

SELECTMEN'S MEETING

JUNE 20, 1989

The Board of Selectmen held their regular meeting on Tuesday, June 20, 1989 at 7:30 P.M. in the Selectmen's Hearing Room at Town Hall. Present were Nancy Tavernier, Dore' Hunter, Donald Gilberti and Norman Lake. (Selectman Weeks was absent.) Don Johnson, Town Manager, was also present.

The Chairman again welcomed the viewers of Channel 61 to the meeting. Nancy extended the Board's sympathies to Selectman Weeks on the death of his father.

CHAMBER OF COMMERCE

Kathy Tatum the new Executive Director of the Acton Chamber of Commerce extended an invitation to all Board members to their Annual meeting Wednesday night from 5 - 7 at the Hudson National Bank in Gould's Shopping Plaza. Nancy Tavernier noted she would spend at least an hour at the meeting.

CITIZEN'S CONCERNS

There were no Citizen's Concerns.

ADDITIONS TO CONSENT AGENDA

There were two additions to the Consent Agenda. A one day liquor license request from Acton Athletic Club and a letter to Boston Edison regarding Parker Street. The Board approved the Consent Agenda as listed and the additions as presented. Selectmen Gilberti abstained from voting on the Acton Tennis Club request.

JENKS FUND

Nancy noted she would like to see these funds released to Kathy Bowen at this time. NORM LAKE - Moved to approve. DON GILBERTI - Second. UNANIMOUS VOTE.

GARDEN CLUB

Don Gilberti requested a letter be sent to the Garden Club thanking them for the plantings in front of the Town Hall. He noted how nice they looked and wanted them to know they were appreciated.

ACHC

The Board approved a letter presented by the ACHC to the Board for their signature. The letter was requesting that business fill out and return the short survey regarding the housing needs of their employees.

BON FIRE APPLICATION

Dore' noted he felt he would like more information. Nancy noted she had a problem with testing the fire fighting water supply so soon. Norm noted he would like to see this done on April 19 in conjunction with the Boy Scout Camporee. He also felt that Somerville Lumber should cover the cost of the engine. The Town Manager noted he could have a staff report for Friday morning and the Board could look at this again. It was the consensus of the Board to do this.

QUARTERLY MEETING WITH WATER DISTRICT

Steve Stuntz and Len Phillips were present for the District. The Board discussed the Impact Report with the District. It was noted that these are required of developers and it was hoped that several developers working the areas would be charged fees to bring water mains around and connect them to different projects. Underground sprinklers were discussed briefly. The District discussed their exploration of regionalizing with Boxborough and Stow noting that Stow was not too certain whether or not they would be interested since their others regionalizing efforts with Hudson had not gone as well as they had expected. Site Plan issues were discussed and Don Gilberti noted that the Water District should get in on the flow of information regarding the site plan on Knox Trail. Dore' questioned when the tank in North Acton would be on line. Steve noted probably the end of October. He noted a pumping station still needed to be designed and built. Dore' questioned the water table. Steve noted we are full. The District will set a date in early October to meet with the Board again.

COMPREHENSIVE DEVELOPMENT AGREEMENT/AUDUBON HILL

Selectmen Hunter noted he would not participate in this discussion. Norm Lake noted that both Town Counsel and the Ethics Commission have told him he is allowed to participate even though his wife works for the Council on Aging.

Nancy noted that the Board would be meeting in this room on Friday at 7:30 A.M. to discuss this new draft. Roy noted he felt there were not problems. Betty McManus went over the options, noting she would like Option 2 which would give them 16 units at \$157,000 and 4 at \$110,000. It was noted this did not show up in the agreement, only in the financing package. Nancy noted this would be taken up on Friday morning.

CONDOTECH TRUST SITE PLAN #4/17/89-313

Jack Dunphy represented the petitioner. Jack noted that this project was on Technology Drive right off of Route 27 and contained two lots within Technology Park with 5.49 acres. There are two buildings on the merged lots. The second building containing 13,000 square feet will house the proposed Post Office to serve all of Acton. It has its own parking and traffic lanes. There are two driveway entrances to serve the buildings and all the traffic will be one way. The most southerly end is being left open for sub-surface disposal area with no structures. Nancy went over Dean's memo of June 20 noting the new landscaping proposal. It was noted there was no problem with providing a transportation management plan and Roy Smith noted he would make this part of the package. It was noted that Roy Smith agreed to sidewalks along Technology Drive. When questioned if he was willing to put sidewalks from Nagog Hill Road to the Post Office site Roy noted that he felt this was asking too much and he was not willing to foot the whole bill, but would gladly contribute his fair share. The Board discussed the drop boxes and drive-up boxes to be placed in various locations around town. There was discussion on the traffic going into the site and the number of deliveries that could be expected and the hours of same. Marilyn Peterson made a short presentation, noting that she would like a buffer of evergreens along the boundary. She also asked for adjusted hours of heavy equipment. Roy noted the changes they had made in the landscaping plan and noted there would be plantings of evergreens. He noted the plans would be overseen by himself and Dean Charter and felt when they were done he would have done as much as and probably more than they needed to do. Richard Anderson read a letter noting they would like to participate in the landscaping to minimize the impact on adjoining properties. He asked for restricted hours of delivery and that no lights be visible in the winter time. Roy had no problem with them walking the site. Norm Lake questioned who was in the Post Office for the 1:30 AM delivery. The Postmaster noted there are three people there at 1:30 AM. Edward Cigliano of the Post Office Department noted they are obligated to sign a lease and that they could not sign one that restricted them in any way from delivering the mail in this town. It was noted that the lobby

currently is open from 4:30 A.M. to 6:00 P.M. The Board was not in favor of restricting lobby hours. Mr. Goel requested plantings on the NTS facility. It was noted this was outside the scope of this site plan hearing and that the Board was in litigation regarding NTS and could not discuss it further. Nancy noted that the group that would walk the site would have no veto power, only the right to walk the site. It was the Town's responsibility to make the decisions. Martin Graetz asked the Board if TAC's recommendations had been looked at. Nancy noted that Vanasse Hangen had looked at these and incorporated them into their report. Brewster Conant and John Whittier both spoke in opposition to this site plan and to the location of the Post Office in general. Mr. Whittier did not feel that the traffic light would go in since the State would hold it up. Nancy noted that Route 27 was a Town road and therefore the State would not be involved in putting up the traffic light. Dore' noted that this site is properly zoned and the Board's only jurisdiction lies in the Site Plan process and they cannot say that this is not an acceptable use. DON GILBERTI - Moved to take under advisement. DORE' HUNTER - Second. UNANIMOUS VOTE.

BERGMEYER SITE PLAN #4/5/89-312

The petitioner went over the plans noting they were trying to add to the store. Handicapped entrance was discussed. They noted they will contribute to the Town's master sidewalk plan. Don noted two major issues - septic system pumping and regular maintenance of the system which had not been pumped since 1980 and interior sidewalks. The petitioner noted they septic system would be pumped on a regular basis. The interior sidewalks created a problem for the petitioner due the grades. They noted it would not be a problem as loon as they did not have to make it handicapped accessible. Don Gilberti noted he did not have any further questions as long as the petitioner had a copy of the June 15 memo. It was noted they did have a copy. The Town manager noted that any entrances have to be handicapped accessible - there are two options - not put in the new entrance and the other a variance for eliminating the technical requirements. Dore' noted he had no problem with them removing that entrance. DON GILBERTI - Moved to take under advisement. DORE' HUNTER - Second UNANIMOUS VOTE.

S.W. HAMILTON SITE PLANT #3/27/89-309

The petitioner noted the landscape buffer issue and asked the Board to accept the plan as submitted regarding the buffer since they felt they were not infringing on the abutters. Nancy noted that if the Board required the buffer it would render this site plan useless. DON GILBERTI - Moved to take under advisement. DORE' HUNTER - Second. UNANIMOUS VOTE.

EXECUTIVE SESSION

DON GILBERTI - Moved to go into Executive Session for reasons of litigation and negotiation and come out to finalize the Condotech Site Plan. Don called roll call. Dore', aye; Nancy, aye; Norm, aye; Don, aye. The Board moved into Executive Session.

CONDOTECH SITE PLAN #4/18/89-313

Mark Wert asked for clarification on whether or not the Board wanted the Post Office boxes, etc. in the Traffic Management Plan. It was noted that general language should be used. The Board felt we should just ask Roy to contribute to the sidewalk plan. The Board felt he could contribute the length of his site, but on the opposite side of the street. The Board will look at this decision again on Friday at 7:30 A.M. and vote at that time.

MEETING ADJOURNED

11:30 P.M.

Ann Simeone
Recording Secretary

Donald R. Gilberti
Clerk

1 August 1989
Date