



## ACTON PLANNING BOARD

Minutes of Meeting  
September 25, 2007  
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Michael Densen, Mr. Alan Mertz and Associate Mr. Roland Bourdon attended. Also present was Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent was Mr. Christopher Schaffner.

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

### I. Citizens Concerns

None raised.

### II. Consent Agenda

Item A - Minutes of 8/28/07 passed by unanimous vote.

### III. Reports

CPC: Mr. Starzec reported the September 27 meeting has been cancelled and rescheduled to October 11, 2007 for the Question & Answer session. The Committee will answer specific questions about prospective projects.

Open Space Committee: Ms. Martin reported surveys are being taken and updated on design planning issues.

WCF Study Committee: Mr. Reichlen stated progress has been made and the committee has determined the town is adequately covered with potential WCF sites and will be working on revising and updating the bylaw.

Fire & EMS Advisory Task Group: Mr. Densen reported that initial tree clearing and soil sampling have been completed on-site and the test results show concerns. The fill level is not appropriate for this type of facility and they committee will need to review and look it over again.

Master Plan Outreach Program – Interviews: Mr. Bartl stated a committee has been created with two Board of Selectmen members and himself to review the 3 proposals received.

### IV. The Residences at Quail Ridge Senior Residence Special Permit – Public Hearing

Mr. Niemyski opened the public hearing at 7:45pm and appointed Mr. Bourdon to sit as a full Board member for the purpose of this matter.

Mr. Steve Graham, of Graham & Harsip, P.C. and Mr. George Dimakarakos, of Stamski & McNary, represented the applicant. Rob Woodland, of Woodland Design Group, Inc., Robert Luz, of Acorn Park Condominium Association, President, and many abutters were present.

Mr. Niemyski stated that the Board members will hold off from asking questions and concerns to give abutters more time to ask their questions and air their concerns.

Mr. Graham explained that the Quail Ridge Country Club is applying for a senior residence special permit for reasons of the financial situation of QRCC. He described the dwelling designs, amenities, and the country club memberships. Mr. Graham stated it will be a unique senior housing.

Mr. Dimakarakos further described the Senior Residence project which would be named "The Residences at Quail Ridge" located at the 145 acre Quail Ridge Country Club site; 177 age restricted Senior Residence units in various arrangements in condo form of ownership; 9 affordable dwelling units and a 9 hole golf course in the open space. The development would be constructed in two phases. The units would have town water and there would be a sewage treatment plant. The entrances will

connect from Skyline Drive, Palmer Lane and Hazelnut Street. Mr. Dimakarakos stated that traffic studies have been prepared.

Mr. Woodland, speaking on behalf of the Acorn Park residents, explained the traffic impact assessment which his firm prepared for the Acorn Park Condominium Association. Mr. Woodland stated the common concern and interest is traffic and the residences do not want the access to go through Acorn Park. The most convenient street to use from and to Great Road would be Skyline Drive. Mr. Woodland stated the volume of traffic entering and leaving Acorn Park would exceed the applicant's estimates and exceed the capacity of the streets in Acorn Park. Mr. Woodland explained the intersection capacity analysis summary, stating there will be a significant affect at the unsignalized intersection of Acorn Park Drive with Great Road. Increased delays may result in an increase in the number of accidents.

Mr. Luz stated the Acorn Park residents want to see the club succeed and were in support of the golf course when it was proposed some years ago. But, they do not want their streets to be affected. There are too many houses, driveways, and children, and there is too much of a risk.

Citizen's questions and concerns included:

- Acorn Park has a high density of children in the neighborhood.
- The current residents drive carefully and everyone already knows everyone.
- Senior drivers could cause a risk to children.
- Design of the phases.
- Any effects or impacts to wells and water pressure?
- Any effects on property value?
- Effect on current QRCC membership.
- The connection should be from Palmer Lane and Skyline Drive.
- Why not use Skyline Drive?
- Make Acorn Park Drive as an emergency access only.
- Did the applicant's engineer look over the Acorn Park's Traffic Impact Assessment?
- Is there a market for the product?
- Acorn Park residences requested the Board members to drive through the neighborhood to experience the winding streets.

Mr. Graham stated the traffic study prepared for the Association would need to be reviewed by their engineers and consultants and further discussion and review will be needed and brought back to the board to discuss.

Mr. Niemyski moved to continue the public hearing on October 23, 2007 at 7:45 PM in the Acton Memorial Library and to extend the decision deadline to January 24, 2008. The Planning Board voted all in favor, and the applicant agreed to the extension.

The meeting adjourned at 9:25 PM.