



PLANNING BOARD • Town of Acton

MINUTES
PLANNING BOARD MEETING
DECEMBER 14, 1981

CALL TO ORDER: 8:05

THOSE PRESENT: Mrs. Bayne, Chairwoman; members, Ms McCarthy, Mrs. Harting-Barrat and Mr. Phillips; Mr. Dufresne, Town Planner; Mrs. Joan McKenzie of The Lowell Sun; Mrs. Resor, selectwoman; Mrs. Snook, L.W.V.; Mrs. Gordinier, L.W.V.; Mr. and Mrs. O'Grady, Keystone Associates; Mr. K. Edward Alexander of Sasaki Associates; Mr. Howard Neff and Mr. David Sanders of Homecorp Inc.; Mr. Ralph Nolan of Nolan Engineering.

APPOINTMENT: Mr. O'Grady of Keystone Associates, Homecorp Inc. and Sasaki Associates.

The meeting opened with a slide presentation by Mr. O'Grady showing photos of the Briarbrook parcel. In order to give the Board an idea of what kind of development they could incorporate into Briarbrook, Mr. Alexander of Sasaki Associates showed slides of attached single family housing which Sasaki has developed.

- Following the slide presentation the group discussed the possibilities in developing this parcel and how to approach the town with an article. Mr. Alexander's first question was; now that this is a feasible possibility, how do we proceed? How do we get there?

Mrs. Bayne stated that it is important to recognize that this will go beyond the confines of cluster and that the town voted out multi-family dwellings and has a negative feeling towards them. Mr. Alexander said that from experience with other towns, Sasaki's developments are popular and very marketable. Mrs. Bayne said that the possibility of rezoning this parcel should be recognized as having an impact on townspeople and town services.

Mr. Dufresne said that he hoped that the rationality behind the proposal will justify it to the townspeople.

Mr. Phillips felt that there is a need through communication and education to calm fears of the townspeople.

Homecorp, Inc. are the owners of Briarbrook North, a 1/2 acre zoned, undeveloped subdivision. They are willing to combine with Keystone Associates if the town will approve a density that will make the combination feasible which would allow development of Briarbrook South and leave Briarbrook North as part of the land to be given to the town. It was felt that having this 1/2 acre zoned parcel as a part of the package to the town should have a positive effect. Homecorp feels that

it would make good sense for both landowners to get together on this plan. They wanted to attend this meeting to hear the Board's feelings about this development plan.

EARTH REMOVAL COMMITTEE:

The Board voted to appoint Mr. Jim Ciccone to the Earth Removal Committee.

MOVED by Mrs. Bayne, second by Mr. Phillips, all in favor.

ZONING ADVISORY COMMITTEE:

Mrs. Bayne will represent the Planning Board of the Zoning Advisory Committee for the Z.B.L. rewrite.

BOND RELEASE: MOVED by Mr. Phillips to release \$254,000.00 plus accrued interest of the \$340,000.00 presently held by the Town to secure the satisfactory completion of the Nagog Square Subdivision. The remaining \$86,000.00 bond shall be posted to the satisfaction of the Town Treasurer as to form and the institution of holding; second by Mrs. Harting-Barrat, all in favor.

ROUTE 2 The Board reviewed Mrs. Bank's memorandum concerning proposed improvements to Route 2. Mr. Dufresne will send their recommendations to the town manager stating that the Board feels that they are in support of Safety Improvements but that it cannot support any of the Major Construction Improvements.

MINUTES: The following minutes were approved as amended by the Board: December 3, 1981 and December 7, 1981.

MOVED by Mr. Phillips, second by Ms. McCarthy, all in favor.

A.N.R.: MOVED by Mrs. Bayne to authorize Mr. Dufresne to endorse A.N.R. #2811 pending answering the Board's question pertaining to the lot which the sewer treatment plan is on, second by Ms. McCarthy, all in favor.

MEETING ADJOURNED: 11:15 p.m.

Respectfully Submitted

Julie McCarthy
Julie McCarthy,
Clerk

1013A/0010A RWC