



Planning Department

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INTERDEPARTMENTAL COMMUNICATION

To: Planning Board

Date: January 18, 2008

From: Kim DelNigro, Secretary for Planning Dept.

Subject: Minutes of 10/23/2007 - Review

I reviewed the recording of the Planning Board minutes from 10/23/2007, regarding the continuation of the public hearing of the Residence of Quail Ridge Senior Residence Special Permit.

After the concerned citizens in the audience expressed their questions and concerns, the Planning Board members asked if they wanted to conduct a straw poll and general discussion.

A gentleman in the audience (far left corner, out of camera view) stated "If I might suggest it would probably be better than a straw poll, if individual members expressed opinions on their own, so that you are not taking a vote".

At that time, Mr. Schaffner stated "that sounds like an excellent idea" (audience laughed) and Mr. Mertz stated "and we are not directing, in any way, so that it does not convey any kind of decision" (Mr. Graham stated "I understand").

Then Mr. Schaffner asked if anyone has an opinion on that, hear from you now. Mr. Mertz started out first in stating "again I don't think I would vote positively for anything that connected into Acorn Park given the condition of the roads in the particular neighborhood". Mr. Mertz stated "so again, I thank you for not having to do that, I think". Mr. Mertz stated, "So I would encourage the emergency entrances and exits only, for connection".

Ms. Martin stated that she also supports not using these roads as through roads and just as emergency roads.

Mr. Reichlen stated that he drove through the neighborhood and does agree that the roads for this development, for general public use, would be very difficult. The roads are windy and narrow and he interrupted a football game in the middle of the street. He agrees we need for emergency entrances but he is personally not in favor of "gated" emergency entries, as a general rule, because it slows down the emergency access but it is certainly better alternative to gate them, then not to have any. He also stated to try to consider creating a second entrance through the Great Road Condos.

Mr. Densen stated that he agrees as well. A gated emergency access is the way to go. He has many friends in that neighborhood and it's a very nice area and he would be very much against having any sort of access through Acorn Park, you have to have them gated. We don't like it but, it is the way of life because people will take advantage of it, if you can find another way to have another access that would be great. It will be a challenge. There are a lot of other developments that have one way in and one way out (i.e. Avalon).

Mr. Starzec stated he will echo what everyone else has said. Clearly in favor of just emergency access through Acorn Park and encourage the applicant to work the most effective and immediate abutters and a personal basis to see if we can take care of some of the Acorn Park residences concern and it would be great to find a willing property owner along Great Road.



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TOWN CLERK
ACTON

ACTON PLANNING BOARD

**Minutes of Meeting
October 23, 2007
Acton Memorial Library**

Planning Board members Mr. Christopher Schaffner (Vice Chairman), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Michael Densen, and Mr. Alan Mertz attended. Also present were Assistant Town Planner, Mrs. Kristin Alexander and Secretary, Ms. Kim DelNigro.

Absent were Mr. Greg Niemyski (Chairman) and Associate Mr. Roland Bourdon.

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

I. Citizens Concerns

None raised.

II. Consent Agenda

Item A - Minutes of 9/25/07 and Item B - Centennial Lane Bond were approved by unanimous vote. Item C - Triangle Farm Bond - Pulled for discussion. Mrs. Leslie Hogan, of the Sidewalk Committee, asked to have the bond monies released to the town's general fund and to be used in more needed sidewalk areas.

Mr. Starzec moved to instruct staff to take the bond and advise the Finance Department to transfer the amount to the Town's general sidewalk gift fund, Mr. Reichlen 2nd, all in favor, pass unanimously.

III. Reports

CPC: Mr. Starzec reported the CPA applications are due November 5.

EDC: Mr. Starzec stated the next meeting date is to be determined. Mr. Starzec reported the committee will be making zoning amendment recommendations for Town Meeting and might be coming to the Planning Board for input.

CWRMP: Mr. Schaffner reported the committee's next meeting will be next Tuesday night.

Fire & EMS Advisory Task Group: Mr. Densen reported the committee is continuing to prepare for the State of the Town Meeting.

WCF Study Committee: Mr. Mertz stated progress has been made with revising the bylaw; the committee probably has a couple more meetings before completing draft revisions to Zoning Bylaw Section 3.

Other: Mrs. Alexander announced that Ms. Yin Peet might be returning to the Board requesting an amendment to the Quarry Woods PCRC special permit to waive the rules and regulations to allow for above ground utilities for the project.

IV. The Residences at Quail Ridge Senior Residence SP - Continuation

Mr. Schaffner opened the public hearing at 7:45pm. Mr. Steve Graham, of Graham & Harsip, P.C. and Mr. George Dimakarakos, of Stanski & McNary, represented the applicant. Ms. Jennifer Conley, of Conley Associates, Inc., Mr. Robert Luz, of Acorn Park Condominium Association, Mr. Ronald Peabody, President of Quail Ridge Country Club, and many Acorn Park neighborhood residents were present.

Mr. Graham explained that the applicant had dropped off supplemental documents to the Planning Department and tried to address all concerns from staff and abutters.

Mr. Dimakarakos explained the revised plan: Palmer Lane and Hazelnut Street will be reduced in pavement width to 18' and be for emergency access only; Skyline Drive has been widened to 24' of pavement for traffic, and 3' wide proposed grass strips and 4' wide sidewalks and walkways have been

added; a segment of road connecting Quail Ridge Drive to Greenside Lane has been removed; and the number of residences has been reduced from 177 to 174. Ms. Conley explained the traffic study concludes that the added traffic volumes will not create unsafe conditions at the study area intersections. The study also revealed that the unsignalized intersections of Great Road at Acorn Park Drive and Great Road at Skyline Drive are currently operating at level of service F and will continue to operate at such with or without the project. No mitigation measures were proposed by the engineer, however, the added traffic from the proposed development plus traffic generated from the other development in the study area may expose and worsen the effects of the existing deficiencies. Mr. Luz expresses his thanks to the Board for driving through the neighborhood and stated Mr. Peabody has followed through with working with the abutting neighbors.

Mr. Peabody explained that the Quail Ridge Country Club (QRCC) is applying for a senior residence special permit for financial reasons related to QRCC. He explained that the pro formas were performed to determine the feasibility of the proposal. Mr. Peabody also described the current membership, potential membership of the 9 hole golf course, and stated that he anticipates the Acton Boxborough high school students continuing to use the 9 hole golf course.

Board members raised questions and concerns regarding:

- Will there be a T-turnaround at the gated access to Hazelnut Street?
- Why not add a second entrance to the development? A second access could possibly be located near Great Road Condos. Applicant: Could consider it, but it is private property; no legal right.
- Why not try to make a signalized intersection at Skyline and Great Road?
- Why not create a turning lane and/or exiting lane on the eastbound side of Great Road near Skyline Drive?
- Work with abutters on installing buffers. Applicant: Willing to work with abutters on buffering.

Citizen's questions and concerns included:

- Acorn Park residents willing to work with developer regarding buffers zones and installing vegetation for privacy.
- The traffic study is significantly wrong. It is not adjusting for the triple density, cluster arrangement of homes, and elderly driving.
- Keep the emergency access only to Fire and Police Departments.
- Any effects on or impacts to wells, water pressure, wetlands, flooding, and drainage?
- How will the proposal affect property value?
- Effect on current QRCC membership.
- Is there a market for the product? Will it turn into apartments? What assurances are there that the project would be developed as proposed and not changed again?
- Applicant needs to talk to the Concord Water Department over easement.

Mr. Schaffner moved to continue the public hearing on November 27, 2007 at 8:15 PM in the Acton Memorial Library and to leave the decision deadline at January 24, 2008. The Planning Board voted all in favor.

The meeting adjourned at 9:25 PM.