

PLANNING BOARD • Town of Acton

472 MAIN STREET ACTON, MASSACHUSETTS 01720 TELEPHONE (508) 264-9636

ACTON PLANNING BOARD

Minutes of Meeting

April 30, 1990



Planning Board Members in attendance: Chairman Mary Giorgio, Vice Chairman Greg Niemyski, Quint Brathwaite, Doug Carnahan and James Lee

Planning Staff in attendance: Assistant Town Planner Tim Smith, Planning Board Secretary Donna Jacobs

Chairman Mary Giorgio called the meeting to order at 7:34 PM.

I. Harris Street Place Preliminary Plan

The Board welcomed project engineer George LeMasurier of Stamski and McNary, property owner Frederick Dexter Jr. and his attorney, Louis Levine and invited them to present the proposed development to them.

George LeMasurier reported that the proposed subdivision is located at 2-8 Harris Street, contains 3.3 acres of R2/GB zoned land and proposes 4 lots. This particular property was the subject of a site plan which has lapsed. A new site plan will be sought after subdivision approval.

Quint Brathwaite asked about the drainage and detention basin, stating that they were two concerns raised in the Planning staff's memo. The applicant replied that the proposed detention area will accommodate a 10 yr. storm event as required in the zoning bylaw.

Quint Brathwaite asked if the detention basin will be fenced in. The applicant responded that it would not be fenced. Quint suggested that the applicant seriously consider fencing this area to prevent the substantial number of children in the area from being harmed.

Quint Brathwaite stated that he didn't believe the cul-de-sac design met present design standards and questioned whether it could accommodate fire trucks. George LeMasurier responded that an alternative to the traditional cul-de-sac could be designed. Atty. Levine stated that the present design complies with the existing regulations and asked what, in addition to those, would the Board like to see.

Jim Lee asked if any core studies had been done to verify that the depth can be attained for the detention area because of the rock outcroppings visible in the area. George LeMasurier replied that

studies were done for the prior site plan. Jim also asked if the applicant was aware of the sidewalk requirements in the Rules & Regs. and suggested they might want to modify the location of the buildings to accommodate the detention area and the sidewalks. George LeMasurier replied that the plan could be revised to accommodate a sidewalk.

Mary Giorgio asked if two Board members would like to accept the responsibility of reviewing the filing and draft decision with staff. It was agreed that Greg Niemyski and Mary Giorgio would accept the responsibility for this application.

Quint Brathwaite asked about the location of the septic system for the existing structure in relation to the proposed development. The applicant replied that the Board of Health has approved a previous septic design and they don't anticipate any problems.

Attorney Levine stated that there would be a temporary turn around during course of construction.

II. Farm Hill Preliminary Subdivision (DiDuca)

Mrs. DiDuca, Debbie DiDuca, Atty. Levine, and engineer Russ Wilson met with the Planning Board to discuss the proposed Farm Hill Preliminary Subdivision plan located at 143-153 Great Road. The parcel contains 16 acres zoned R8/GB and is proposed to be subdivided into three lots. The subdivision road has been located as far up Esterbrook as possible without impacting the wetlands. Soil tests on the hill indicate that the area is OK for houses.

Mary Giorgio asked if the applicant is open to the alternatives suggested by Roland Bartl. Atty. Levine replied that the actual development is so far in the future that they can't respond to these suggestions at this time. Atty. Levine went on to state that the owners have no immediate plans to develop the land, they just want to get the proposed subdivision approved. Mary Giorgio stated that the applicant appeared to want to avoid complying with the Master Plan.

Jim Lee asked if the Board approves the plan and thereby grants zoning protection, can the applicant still utilize one of Roland Bartl's suggested uses. Atty. Levine replied that the applicant can waive zoning protection if so desired to allow for one of the suggestions offered by Mr. Bartl.

Greg Niemyski questioned the lack of sidewalks along Great Road and Esterbrook Rd. and advised the applicant that the Board can require them. Greg also questioned the location of Farm Hill Road asking if it could be relocated to keep it away from the wetlands. Russ Wilson responded that the Planning Board requires the road to be 300' from Great Road.

It was agreed that Doug Carnahan and Quint Brathwaite would review the application and draft decision for the Board.

III. Pluckacre Preliminary Subdivision (Airco)

Martin Firth, General Manager of Airco and consulting engineer Jack Dunphy of Acton Survey met with the Board to discuss the proposed preliminary subdivision plan entitled Pluckacre proposed for 37-39 Lawsbrook Road. The subdivision consists of 44 acres, zoned GI, to be accessed by an 850' long (100' wide road layout) subdivision road dividing the 44 acres into 4 lots. The four lots are composed of three new lots and one lot which contains the existing Airco facilities. The land massing is primarily sand/gravel with an artificial wetland in the center of the site.

Quint Brathwaite asked why the cul-de-sac is so long. Jack Dunphy replied that there is no restriction on length of a dead end street for non-residential sub-divisions.

Jim Lee asked what is the area of significant contours. Jack Dunphy explained that those areas are lime piles and that lime is a by-product of the process. Mr. Firth said that the lime by-product was stored in large piles prior to being sold in the past. At present, they have the lime trucked off the site immediately in tank trucks rather than storing it as they have in the past.

Greg Niemyski asked the applicant to inform the Board of the Gross Floor Area of the existing Airco facility. Jack Dunphy replied that the present facility is 60,000-70,000 sq. ft. and the amount of new floor area possible is approximately 150,000 sq. ft.

Mary Giorgio asked about buffers. The applicant responded that the proposed subdivision abuts the railroad, Airco and W.R. Grace which are all industrial uses and if buffers are needed they could be dealt with under the Site Plan process.

Quint Brathwaite stated that the Municipal Properties Dept. has comments on the landscaping stating that trees must be provided on the proposed roadway. Jack Dunphy replied that the applicant will provide street trees in accordance with the Rules & Regs.

Doug Carnahan stated that Lot 4 may not comply with the Zone 2 Groundwater Protection District requirements and should be verified and remedied if necessary. Doug Carnahan asked if the findings of the 21E study would have no impact on the Board's decision. Tim Smith replied that the Board of Health can recommend denial if 21E issues indicate and the Planning Board must then deny the Definitive Plan as it cannot approve a plan if the Board of Health recommends denial.

Jack Dunphy explained about the unusual name of Pluckacre saying that it is the name of Martin Firth's grandfather's farm in England.

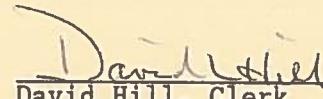
IV. General Business

Quint Brathwaite reported on the conference he attended last week on ANR plans and delivered a booklet entitled ANR produced by E.O.C.D. for the Planning Dept. and Board use.

Greg Niemyski informed the Board that he has resigned from the Planning Council but will remain a Planning Board liaison to the Planning Council. Greg said the Planning Council will be addressing the affordable housing overlay district for Fall Town Meeting, the road improvement plans promulgated as a result of the traffic studies and the capital improvement plan (probably Spring Town Meeting due to the need for establishment of the overlay district first).

Greg Niemyski suggested the Board return to every other week rather than every week for meetings and asked Planning Staff to report back to the next meeting on meetings that can be cancelled.

Quint Brathwaite moved to adjourn at 9:30. Motion was seconded by Greg Niemyski and carried unanimously.



David Hill, Clerk

DH/dmj
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