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ACTON PLANNING BOARD

Minutes of Meeting
April 12, 2005
Acton Town Hall

Planning Board members in attendance: Ms. Lauren Rosenzweig (Chairman), Mr. Greg Niemyski (Vice Chair), Mr. Christopher Schaffner (Clerk), Ms. Stacy Rogers, Mr. William King, Mr. Gary Sullivan, Ms. Ruth Martin, and associate Mr. Edmund Starzec. Also present were Town Planner, Mr. Roland Bartl and Planning Board Secretary, Ms. Kim DelNigro.

Ms. Rosenzweig called the meeting to order at 7:34 PM.

I. Citizens Concerns
Resident Mrs. Mary Sweeney was concerned about the development of the landfill and the discussion of rewriting the Master Plan. Mrs. Sweeney will be looking forward to future meetings regarding both concerns. The members of the board did indicate to Mrs. Sweeney that it is too soon to discuss.

II. Consent Agenda – Minutes 3/22/05
The minutes of 3/22/05 were approved unanimously.

III. Reports
CPC: Ms. Rogers reported that there haven't been any meetings. They will be having their next meeting on April 21, 2005.
EDC: Ms. Rosenzweig said the EDC hasn't had any meetings.
MAGIC: Mr. King reported that the last meeting was in Lexington. Mr. King said the next meeting will be a breakfast with the Legislators on April 28, 2005 at the Boxborough Holiday Inn.

IV. Ellsworth Village – Public Hearing Continuation from 1/25/05 & 2/22/05 & 3/22/05
Mr. George Dimakarakos of Stamski & McNary, Inc. presented the following information:

- A new turn around has been discussed and approved by the Engineering Dept.
- Brabrook and Flagg Road intersection reconfigured to make it more of an obvious intersection for vehicles on Brabrook.
- A better entrance into Ellsworth Village and an emergency entrance from 133 Brabrook Road.
- A pedestrian connection from the end of Brabrook Road extension into East Acton Village and a crosswalk on Pope Road connecting the new sidewalk on Brabrook to the Pope Road sidewalk on the other side.
- A pedestrian accessway to walk between Brabrook Road and Brookside Shops.
- Adding a water main stub for future connection into Flagg Road.

Planning Board comments:

- Ms. Rogers asked about the water source locations and connections, and about traffic. Mr. Dimakarakos responded that they will install a water main and use public water supply. He said that more stop signs than what would typically be required are proposed, and sidewalks and other changes will significantly improve Brabrook Road.
- Mr. Schaffner asked where matters stood with regards to improving Brabrook Road extension, and about the Board of Selectmen's role in it. Mr. Bartl responded that the matter had been thoroughly discussed with Town Counsel. The general conclusion is

that the applicant has rights to extend the road, and the Town has the right to set construction standards. The latter would be accomplished should the Planning Board grant the special permit. The permit for work in the public way is under the Selectmen's jurisdiction, but generally handled as a routine administrative procedure by the Engineering Department. With the road extension the existing turnaround would be removed.

- Mr. Schaffner also asked about the proposed work in Brabrook Road, about placing a fire hydrant along Brabrook Road, and about the Open Space calculations. Mr. Dimakarakos responded that the water line will be on the side of the proposed sidewalk. Most of the trench will be under the sidewalk. The sidewalk will be built on the existing pavement in effect narrowing the street. A fire hydrant is shown on the plan and the open space calculations have been checked and meet the requirements.
- When Mr. Starzec asked about tree removal and fences. Mr. Dimakarakos responded that trees will remain around the entire perimeter and also internally. No fences are proposed.
- Mr. Niemyski stated that the emergency entrance is needed and that, if feasible, construction traffic should be routed over it.
- Ms. Rosenzweig noted that the omission of a grass buffer for the proposed sidewalk on Brabrook Road saves several larger trees. She also asked for an advance pedestrian crossing sign on Pope Road facing southbound traffic..

Citizens' comments/concerns:

- Tom Lemire, 5 Brabrook Road, presented a letter to the Planning Board. Mr. Lemire asked for town water for Flagg Road and Brabrook Road residents; reduced speed limit on Pope Road and a speed bump on Brabrook Road; a traffic light at Pope Road and Great Road; and a fire hydrant along Brabrook Road.
- Carol Holley, 39 Pope Road, stated that there should be a stop sign on Pope Road and too many people drive too fast and it's very dangerous. She is also concerned about health affects regarding water quality in private wells due to blasting.
- Graham Knowland, 29 Esterbrook Road, stated that the following items on the plan are either incomplete or missing: common land calculations, drainage calculations, wetlands calculations, landscape plans, and project scale information. He asked if any study has been done for septic impact on the ground water.
- Mr. Bryon Iandoli & Ms. Debby Adams, 10 Brabrook Road, stated their concerns over construction traffic.
- Mr. Henry "Chip" Chapin, 4 Brabrook Road, stated that the Pope and Brabrook Roads intersection is dangerous. More patrolmen are needed there for speed checks.

Mr. James Fenton commented that he has worked with the landscaper to add more trees for extra buffer towards Mr. Knowland land and had shared the plan with Mr. Knowland, but that the Planning Board does not have those plans yet. He also stated that he thought he had addressed Mr. Knowland concerns since he never received a call back after he sent the plan to him.

Mr. Greg Niemyski moved to close the public hearing and vote on a decision on April 26, 2005; 2nd; all in favor.

V. QRCC – Environmental Audit Scope

Mr. Greg Niemyski moved to pass over this agenda item. Mr. Chris Schaffner 2nd and all voted in favor.

VI. LAN (Life After NESWC) Committee Appointment

Selectman Peter Ashton and LAN member David Stone discussed the trash disposal and landfill capping options and the process that lead them to this point. Mr. Ashton stated that the Selectmen felt there are too many issues to discuss and more time is needed. They want something in writing from DEP regarding the closure status of the landfill. They announced that there will be a trash disposal option hearing on April 28, 2005 at the Junior High School at 7:30 PM.

Planning Board comments/concerns:

- Concern about the cost.
- Need to market request for proposals to others and publish it throughout Massachusetts.
- There should be an expert consultant advising the Town.
- There is a great worry about recycling options with curbside pick-up.
- Wait for response from DEP.
- What will be the hours and staffing of the transfer station?

Citizens' comments/concerns:

- Why realign or recap the landfill if it has already been completed?
- Why place something on it and disturb the land and water?
- The traffic will become a problem and trucks through the neighborhoods are a concern.
- Will the Master Plan be rewritten to accommodate larger buildings?

VII. MAPC Report on Disposition of Surplus State Property

Ms. Rosenzweig recommended to write a letter in support of MAPC proposed legislative changes to Acton's State Legislators, copy to the Board of Selectmen. Mr. Bartl will draft a letter. Ms. Rosenzweig moved that the Planning Board recommend to the Selectmen to place this matter on their next meeting agenda. Mr. Niemyski 2nd, and all voted in favor.

VIII. Election of Officers

Ms. Rosenzweig moved to appoint as the new Chairman Mr. Gregory E. Niemyski, Mr. Schaffner 2nd, and all voted in favor.

Mr. Niemyski moved to appoint as the new Vice Chair Mr. Christopher R. Schaffner, Mr. Sullivan 2nd, and all voted in favor.

Ms. Rosenzweig moved to appoint as the new Clerk Mrs. Stacy S. Rogers, Mr. Schaffner 2nd, and all voted in favor.

IX. Reassign Members to Committees (due to Lauren's departure)

Ms. Rosenzweig stated that EDC needs 2 committee members from the Planning Board. With her pending departure from the Planning Board a new representative to the EDC will be need. The Board also needs to replace her on the Wastewater Advisory Committee.

X. Town Meeting Wrap-up

Postponed to next meeting

Other Business – Instructions to Mr. Bartl for Ellsworth Village Draft Decision

After discussion the Board voted 5 to 1 to instruct Mr. Bartl to draft a decision of approval with conditions, allowing primary access from Brabrook Road. Board members stated the conditions they want included.

noted the need for an advanced pedestrian crossing sign on Pope Road.

The meeting adjourned at 11:00 PM.