



PLANNING BOARD • Town of Acton

MINUTES PLANNING BOARD MEETING JUNE 2, 1981

CALL TO ORDER: 8:05 p.m. by Mrs. Bayne.

THOSE PRESENT: Mrs. Bayne (Chairwoman); members Mr. Weare, Ms. McCarthy, and Mr. Phillips; Town Planner, Mr. Dufresne; Ms. Schickel of The Beacon.

MINUTES: The following minutes were signed by Ms. McCarthy: May 11, 1981

SITE PLANS: The following site plans were assigned to board members for review:

- # 5/15/81 - 206 - Assabet Institution for Savings
Sandy Bayne will review - due date 6/15/81
- # 5/15/81 - 207 - Greeno, Dexter and Harpell
Norman Weare will review - due date 6/22/81

PROOFREADING: Sandy Bayne and Julie McCarthy will proofread the first draft of the re-typed Subdivision Rules and Regulations.

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

Quill & Press	\$3.96
O'Brien Stationers	\$369.90
The Center for Urban Policy Research	\$16.00

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

A.N.R.'s # 2779 Prospective Properties, Inc. Lot 3A & 3B, 114 & 116 Newtown Road
I.D.C. from Engineering to Planning states that the plan shows Lot 3 on Plan 2662 divided into 2 lots. Both new lots meet frontage and area requirements. The common driveway was built (paved) in the fall of 1979. The Board voted to authorize Mr. Dufresne to endorse A.N.R. # 2779.

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

2782 The Board voted to authorize Mr. Dufresne to endorse A.N.R. # 2782 subject to consulting with Mr. Abbt and Mr. Britt about the details of this plan.

MOVED by Ms. McCarthy, second by Mrs. Bayne, all in favor.

2783

& 2784 The Board voted to authorize Mr. Dufresne to endorse A.N.R.'s # 2783 & 2784.

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

Z.B.A.

"In-Law" Apartment Petition for Special Permit

The Board reviewed the petition for a Special Permit under Section IX of Z.B.L. for inclusion of "In-Law" apartment in newly proposed single family structure at subject locus. The Board agreed to send a letter to the Board of Appeals stating that the Board has no comments relative to this petition.

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

DISCUSSION:

SILVER HILL ROAD: - The Planning Board received an I.D.C. from Engineering dated 22 May 1981 reporting that Mr. Donohoe of Perkins Co. did not show up for the scheduled 3:30 appointment on May 21st. Tomorrow Mr. Dufresne is meeting with Mr. Donohoe, Mr. Power, and Mr. Levine at the site to discuss the progress of erosion control and the catch basin which is in need of reconstruction.

If there is no sign of significant repair to the damage on this site the Board will meet next week to act on the bond which the Board voted to take on April 27, 1981.

NAGOG DEVELOPMENT CO. - Performance Bond - Mr. Dufresne received an I.D.C. from Walter O'Connell advising him and the Board that the Treasurer has revoked the agreement with Nagog Development Co. under which a performance bond of \$340,200.00 was established. This action became necessary upon learning of improper handling of the \$60,000.00 performance bond account by the U.S. Trust Bank.

Mr. Dufresne explained to the Board the details and implications of this problem.

NONSET PATH ROADWAY - Nagog Woods Community Corp. wants to buy the completed portion of Nonset Path and retain it as a private way, while leaving the other half as a public way. The Board discussed the implications of this change and would like to consult with the Towns Public Safety Services, Acton Water District, and the Engineering Dept. before responding to NWCC.

CEDAR MEADOWS PROGRESS REPORT - The Board received a copy of a letter to David Abbt (Engineering Dept.) from Mark Donohoe, Perkins Co. confirming the meeting of June 2, 1981 at 3:15 P.M. to inspect Cedar Meadows Estates. Following this they will go on to inspect Silver Hill Rd. He also explained in this letter answering to the I.D.C. of May 22, 1981 that he was informed to consider their appointment cancelled.

ACTON HOUSING AUTHORITY DEVELOPMENT PROPOSAL - Mr. Dufresne is sending a letter to Jim Sargent reviewing the proposed site for multiple-family and elderly apartment use located off of Strawberry Hill Rd.

PLANNING GRANTS - Mr. Dufresne consulted with the board about spending his time trying to receive grants for planning purposes. The Board agreed that this is an appropriate way to spend his time as Town Planner as long as his regular duties are not ignored.

PROJECTS FISCAL 1982 - Mr. Dufresne requested that all Board members call him this week to let him know what kind of literature and information he or she needs relating to their projects.

END OF WATER MORATORIUM ON NEW WATER CONNECTIONS - A discussion was led by Mrs. Bayne concerning the implication of this action. It was the feeling of the Board that this is defeating the purposes of conservation efforts by the town residents. The Board members were urged to attend the meeting of the Water Supply District on May 22, 1981. Mr. Phillips will represent the Planning Board at this meeting.

MEETING ADJOURNED: 11:00 p.m.

Respectfully submitted,

Julie McCarthy
Julie McCarthy,
Clerk

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