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ACTION PLANNING BOARD

MAY 21 2014

TOWN CLERK
ACTON

Minutes of Meeting

May 6, 2014

Acton Town Hall

Room 204

Planning Board members attending: Mr. Jeff Clymer (Chair), Mr. Rob Bukowski (Vice), Mr. Michael Dube (Clerk), Mr. Roland Bourdon, Mr. Ray Yacoubi and Mr. Derrick Chin.

Also present: Mr. Roland Bartl, Planning Director; Kim Gorman, Planning Board Secretary

Mr. Clymer called the meeting to order at 7:30 PM.

I. Citizens' Concerns - None

II. Consent Agenda – Draft Minutes of 04/15/14

The minutes of the April 15, 2014 meeting were approved as amended.

III. Reports

CPC – The Committee discussed future CPA applications and funding, obtaining new members and historic preservation restrictions. All the CPA award letters have been signed and mailed. Next meeting will be in August.

EDC – The Committee reviewed their previous meeting with the business owners of the Acton Woods Plaza regarding directional signage.

WRAC – The Committee reviewed the next steps on the draft stormwater bylaw.

Acton 2020 - The KC Steering Committee will be hosting two events; a Public Workshop May 7th from 7:30-9:30pm and an Open House May 10th from 9am-11am.

IV. – Public Hearing – Roosevelt Drive Subdivision (Residential Compound)

Mr. Clymer opened the public hearing at 7:45pm.

Mr. Bruce Ringwall, of Goldsmith, Prest & Ringwall, Inc. presented on behalf of the applicants, Helena and Guido Gagliano, of 17 Washington Drive and described the definitive subdivision plan:

The applicants were approved for a subdivision plan to create 2 lots with their existing dwelling back in 2005.

This subdivision proposal is for a 3-lot subdivision as a residential compound on 2.71 acres. The plan is in accordance with the Acton Subdivision Rules and Regulations. The current existing dwelling plus one additional lot will have frontage and access on a new subdivision road to be named "Roosevelt Drive" with access from Monroe Drive. A third lot will have frontage and access on Washington Drive. The access off Monroe Drive will consist of a 12-foot wide paved drive and a T-turnaround adequate for a fire truck. A sidewalk will be constructed along Musket Drive from Revolutionary Road to the neighborhood pool.

Waivers have been requested for Section 8 – Design Standards and Section 9 – Improvements for a Residential Compound Way in accordance with the SRR's section for Residential Compounds. A Storm Water Management Report, a Stormwater System Operation and Maintenance Plan and a Pre and Post Development Watershed Computations were provided. The new homes will be served by separate septic systems.

Board members reviewed and discussed: site distances, drainage, stormwater calculations, fire truck turnaround, house numbering and maintenance.

Residents in attendance raised questions and concerns regarding:

- Possible historic stone walls.
- Roadway setbacks for site line distances.
- Possible blasting.
- Existing septic systems, parking issues and distances of septic systems from neighbors.
- Drainage.
- Grading changes.
- Effect of tree removals and slope changes on water runoff.
- Maintenance responsibility.
- Look, density, safety, traffic, property values.
- Want Board members try to walk the site.

Mr. Ringwall reviewed and addressed staff department comments and neighbors' concerns. Mr. Clymer explained the procedure to citizens for the Board's deliberation and direction to staff to draft a decision and review at the next upcoming meeting.

A petition has submitted from residents to deny the application.

The Board voted unanimously to close the public meeting.

Direction was given to staff to create a draft decision of approval with conditions for the Board to review at the next meeting.

V. Other Business

1. Fall Town Meeting priorities - To be discussed at next meeting.
2. Administrative Update – Mr. Bartl discussed the status of the Rail Trails. The Bruce Freeman Rail Trail is proceeding with the remaining easement acquisitions, drafting a lease for the state to review, finishing RFP's to release and construction start next year. The Assabet River Rail Trail status is in the design reimbursement stage from the State.

The meeting was adjourned at about 10:30 PM.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary