



MASSACHUSETTS
PLANNING BOARD

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DATE SEP. 24 1980

Lydia L. Lowe
TOWN CLERK, ACTON

MEETING MINUTES
SEPTEMBER 8, 1980
DPW FACILITY, 8:00 PM

PRESENT: Chairwoman Bayne; members, Mr. Phillips, Mr. Weare, Ms. McCarthy, Mr. Becklean; Planning Administrator, Mr. Dufresne; Ms. Lopez, Mr. Nolan of Nolan Engineering, Beth McCurdy and Eileen Gerngross of Acton Conservation Commission, and six residents of Silver Hill Road.

MINUTES: The Planning Board voted to approve the minutes of August 25, 1980 as written. Moved by Mr. Becklean, second by Mr. Weare, all members in favor.

VOUCHERS: The following voucher was approved for payment:

O'BRIEN STATIONERS \$11.95

Moved by Ms. McCarthy, second by Mr. Becklean, all members in favor.

LOT/BOND
RELEASES:

Mr. Dufresne received a request from Mr. Power of Ridgewood Estates for a final inspection of that subdivision and subsequent release of the bond. The Board agreed that Mr. Dufresne should send a response to Mr. Power reminding him that road completion should have been completed on August 15, 1980, and that no bond monies would be released until the Engineering Department's requirements as stated in their IDC to the Planning Board dated 9/10/79 are met. Mr. Dufresne will also investigate the status of the loam which is stockpiled on the subdivision site.

BUDGET LOG:

The first budget log report was approved by the Planning Board to be sent monthly to members. Mrs. Bayne noted that more money might be needed in the account allocated for conferences. Mr. Dufresne stated that more money could be allocated to conferences if the need arose.

EARTH REMOVAL REQUEST:

Fairway Heights II. Mr. Dufresne received a request from David Moulton for permission to remove 4,000 yards of loam from the Fairway Heights II subdivision lot # 28. Mr. Dufresne suggested that the Board not allow earth removal from this site. It has been observed from the appearance of the homeowners' lawns and from ongoing fill work on this site that distribution of loam onto lots in this subdivision has been less than adequate. The Board hopes that disapproval of this loam removal will encourage Mr. Moulton and other developers to be more generous with the distribution of loam.

SITE PLANS:

DIGITAL EQUIPMENT CORPORATION, #8/15/80-196

Mr. Dufresne reported on this site plan which represents a proposal to develop a 23.5 acre parcel off of Nagog Park into a three-story office building of approximately 200,000 square-feet. The Board voted to accept Mr. Dufresne's report to the Selectmen.

Moved by Mr. Phillips, second by Ms. McCarthy, four members in favor, one abstention.

HELICOPTER REGULATIONS PROPOSAL: Mr. Phillips presented his comments on this proposal. Mr. Phillips' main concerns were the use of the terms "any motorized aircraft" and the limiting of permit issuance to I-1 Zoning Districts. Mr. Dufresne stated that I-1 Districts seemed most appropriate for such use as they are the most isolated areas in Acton. Members of the Board were in favor of the proposal. Mr. Phillips will do further research pertaining to this proposal and will report at the next meeting. The public hearing for this proposal is scheduled for September 29, 1980 at 9:30 PM at the DPW Building.

ASSIGN MEMBER TO AD-HOC HOUSING COMMITTEE:

Ms. McCarthy agreed to become a member of the ad-hoc housing committee which will study the housing availability in Acton.

FEE SCHEDULE PROPOSAL:

Members of the Board approved of the fee schedule proposal, and the Board will act on it pending the Town Treasurer's comments. The Board agreed that Mr. Dufresne should also construct a proposal to charge \$25.00 for ANR Plans.

PARKING REGULATIONS PROPOSAL:

The Board reviewed Mr. Dufresne's proposal to amend the "site plan approval by-law". Mr. Dufresne and Mrs. Bayne will research other town's proposals to report on the next meeting.

CONFERENCES:

Mrs. Bayne asked if any members would be interested in attending a conference titled, "Working with Consultants". Mr. Dufresne and Mrs. Bayne will attend.

Mr. Becklean received a letter from a citizen concerned about the proposed residence-facility for mental health patients. The citizen has submitted a number of documents relative to this for review to the Board. Copies will be sent to members for review and discussion at the next meeting.

MEETING ADJOURNED: 11:15 PM

Respectfully submitted,



William R. Becklean
Clerk



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Lydia R. Louise
TOWN CLERK, ACTON

MASSACHUSETTS

PLANNING BOARD

CLOELIA TERRACE SUBDIVISION
PUBLIC HEARING - SEPTEMBER 8, 1980
8:00 PM, DPW FACILITY

PRESENT

Chairwoman Bayne; members, Mr. Becklean, Mr. Phillips, Mr. Weare, Ms. McCarthy; Planning Administrator, Mr. Dufresne; Mr. Nolan of Nolan Engineering, Ms. McCurdy and Mrs. Gerngross of the Acton Conservation Commission, and six residents interested in the Cloelia Terrace Subdivision.

Mrs. Bayne opened the hearing at 8:10 PM, noting that it had been duly advertised, and that the abutters had been duly notified. She then introduced Mr. Nolan, who presented the definitive plan for the proposed 5.5 acre, 4 lot subdivision. Mrs. Bayne then read reports from various Town agencies responsible for reviewing subdivision plans. Mr. Nolan began by addressing the concerns of the Engineering Department, stating that many of the problems were oversights on his part which he would rectify. One such oversight on the plan was that the minimum centerline radius of 275 feet had not been provided (Sec. IV.A.4). Mr. Nolan said he would ask for a waiver from this requirement to avoid revision of the entire set of plans. Other waivers requested by Mr. Nolan include roundings at the intersection from the minimum 30 foot radius. Mr. Nolan stated that 8,000 cubic yards of loam will have to be moved and stockpiled on the site for construction purposes and that one third of that loam will be replaced on the lots.

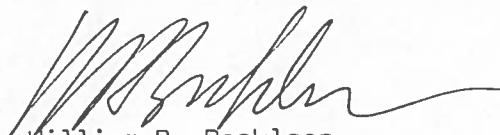
Mr. Nolan then entertained questions from the floor. Beth McCurdy of the Acton Conservation Commission questioned the height of the water table and the amount of fill which would be required. Mr. Nolan replied that the water table was 172 feet at ground elevation throughout the area and that it would require a fill of 4 feet for septic systems and other such purposes. Mr. Phillips of the Planning Board was concerned about the settling of the fill. Mr. Nolan explained that settling of the fill is accounted for in the standard filling procedure as required by the Board of Health. Mr. Dufresne asked that the developer specify exactly in the covenant what will be done with the loam. Mrs. Gerngross asked what methods would be undertaken to avoid erosion during lot clearing. Mr. Nolan answered that the construction would be completed lot by lot, leaving work in the sensitive areas until last. Mrs. Gerngross commented that she would like to see specific restrictions applicable to work performed in sensitive areas and erosion prevention methods written in the covenant.

The Public Hearing was then opened to questions from the public. Mrs. Hirtle of 5 Silver Hill Road stated that the sloping area on the site is subject to gusts of strong winds, and was concerned about blowing sand during the lot clearing. Mr. Nolan answered that the developer could be required in the covenant to hay over exposed areas to alleviate this problem. Mr. Atkinson of 7 Silver Hill Road expressed concern over the possibility that the high water table would encourage sewerage seepage upward and into the pond. Mr. Nolan responded that there wasn't a high probability of such an occurrence as Title 5 requires that 30 feet of additional leaching area be constructed around the leaching field to handle such a situation. Mr. Atkinson further stated his concerns over high algae growth due to the increased input of organic matter into the pond.

Mr. Hirtle discussed the easement on his property which provides access by the town for dredging of the pond. Mr. Hirtle felt that an easement should be provided from the subdivision site. Mrs. Hirtle stated that many houses at Ridgewood Estates are still uninhabited and questioned the need for more houses. Mr. Hirtle expressed his concern that the increased housing would magnify the water problem in Acton.

As there were no more questions, Mrs. Bayne adjourned the Public Hearing at 9:25 PM.

Respectfully submitted,



William R. Becklean
Clerk

To see if the Town will vote to amend the Acton Zoning By-Law by inserting the following:

Section IV.A.6

No land or structure shall be used to provide for the take-off and landing of any motorized aircraft within the Town of Acton, except as provided for in Section IV.E.3.

Section IV.E.3

The S.P.G.A. (Special Permit Granting Authority), may at its discretion, grant a special permit authorizing the use of land in an I-1 District as a private landing area, heliport, or platform, to be used solely for the landing and taking off of privately owned helicopters, subject to the following requirements:

- a) The applicant shall submit evidence satisfactory to the (S.P.G.A.) that such use or structure shall not constitute a nuisance or hazard, nor be detrimental to the neighborhood;
- b) The (S.P.G.A.) shall, based on evidence submitted by the applicant, make written findings on its evaluation of noise and nuisance effects on business and residential occupants of the area;
- c) The applicant shall provide evidence to the (S.P.G.A.) that all federal and state laws, codes, rules, and regulations pertaining to the use of helicopters shall be complied with;
- d) The applicant shall provide evidence, satisfactory to the S.P.G.A., that the area to be used for the taking off and landing of helicopters shall be designed subject to the design criteria and standards of the Federal Aviation Administration as published in "Heliport Design Guide", November 1969, or any later revision thereto;
- e) In addition to requirements a,b,c, and d, above, any permit granted under this Section shall conform to the requirements of Section IX of this By-Law.

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DATE SEP. 15 1981

Lydia R. Bisson
TOWN CLERK, ACTON