ACTON PLANNING BOARD **DRAFT**

Minutes of Meeting
April 26, 2005
Acton Memorial Library

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

Mr. Niemyski called the meeting to order at 7:30 PM.

I. Citizens Concerns
None raised.

II. Consent Agenda – Minutes 2/22/05 and 3/08/05
The minutes of 4/12/05 were approved unanimously as drafted.
The letters to Sen. Resor and Reps. Atkins and Eldridge, re: sale of State land, were approved unanimously and signed by the Chairman.

III. Reports
CPC: Ms. Rogers – 4/21 meeting was cancelled.
EDC: Ms. Rosenzweig – 4/21 meeting was cancelled.
MAGIC: Mr. King reminded members of the MAGIC legislative breakfast on 4/28 at the Holiday Inn in Boxborough.
CWRMP-CPC: Lauren Rosenzweig – The committee evaluated four potential solutions for the wastewater needs areas.
Sculpture Park Advisory Committee: Gary Sullivan – A meeting is scheduled for May 4 at 8:00AM. Gary cannot attend. Ed Starzec agreed to attend in his place.
Open Space and Recreation Committee: Ms. Martin – was unable to attend.

IV. Gagliano Residential Compound Subdivision – Public Hearing
Mr. Niemyski open the public hearing at 7:45 PM. Mr. Bruce D. Ringwall, P.E., of Goldsmith, Prest & Ringwall, Inc., on behalf of the owners and applicants, Guido and Helene Gagliano, described the plan: 2-lot subdivision on +/-2.7 acres with a 590-foot long private road; hoping to keep disturbances to a minimum except for house site; hoping to use existing driveway as is except for a new turnaround near the houses. Mr. Ringwall addressed the departmental comments. Concerning the sidewalk requirement, he will estimate the cost of constructing in the suggested locations. Concerning the driveway slope at Washington Drive, he presented a plan showing the extent of cuts and tree removals that would be necessary to lessen the grade. He also noted that the Board of health has approved the septic disposal plans.
Ruth Martin, Planning Board member assigned to the application, stated that she had visited the site. She noted the need for adequate vehicular turnaround and maneuvering space, and the need to preserve the many mature trees on the site. Other Board members questioned the applicant on site clearing, driveway maintenance, and the proposed turnaround.
Abutters in attendance raised questions and concerns regarding:

- Why not access the one lot from Monroe Drive where it 50 feet frontage? Applicant: Monroe Drive is a private way. Once accepted as a public way, they intend to access from it. They intend to wait until street acceptance of Monroe Drive has occurred.
- The drive begins very steeply at Washington Drive. Sometimes vehicles can't get up in winter. Applicant: Acknowledged the challenge. Timely plowing and sanding is paramount.

- Drainage from lot and new septic system affecting abutters. Applicant: The land receives runoff from the abutting lot in the rear. This and runoff from the new lot will be channeled around the new septic system via a water quality swale towards a wooded discharge area on applicant's land. There will no runoff discharge onto abutters' lands.
- Stonewall near Washington Drive. Applicant: It will be preserved in its present condition.

V. <u>QRCC Environmental Audit – Discussion</u>

Board member Ms. Rosenzweig recused herself from this item and left the room as she is a member of QRCC. Discussion of a draft annual audit/peer review for QRCC, prepared by Michael J. Toohill of ENSR International, to substitute QRCC Audubon International's (AI) Bronze Signature Program membership. Attending: Mr. Toohill, the Planning Board's advising consultant. Mssr. Steve Graham, Jay Peabody, and John Bresnahan on behalf of QRCC. Mr. Toohill briefed the Board on the draft scope. QRCC will hire ENSR to perform the auditing service.
Subjects discussed: Comparison of draft audit scope with AI program services; reporting mechanics and oversight; scope of site inspections; pesticide management and applications; contractual arrangements of the auditor with QRCC or the Town of Acton, and incorporation of the audit scope and related procedures in an amended decision of the Board.
There was general satisfaction with the scope as drafted. The Board directed Mr. Bartl to distribute the scope to ConCom, BoH, and AWD for notification and comment.

VI. <u>Ellsworth Village – Decision Vote</u>

Mr. Bartl had prepared a draft decision of approval with conditions. Board members stated and explained their individual positions on the pending vote. Ms. Rosenzweig moved to approve the decision as drafted. 2nd.
Vote: Mr. Niemyski, Ms. Rogers, Ms. Martin, Ms. Rosenzweig, Mr. Starzec in favor (Mr. Starzec had been appointed to sit as a full Board member for the purpose of this matter). Mr. Schaffner opposed. Motion carried 5-1, Abstentions: Mr. King and Mr. Sullivan.
This approves with conditions the special permit for the Ellsworth Village Senior Residence Development.

VII. <u>Committee Reassignments</u>

Garry Sullivan – Economic Development Committee EDC, subject to Board of Selectmen appointment; to replacing Ms. Rosenzweig.
Chris Schaffner – Comprehensive Wastewater Resources Management Plan – Citizen Advisory Committee, subject to Board of Selectmen appointment, if required.
Ruth Martin, the Board's rep. on the open space and recreation expressed concern over the scheduling of the committee meeting during daytime hours when she cannot attend. She may need a substitute if this continues.

VII. <u>Town Meeting Wrap-Up</u>

No discussion.

VIII. <u>Woodlands at Lauren Hill (40B)</u>

Mr. Bartl presented a request for further clarification, reconsideration, or agreement to proposed resolutions of Board comments submitted earlier to the Board of Appeals. Board members agreed that the comments stand as is, and that no further correspondence is appropriate at this time.

The meeting adjourned at +/-10:00 PM.