



ACTON PLANNING BOARD

Minutes of Meeting July 20, 2004 Acton Memorial Library

Planning Board members Ms. Lauren Rosenzweig (Chairman), Mr. Hart Millett, Mr. Greg Niemyski, Ms. Stacy Rogers, Mr. William King, Mr. Gary Sullivan (associate) and Mr. Edward Starzec (associate) were in attendance. Also present were Town Planner, Mr. Roland Bartl, and Planning Board Secretary Ms. Maura Haberman, Mr. Christopher Schaffner was unable to attend.

Ms. Rosenzweig called the meeting to order at 7:32 PM.

I. **Citizens Concerns:**

No citizens concerns were presented.

II. **Consent Agenda**

There were no items for the agenda

III. **Reports**

CPC: Ms. Rogers was unable to attend this past meeting. Mr. Bartl attended the CPC meeting on July 8. He reported that CPC had two meeting subjects: Whether and how the town could appropriate CPC funds from current revenues. Mr. Bartl reported that Mr. John Murray attended the meeting to advise the CPC on the subject. Also, representative of the Friends of the Bruce Freeman Rail Trail presented to the CPC. They would like to submit an application for the next CPA funding round. The next CPC meeting is scheduled for Aug. 12. They are hoping to finalize the CPC plan for the next year.

Water Resource Management Plan: Ms. Rogers reported on a meeting she attended July 15. The subject discussed at this meeting was an overview of the report. Ms. Rogers said that inputs from residents from different sites were obtained for this report. The Water Resource Management Plan group would like to have PB feedback for prioritizing sites.

OLAC: Mr. Millett reported that OLAC is still on hold. They have not had a meeting since last month.

MAGIC: No meetings at this time to report. However, a new representative from the Planning Board was needed. Mr. King had who had previously served on MAGIC for the Town of Maynard, volunteered to be the Planning Boards representative. A motion was moved to have Mr. King be representative for the Planning Board. Vote: 4-0.

EDC: Ms. Rosenzweig reported that Ms. Judi Barrett had attended the EDC meeting to get an update on plans and where Acton is going at this time with the stated goal for 20% commercial tax base. Ms. Rosenzweig said that residential growth is winning. The EDC would like to see the growth in commercial rather than residential to help meet the tax base goals. Ms. Rogers said that she received a survey via mail in her South Acton residential area from Concord Connections.

EDIC: Ms. Rosenzweig reported that interviewing for the EDIC directors has concluded and a Board of Directors has been chosen. The EDIC is now up and running.

OTHER: Mr. Bartl reported that Ms. Barrett's plan for Acton arrived today (7/20/04). Ms. Rosenzweig said that the Planning Board should meet with the selectmen for a policy plan. Ms. Tavernier is to spearhead this with the Planning Board and ACHC to get a town policy for 40B projects. A September meeting is possible.

IV. **"Sweeney Farm Lane" Subdivision Board Assignment**

The board assigned Mr. Millett to oversee the "Sweeney Farm Lane" subdivision. Mr. Sullivan will review this process with Mr. Millett. It was noted that this was previously a 61A property which the Town had passed up.

V. **Quail Ridge Country Club (QRCC) Project Update**

Mr. Millett chaired this portion of the meeting, as Ms. Rosenzweig had to recuse herself as a QRCC member. Mr. Bartl asked for the Boards guidance and how to proceed at this point on several issues he noted. Mr. Bartl felt that Quail Ridge has not been in compliance with some decisions points. Mr. Bartl said that ORCC had submitted three thick ring binders of documentation. The package to the Board contains several documents (including a letter from Mike Toohill, ENSR, the Planning Board's consultant on QRCC) and e-mails that highlight the remaining issues and concerns. In an e-mail Mr. Tom Tidman, Natural Resource Director, indicated that he has signed off on his/ConCom areas of concern. Issues and questions remaining:

1. Main Street sidewalk: The plans submitted show a sidewalk as required for the issuance of a building permit. However, it is not entirely clear yet how viable the plan is given that it requires wetland replication areas on Mass. Fish and Wildlife land. Although asked, that agency has not yet responded. Further, the proposed sidewalk is on the west side of Main Street. Ideally that is where it should be located, but looking ahead, a future continuation on this side towards the Town Center may need further discussion with an abutting landowner who had previously gone on record opposing a sidewalk on this side. Crossing the sidewalk mid-block to the other side is not likely a safe arrangement.
2. Audubon International Signature Program: Issues remain regarding the Audubon International Signature Program Bronze Level membership requirement. Mr. Bartl asked for the Planning Board's guidance as it was the Board's objective to have yearly independent environmental audits conducted. However, QRCC has joined Audubon International's Cooperative Sanctuary Program which only includes a self-auditing mechanism. QRCC may no longer be eligible for membership in the Audubon International Signature Program since the project was begun without that membership in place. This is not in accordance with the Condition 3.2.4 as revised in Decision Amendment #1. Mr. Niemyski would like a yearly audit done but feels that QRCC could also hire an independent contractor instead of Audubon International doing it. Presumably the ConCom would also be interested in the audits. Mr. Niemyski said a contractor's audit report should be modeled according to what Audubon International would have done under the Bronze Level Signature Program. Mr. Niemyski said QRCC had accepted the condition of annual environmental audits. He recommended exploring if Mr. Toohill could write a scope and standards for such an audit.
MOTION: Mr. Niemyski moved that Mr. Peabody be required to provide certification from Audubon International that QRCC is or not eligible for their Signature Program Bronze Level membership and why. Upon receipt, the Planning Board could decide on the next step as necessary and consistent with condition 3.2.4, as amended. The Motion was seconded and voted: 3-0-1.
3. Trails: A trail is shown on the plan as required from Main Street to the Nagog Hill conservation land as required for the issuance of a building permit. It would use an existing trail on Mass. Fish and Wildlife land. Trail construction would be limited to land owned by the Town. The plan shows another required trail from Hazelnut Street to the Nagog Hill conservation land. However, once clearing and shaping of the fairways for holes 4 and 5 has been completed, the Planning Board would schedule a site visit to evaluate. At this time QRCC is not yet ready for the site visit.
4. Regarding well issues: Pumping of well BE5 was thought to cause drawdown for Great Road Condo's well. Quail Ridge now has a new well BE7 and has no documented interference problems. This well will be used as their primary well. Quail Ridge would like to have use of BE5 as a backup. The impacted Great Road Condo well is presently used for filling their pool. If it gets low, it is not a public health emergency situation. No letter has been received to date from Great Road Condominium to confirm their use of the well. The Board felt that this goes to condition 3.2.5. Now that well BE5 is no longer used as a primary irrigation water source, a letter with the proposed use of and restriction for BE-5 should be submitted before any pumping begins from BE5. Information on Well BE2: It is essentially shut off and cannot be used. Mr. Niemyski requested to amend the decision that modifies the Special Permit to have BE7 used as the primary irrigation water well, and that BE5 shall serve only as a backup with daily monitoring when in use. Mr. Millet agreed with this request and Mr. Bartl will draft an amendment for the next Planning Board meeting.
5. Regarding ground water monitoring: It was found that QRCC has apparently not conducted a complete baseline data collection. Ms. Rogers is concerned with these long term requirements for ongoing analysis. She would like to see a better dialog to get baseline--data which is important to the town. Mr. Niemyski suggested and the Board agreed, asking for this data to conform with conditions. The jeopardy would be withholding the building permit.

VI. Election of Board Officers

Chairman: Ms. Rosenzweig was voted as Chairman: Vote 4-0

Vice Chairman: Mr. Millett was voted as Vice Chair: Vote 4-0

Clerk: Mr. Niemyski was voted Clerk: Vote 4-0

The meeting adjourned at 9:03 p.m.