



## ACTON PLANNING BOARD

Minutes of Meeting  
August 23, 2005  
Acton Memorial Library

**DRAFT**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. William King (Clerk), Ms. Ruth Martin, Mr. Gary Sullivan, Mr. Edmund Starzec, and associate Bruce Reichlen attended. Also present was Assistant Town Planner, Ms. Kristin Alexander and Planning Board Secretary, Kim DeNigro. Absent was associate Michael C. Densen.

Mr. Niemyski called the meeting to order at 7:31 PM.

Mr. Christopher Schaffner (Vice Chair) arrived at 7:35 PM.

### I. Citizens Concerns

No concerns.

### II. Consent Agenda

A. The minutes of 8/9/05 were approved unanimously as drafted.

### III. Reports

No meetings to report on.

### IV. Joint Hearing with Tree Warden – Tree Removal Plan on Pope Road

Mr. Niemyski opened the public hearing at 7:45pm. Mr. George Dimakarakos, of Stamski & McNary, Inc. and the applicant Mr. James Fenton were present. Mr. Dean Charter, Tree Warden, discussed the request for removal of 5 trees located within the right of way of Pope Road near the intersection of Brabrook Road. Mr. Charter explained Massachusetts General Law, the scenic road/tree removal process, and his denial to Mr. Dimakarakos' request. Mr. Dimakarakos stated that they had a sight distance analysis performed that indicated only 100 feet of sight distance is available where 330 feet is preferred. After tree removal and grading, approximately 350 feet would be available. Mr. Charter stated that three trees are in need of removal: a 20" Oak which was added to the list later but should be removed, a 20" Oak which is diseased, and a 12" Hickory which is very close to the electrical wires and might be of concern to NSTAR.

The Board agreed to explore a compromise that involves removing the three trees discussed by Mr. Charter, minor re-grading, and cutting some brush.

Abutters in attendance raised questions and concerns regarding:

- A utility pole being too close to the street.
- Lowering the speed limit. Applicant: Aware of the traffic calming the trees create and will speak with the Acton Police to post another speed limit sign.

Mr. Fenton stated he will work with Mr. Charter and the Acton Engineering Department on removing the three trees, re-grading, and some brush removal, and agreed to return to the Board with an update at the next meeting. The public hearing was closed. Mr. Schaffner moved to approve the removal of the northernmost 20" Oak, southernmost 20" Oak, and 12" Hickory trees. Mr. King 2nd. All voted in favor.

### V. Vote: 68 Willow Street Residential Compound – Preliminary Plan

Board members reviewed the draft decision. Mr. Schaffner moved that as a condition of approval, the applicant construct a sidewalk on Willow Street continuing north from Kingman Road, Mr. Sullivan 2<sup>nd</sup>, and all voted in favor. Mr. Schaffner moved to approve the decision with conditions as amended. Mr. Sullivan 2<sup>nd</sup>. Motion passed unanimously.

**VI. Woodlands at Laurel Hill Ch. 40B – Revised Concept Plan**

Board members reviewed the draft memo to the Zoning Board of Appeals and agreed to issue the memo.

**VII. Ellsworth Village – Flagg Road Water Main**

The Board members reviewed staff's memo regarding the cost of constructing a pathway to Brookside Shops compared to the cost of installing a water main on Flagg Road. Staff was asked to explore other alternatives and to report back to the Board by next meeting.

Mr. Schaffner moved to close the meeting, Mr. Sullivan 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 8:58 PM.