



DATE MAY 8 1981

Lydia L. Leavitt
TOWN CLERK, ACTON

PLANNING BOARD • Town of Acton

MINUTES PLANNING BOARD MEETING APRIL 6, 1981

CALL TO ORDER: 8:05 P.M.

ADJOURNED: 10:15 P.M.

THOSE PRESENT: Mrs Bayne (Chairwoman), members, Mr. Phillips, Mr. Weare, and Mr. Becklean; Planning Administrator, Mr. Dufresne, and Maureen Schickel of the Beacon.

CORRESPONDENCE: The Board received another letter from Perkins Engineering concerning the erosion problem on Silver Hill Rd. The Board voted to take the bond to complete the unfinished work on Silver Hill Rd.
MOVED by Mrs Bayne, second by Mr. Phillips, all in favor. A hearing is set for April 27, 1981.

MINUTES: The minutes of March 9, 16, & 23, 1981 were approved as amended.

MOVED by Mr. Weare, second by Mr. Becklean, all in favor.

VOUCHERS: The following vouchers were approved for payment by the Board:

O'Brien Stationers	\$34.33
Minuteman Publications	\$31.51

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

LOT RELEASE: PUTNAM PARK, MILL DAM TRUST
The Board voted to release lots 1 thru 15, 23A, 24A, 25A, & 26A upon the posting of a \$25,000.00 bond to ensure completion of the ways and services within the Putnam Park Subdivision.

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

RED LINE PLAN - NAGOG PARK:

Ralph Nolan's Red Line Plan (which has been approved by engineering after changes were made in the drainage plan) was submitted to the Board for review and signature. The Board voted to authorize Mr. Dufresne to sign the Red Line Plan acknowledging the Board's review of the plan.

MOVED by Mr. Weare, second by Mr. Becklean, all in favor.

TECHNICAL REVIEW OF ZONING BY-LAW:

The Board discussed and voted to hire Mr. Kevin Hurley, a professional Planning Consultant, to perform a technical Review of Acton's Zoning By-Law. The review will take one week and will cost \$1,500.00.

MOVED by Mr. Phillips, second by Mr. Weare, all in favor.

PROPOSED CLUSTER BY-LAW:

Minor amendments have been made as a result of the Public Informational Hearing held on April 2 :

On # 2 Line 5 CHANGE: "The Board may require"
to
"The Board shall require"

On #9 Section d. last line
CHANGE: "no later than (30) days"
to
"no later than (35) days"

When this proposed by-law is presented at Town Meeting, individual members of the Board will be responsible for answering different kinds of questions.

Mr. Phillips will answer questions pertaining to environmental (water), historical and archeological concerns.

Mr. Weare will answer questions relating to the mechanics of the By-Law.

Questions raised concerning the Powers of Special Permit will be referred to Mike Callaghan.

WARRANT ARTICLES FOR ANNUAL TOWN MEETING:

The Board discussed articles which they may want to respond to at Town Meeting:

BUDGET - Page 15
Line items 25 & 26
Salaries & Expenses

ARTICLES 7 & 8 - Page 12
Recommendations from Personnel Board to
change Planning Administrator job title description and salary.

ARTICLE 27 - Page 25
Proposed land purchase by Conservation
Commission; Route 2 and Weatherbee St. The Board strongly
favors the proposed purchase of this land; this land would be
very beneficial to agriculture or recreation in Acton.

ARTICLE 34 - Page 27
Proposed Wetland By-Law; strongly supported by
the Board.

WARRANT ARTICLES FOR SPECIAL TOWN MEETING:

The Board unanimously recommended adoption of Article 4
Cluster Development By-Law on the Special Town Meeting Warrant.

SMALL CAR PARKING SPACES:

The Board would like to note in regards to the Selectmens concerns over dimensions of small car parking spaces that: the By-Law states "a minimum size is 7 1/2' x 15'". Therefore a designer could design a small car space larger than the minimum and still conform to the zoning By-Law. The By-Law does not need to be changed, therefore a usable space may be designed.

Respectfully submitted,



William R. Becklean
Clerk

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