Clymer; and Bharat Shah. Also present: Kristen Guichard, Assistant Town Planner, Katelyn Huffman, Planning Board Secretary.

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

I. Citizens' Concerns

No citizens' concerns were cited.

II. Reports

CPC- deadline for applications on November 14

EDC- had a presentation by Insulet

Open Space- talked about Nagog Pond Site Plan Special Permit hearing that was scheduled on the same night

Mr. Chin met with Matt Mostoller of the Acton Water District. They said the best route for Acton is to exercise its right for Nagog Pond water and work with Concord.

III. Consent Agenda

A. Minutes

Mr. Clymer moved that the minutes from October 18, 2016 be approved as written.

IV. Public Hearing – 394 Mass Ave – Definitive Subdivision

Mr. Yacouby opened the public hearing at 7:45 PM. Mr. Randy Miron of Bohler Engineering gave an overview of the proposed subdivision. He cited that the subdivision is never meant to be created as shown, that it is only for zoning freeze purposes.

Mr. Yacouby opened the floor to citizens' concerns.

Chris Byrnes, of 1 Townhouse Lane, expressed concerns about what would happen to the now abandoned daycare facility if development does not go forth.

Mr. Miron confirmed it would stay abandoned until a new use could be found or a development plan is proposed.

Debbie Stearn, of 6 Francine Road, noted concern that the road is oriented towards her house, so in case it is constructed she would like the road to point in a different direction. She also expressed concern regarding traffic in the area and the number of curb cuts.

The Board explained to Ms. Stearn that the applicant only had a small area to work with in order to make the definitive subdivision fit but understood her concerns. They also explained that this plan would not trigger a traffic study in the area.

Mr. Watlington, of the Acton Land Stewards, requested that the Board consider requiring an easement to Great Hill that is more accessible to the Land Stewards in the future.

Mr. Clymer asked why Sections 2.7 and 2.9 of Planning Department Memo had not been addressed.

Mr. Miron explained that they originally felt that they were not needed, but would comply with the memo and could amend the plans to accommodate those requirements.

Mr. Yacouby closed the public hearing at 8:05 PM.

Mr. Clymer made a motion to approve the definitive subdivision for 394 Mass Ave, with the provisions that the conditions of Sections 2.7 and 2.9 of the Planning Department memo are met.

Mr. Chin seconded the motion.

Vote: 4 Ayes 0 Nays – The motion carried unanimously.

V. Public Meeting – 1 Brucewood Road – Laurentide Circle – Preliminary Subdivision

Mr. Yacouby opened the public meeting at 8:07 PM. Mr. Daniel Carr of Stamski and McNary Engineering gave an overview of the proposed subdivision. He cited that the applicant could comply with the requirements for a regular subdivision but felt it would be better for the neighborhood if he used the rules and regulations of a residential compound. The applicant and engineer asked the Board to approve the application as a Residential Compound.

Ms. Guichard explained the process and purpose of a preliminary plan as opposed to a definitive hearing.

Mr. Yacouby opened the floor to public comment.

Bob Katin, of 5 Pinewood Road, felt that the plan looked different than the September 23, 2016 plans. He also asked what the setbacks were for the lots.

Mr. Carr confirmed they are the same plans, and the only plans, that had been submitted. Mr. Carr also explained the side and rear setbacks had to be at least 10 feet from the property line.

Elena Petrov, of 1 Pinewood Road, explained that the area is notorious for having high groundwater. All old houses have sump pumps in the basement and some have drainage design plans around their respective properties. Many times their basements still flood. The percolation test was done in August which was dry, so how will the distribution of high ground water be dealt with so it does not affect the other properties? What about Radon?

Mr. Carr explained that from his understanding it won't affect the abutters' properties at all and that there should be less runoff to all neighboring properties. This would be accomplished with basins, underground storage and systems to ensure it.

Ms. Petrov explained that if this is not done the right way it could ruin her septic system and cause her to have to completely replace it.

Mr. Clymer expressed his understanding of her concerns.

Gary Gatwood, of 6 Pinewood Road, explained that all the other houses have sump pumps and all have water in basement issues. There is lots of shale and lots of problems and really needs to be addressed.

Cathy Warber, of 3 Pinewood Road, explained that her sump pump broke and got 4 feet of water in minutes during a normal spring which causes very real concern. She also felt that the subdivision would disturb the privacy and neighbors would stare into the backyard.

Sergei Petrov, of 1 Pinewood Road, asked how many stories would each house be?

Mr. Carr explained that it had not yet been decided.

Mr. Gatwood expressed concern about traffic in the area.

Mr. Yacouby explained that two additional lots would not trigger the requirement for a traffic study.

Ms. Yuchen Wang, of 9 Oakwood Road, expressed concern that the new houses would not fit in the area with the old houses.

Ms. Xia Cha, of 6 Oakwood Road, asked if soil testing had been completed.

Mr. Carr confirmed that it had been.

Mr. Gatwood expressed concern that no one was taking notes of these thoughts and concerns.

Mr. Yacouby explained that Ms. Huffman was taking notes and would compile the minutes for the meeting, citing all concerns from the citizens within them which would be posted on the Town website.

Mr. Clymer made a motion to approve the draft decision preliminary subdivision plan and amend the decision to reflect those who are at the meeting.

Mr. Chin seconded the motion.

Vote- 4 Ayes 0 Nays- the motion carried unanimously.

VI. Citizen's Concerns from Previous Meeting – 2 Jackson Drive – Drainage Issues

Mr. Yacouby directed discussion to the citizens' concern from the previous meeting.

Mr. Paul Campbell, of the Town of Acton Engineering Department, explained the drainage issues that had occurred on the property due to lack of erosion control on one of the privately owned lots and explained the agreed upon process to confirm elevations of the berm and detention basins. Paul explained that he, the neighbor, neighbor's engineer, Bruce Ringwall and members of the Planning Department met to address the issues. Since the meeting, Bruce took additional elevation shots to document the high and low points and will submit the information to Paul for review. Bruce indicated the high point is correctly located to direct water away from the property at 2 Jackson Drive.

Michelle Daniells, of 2 Jackson Drive, explained that she felt disappointed that the system had been passed originally, and that it was not working correctly. She let the Board know that she felt that if the berm that was inserted was made larger, that all of the problems would go away.

Mr. Campbell explained that the berm and emergency basin that are in place are sufficient based on his calculations and Bruce Ringwall's calculations and that there would be no need to raise the berm.

Mr. Brian Daniell asked the Board to consider holding the remaining bond until the drainage design was completely tested in the Spring.

Ms. Guichard explained the bond process to the Board and the citizens and that the bond would be held until the roadway and all association drainage systems were constructed to meet the Engineering Department's satisfaction that it meets the Town's rules and regulations and bylaws.

The Board requested to be notified by the Planning Department prior to the remaining bond being released and offered to alter the owners of 2 Jackson Drive at that time.

Ms. Daniells asked Mr. Campbell to confirm Bruce Ringwall's elevation shots. Mr. Campbell agreed to come out onto the property and do a review, even though it is above and beyond his usual scope of work.

VII. Administrative Updates

The Board reviewed the upcoming meeting dates.

The meeting was adjourned at 9:45 pm.

Respectfully Submitted,
Katelyn Huffman
Planning Board Secretary