



## PLANNING BOARD • Town of Acton

### MINUTES PLANNING BOARD MEETING SEPTEMBER 14, 1981

CALL TO ORDER: 8:05 p.m.

THOSE PRESENT: Mrs. Bayne, (Chairwoman); members, Mr. Weare, Mr. Phillips, Ms. McCarthy; Town Planner, Mr. Dufresne; Mr. Stanton Collins, Chairman of the Board of Selectmen; Mrs. Gaetano and Mrs. Burns, Acton residents and real estate brokers; Mrs Durkin, resident; Richard Varr of the Middlesex News.

MINUTES: The following minutes were approved as amended by the Board: August 25, 1981 and August 31, 1981.

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

The following minutes were signed by Ms. McCarthy, Clerk: August 17, 1981.

CHAIRMAN  
BOARD OF SELECTMEN:

Mr. Collins met with the Planning Board to discuss the Selectmen's reactions to the Planning Board objectives fiscal 1982; also to discuss the Sign By-Law. Mr. Collins said that the Selectmen strongly support the Planning Boards Objectives listed in the letter sent to them. He asked the Planning Board about any other projects that are being worked on or will be worked on this year. Mrs. Bayne said that the re-write of the Zoning By-Law is another priority of the Board. Mr. Dufresne added that the Board also wants to work on a Data Management Base (for the Hydro Study); a Capital Improvements Plan; a revision of the administrative aspect of the Site Plan Approval process; and the South Acton Revitalization Project.

Mr. Collins commented on the projects.

- In reference to the data management base he suggested that the town be divided up into neighborhoods.
- He said that Nancy Banks endorses the idea of a five year Capital Planning Program.
- The Board of Selectmen were pleased to see an agenda for the South Acton Revitalization Committee meeting; it better defined for them the objectives of the program.
- Mr. Collins felt that the revision of the Site Plan By-Law would give more strength in the ability to review plans.

Mr. Collins also discussed with the Planning Board the problems the Selectmen are having with the enforcement of the Sign By-Law. Many businesses are illegally displaying temporary signs. Mr. Dufresne suggested that there must be a reason why these businesses are doing this.

Mrs. Bayne asked if the Board of Selectmen have anything against free standing signs. Mr. Collins answered no, but that the Selectmen are only trying to administer the requirements of the Zoning By-Law.

Mr. Collins asked if the Board had any requests or concerns to address to the Selectmen? Mrs. Bayne stressed the need for regular communication between the two Boards. Mr. Phillips requested more feedback from the Selectmen regarding the Planning Board's Site Plan recommendations.

Mr. Collins briefly commented, not as a representative of the entire Board of Selectmen, on the Proposed Optional Residential Compound Rule. He feels that it is basically a good idea. He voiced some concern over problems that could arise with regard to the "common drives".

#### OPTIONAL RESIDENTIAL COMPOUND RULE:

Two Acton realtors were present to ask the Board questions about this proposed rule relative to the rationale behind it and how it can be applied.

Mr. Phillips commented that he was pleased to see the option to preserve Acton's rural character.

MOVED by Mr. Weare to approve the Optional Residential Compound Plan as an amendment to the Subdivision Rules and Regulations, second by Ms. McCarthy, all in favor.

#### BAYBANK/HARVARD TRUST

SITE PLAN: Assignment - #9/8/81 - 211 Baybank/Harvard Trust  
Mr. Phillips will review the plan. His report is due 9/28/81

#### INDIAN VILLAGE EXTENSION

LOT RELEASE: The Board voted to release lots B1 & B3. Lot B2 shall remain under restriction until all the work at the subdivision is satisfactorily completed.

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

RIDGEWOOD ESTATES

BOND RELEASE: The Board voted to release the \$50,000.00 bond (plus accrued interest) posted to assure the completion of the ways and services at the Ridgewood Estates Subdivision subject to the approval of some minor work at the site by the Town Engineer.

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

The Board voted to write a letter to Mr. Power assessing the quality of his work.

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

WEST ACTON

LITTER PROBLEM: Mrs. Durkin, West Acton resident, was present to voice her concern over the West Acton litter problem. Because of Proposition 2 1/2 the Highway Department is not sweeping the streets in West Acton Center.

The Planning Board said that there is little they could do about the problem but they strongly suggested the need for a West Acton Community Group composed of business owners and residents located in the center. The Board suggested that Mrs. Durkin address the Board of Selectmen with the litter problem.

MEETING ADJOURNED: 11:10

Respectfully submitted,

*Julie McCarthy*  
Julie McCarthy,  
Clerk,

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