



FILED  
DATE SEP. 16 1981

*Judie P. Lyons*  
TOWN CLERK, ACTON

## PLANNING BOARD • Town of Acton

### MINUTES PLANNING BOARD MEETING AUGUST 17, 1981

CALL TO ORDER: 8:20 p.m.

THOSE PRESENT: Mrs. Bayne, (Chairwoman); members, Mr. Weare and Mr. Phillips; Town Planner, Mr. Dufresne; Nagog Woods Community Corp., members of the Board of Directors: Mr. Norman Bein, President; Mr. William Reno, Vice-President; Mr. Dick Rogers, manager; Mr. Robert Moore, member.

APPOINTMENT: NAGOG WOODS COMMUNITY CORP. subject: NONSET PATH  
The Board met with 4 members of the N.W.C.C. Board of Directors (per their request) to discuss the possibility of N.W.C.C. purchasing the 2400 feet of Nonset Path (the part that runs thru Nagog Woods) in order to own it as a private way. Some of the advantages N.W.C.C. finds in owning Nonset Path is that having a private way could prevent a traffic flow that is potentially dangerous to the children, invites vandalism and theft, and creates inconveniences for those who want to maintain a relatively quiet and safe residential area. They addressed the board with questions relating to the cost of the road, including maintenance. They questioned whether or not they would pay for the street lighting. Mr. Dufresne answered that he felt they would have to assume street lighting responsibilities. They also wanted to know if there would be any legal problems i.e., would all mortgage holders and abutting homeowners have to agree to this? Mr. Dufresne said that this procedure would require a significant amount of work for the Planning Board and that if the existing plan needed modification, there would have to be a public hearing. He also said that the fire department needs to see a plan that shows adequate access in the event of a fire or emergency. The Board suggested that the N.W.C.C. Directors further discuss the implications of purchasing Nonset Path with the members of N.W.C.C. to reach a consensus on the issue. Then the Board will be willing to go ahead with the research and review the plan if the Nagog Woods community should favor assuming the ownership.  
Mrs. Bayne suggested that N.W.C.C. meet with Mr. Herrick, Town Engineer, to discuss road maintenance methods and costs. N.W.C.C. said that they would meet with the Town Engineer and if the creation of a private way seemed economically feasible to them, N.W.C.C. would further this issue with the Board at a later date.

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

Quill and Press	\$11.79
Mass. Assoc. Planning Directors	\$45.00
Minute Man Publications	\$9.50

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

MINUTES: The following minutes were approved as amended by the Board:  
7/27/81 and 8/3/81

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

OPTIONAL RESIDENTIAL COMPOUND PLAN:

The Board reviewed a letter addressed to the Town Departments explaining the purpose and implications of the O.R.C.P. The Board invited any questions, comments and/or suggestions from these boards in order to have more vital input before voting on the rule.

KNOWLTON DRIVE: The Board has been informed that the wall on Knowlton Drive is 1/500th of an inch on Mr. & Mrs. Wynn Hall's property.

SILVER HILL ROAD:

The Board has been asked to inspect Silver Hill Road to determine whether it meets the spirit of the Subdivision Rules and Regulations.

WAMPANOAG HILL: MOVED by Mrs Bayne to authorize Mr. Dufresne to reduce and change the tree requirements on Wampanoag Hill, second by Mr. Weare, all in favor.

A.N.R.: MOVED by Mr. Weare to authorize Mr. Dufresne to endorse A.N.R. 2790 pending a question with Mr. Abbt, second by Mr. Phillips, all in favor.

MOVED by Mrs. Bayne to authorize Mr. Dufresne to endorse A.N.R. 2791 & 2792, second by Mr. Phillips, all in favor.

MEETING ADJOURNED: 11:10

Respectfully submitted,

*Julie McCarthy*  
Julie McCarthy,  
Clerk

rc