



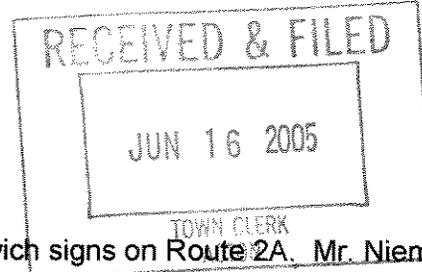
ACTON PLANNING BOARD

Minutes of Meeting
May 24, 2005
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. William King, Ms. Ruth Martin, and Mr. Edmund Starzec attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Kim DeNigro. Absent was Mr. Gary Sullivan and Ms. Stacy Rogers (Clerk).

Mr. Christopher Schaffner (Vice Chair) arrived at 8:00pm.

Mr. Niemyski called the meeting to order at 7:36 PM.



I. Citizens Concerns

Mr. Paul Sweeney, 68 Taylor Road, complained of the sandwich signs on Route 2A. Mr. Niemyski told him that there is no longer a sign enforcer position and his concern should be directed to the Building Commissioner and Board of Selectmen.

II. Consent Agenda – Minutes 5/10/05

The minutes of 5/10/05 were approved unanimously as drafted.

III. Reports

CPC: Roland Bartl reported that the CPC is working on next year's plan and is trying to have a draft of it on the web before summer vacation time.

EDC: Roland Bartl stated the Assistant Town Planner, Kristin Alexander attended the meeting and Mr. David Stone had a presentation on commercial development and the commercial tax base.

MAGIC: William King reported they had discussed bike trails.

IV. Colonial Path Residential Compound – Preliminary Plan

Mr. Niemyski opened the public meeting at 7:45pm. The applicants Mr. Glen Kaufman, Mr. Paul Gaboury were present. Dominic and Alice Castellini are additional applicants, but did not attend. Mr. Rich Harrington, of Stamski & McNary, Inc. described the plan: A 5-lot subdivision as a Residential compound on a +/-2.86 acres off Sylvia Street in South Acton. Presently, the site is composed of two lots. Each has a single-family residence on it. One of the existing houses would be razed. Mr. Harrington addressed the departmental comments: Concerning the proposed turnaround to ensure that it is adequate for emergency vehicles; concerning the slope of the land; and concerning the need for an Operation and Maintenance Plan for the proposed drainage system. Mr. Harrington stated that all departmental comments can be addressed in the definitive plan, except that the applicant requests that the Board not require the suggested pedestrian walkway to Fletcher Court.

Mr. Edmund Starzec, Planning Board member assigned to the application, stated that he had visited the site. He noted the need for adequate vehicular turnaround and maneuvering space, the need to preserve the many mature trees on the site, providing more pedestrian walkway and a connection to the future rail trail to be extended from Sylvia Street. Other Board members questioned the applicant on site clearing, the proposed turnaround and drainage.

Abutters in attendance raised questions and concerns regarding:

- Why create a connection of the bike trail to Sylvia Street or an access road? Afraid of unwanted visitors for the bike trail parking on their land and parking on the street.
- Concern about the suggested walkway to Fletcher Court ending on private property. What if the adjacent land is never developed?

- Concerns of the vegetation of the land and mature trees. Applicant: Aware of the vegetation and trees and creating landscaping.
- Concerns of sewage and sewer lines to be available for neighbors to connect to instead of septic systems. Applicant: Betterments are a concern. Will contact the Board of Health and the Sewer Commissioners (Selectmen).

Board members reviewed the draft decision and Mr. Niemyski moved to approve the draft decision as amended to delete the requirement for the walkway to Fletcher Court. Mr. Schaffner 2nd. All voted in favor, except Mr. William King who opposed.

V. Woodlands at Laurel Hill 40B project – Appointment with Developer

Mr. David Hale, developer, described the preliminary signage plan. The signs would be used for project identification and rental information at Great Road and the entrance of Laurel Hill Drive, and directional information along Nagog Park Drive. Board members questioned why there is a need for so many signs and raised concerns about traffic on Westford Lane. Mr. Hale stated that Westford Lane would be improved. Board members stated that the design and size of the sign on Great Road would be of greatest concern as it is most visible to the general public. Signage along Nagog Park Drive should be consistent with the existing directional signs already there.

VI. 40B Strategy Group Appointments

Mr. Schaffner stated that a small working group of Planning Board, Board of Selectmen, and ACHC members will be meeting to prepare a Comprehensive Permit Policy. Mr. Schaffner and Mr. Niemyski volunteered to attend.

VII. Summer Meeting Schedule (meeting cancellations)

June 28 and July 12 meetings were cancelled.

Other Business – Mr. Niemyski report on meeting with Zoning Board of Appeals

Mr. Niemyski stated that he had met with the Zoning Board of Appeals and discussed the density of the proposed development of Woodlands at Laurel Hill 40B Project exceeding the maximum density envisioned under the master plan. The Board discussed a draft supplemental memo to the Zoning Board of Appeals. Mr. Niemyski moved to issue the memo. 2nd. All voted in favor.

Mr. Niemyski moved to close the meeting, 2nd; all voted in favor.

The meeting adjourned at 9:30 PM.