



## PLANNING BOARD • Town of Acton

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### PLANNING BOARD MINUTES

Monday, October 24, 1988

R.J.Grey Jr. High School Library, Acton, Mass.

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**Present:** John Barry, Chairman; Quinton Brathwaite, Mary Giorgio, Robert Block and Greg Niemyski. **Staff present:** Roland Bartl, Town Planner; Timothy Smith, Assistant Planner, and Mary Robertson, Recorder.

1. **Plowing of Private Ways:** Mr. Barry opened the meeting at 7:30 p.m. to discuss the plowing of private ways. It was the Board's opinion that private ways should not have town services, maintenance, and/or upkeep and further that during the period of construction, the developer should be responsible to plow private ways under Chapter 40 6c. Mr. Barry recommended approval of those ways moving towards completion. Mr. Brathwaite reiterated that the town should not be involved in plowing private streets. Mr. Block added that until the streets are accepted, the town should bill the developer until completion. It was motioned to make a recommendation to the Board of Selectmen that they institute a policy whereby the owner(s) of record post a bond to the town to pay for the plowing of a road prior to each winter season. A statement will be prepared for the Chairman's signature.

At 8:00 p.m., Mr. Barry opened the public hearing and read the notice on the petition by Mr. Charles Reeves for two hammerhead lots (B1-C and B1-D) Special Permits on Wyndcliff Drive. Since the lot is over an existing common drive, it was determined by the Building Commissioner and Town Planner that the original application required an amendment for a common drive special permit. Mr. Reeves outlined his application to the Board and provided information regarding the 40-ft utility easement off of Wyndcliff Drive. He also informed the Board that the Water District would be placing a water tower (3 million gallon storage tank) adjacent to his property, so there will be some access. There is also a public water main on Main Street serving eight homes on the private drive. The 10-acre tract of town land abutting the subject lot belongs to the Water District.

Mr. Barry suggested that Wyndcliff Drive be clearly marked as a private way. The road is not up to town standards but the town maintains the road. The location of the building square meets the rules and regulations, added Mr. Smith.

Mr. Barry then asked for public comment. There being none, the hearing was closed. Under the Special Permit process, the decision requires a two-thirds vote by the Board. Since Mr. Brathwiate is an abutter, he may abstain from voting on the special permit. The hearing closed at 8:25 p.m.

8:30 p.m. - Blackberry Hill Subdivision: Mr. Barry read the legal notice on the petition of Northeast Structures, E. DeVincent, for a second submission of three lots (20,000 s.f.) off School Street and Sandy Drive. Mr. Michael Juliano, BSC Group, represented the petitioner and discussed the following waivers:

- a. travel way;
- b. hammerhead type;
- c. sidewalks;
- d. subdividing Mr. Brown's parcel;
- e. transition area no greater than 2% up to 100 ft.

Mr. Juliano pointed out several items:

- there will be water service from School Street;
- there are three septic locations, and two catchbasins at the entrance of the street;
- fire alarm systems will be placed on the new roadway;
- a subdrain follows the edge of pavement, separate from the drainage;
- regarding impervious barriers, the septic design is 6 inches below to 3-5 ft below the leach area;
- there is no groundwater 10-ft below (tested in April and May);
- the slopes will be covered with seedling or sod;
- the roadway is 250 ft in length;
- explained the easterly lot shape.

Mr. Bartl stated that the Engineering Department looked at other streets for comparison regarding the waiver of transition grades.

Mr. Smith was requested to check into the math calculations. Mr. DeVincent will resolve the grade problem.

Mr. Barry suggested that the Board look at the parcel. Mr. Brathwaite stated he would like to see sidewalks included. It was agreed that the Board would meet at the site at 8:00 a.m. on Saturday, October 29th, to continue the hearing.

The public hearing on zoning articles was set for November 14th. Articles to be considered were addressed:

- rezone an area on River Street from GI to R2;

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-rezone several North Acton parcels - to be considered for a later hearing;

-clean-up articles on parking facilities; motor vehicle repairs and car wash (rework spaces for parking lots);

-revise the articles that were turned down at the last town meeting;

-Mr. Niemyski suggested the Board consider eliminating the GI and LI zoning classifications and/or certain uses thereunder.

Meeting adjourned at 10:10 p.m.

Respectfully submitted,

*Mary Giorgio*  
Mary Giorgio, Clerk

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