



**ACTON PLANNING BOARD**

**Minutes of Meeting  
February 26, 2008  
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chairman), Ms. Ruth Martin, Mr. Michael Densen, Mr. Bruce Reichlen, Mr. Alan Mertz, Associates Mr. Roland Bourdon and Mr. Ryan Bettez attended. Also present were Assistant Town Planner, Ms. Kristin Alexander and Secretary, Ms. Kim DelNigro.

Absent was Mr. Edmund Starzec (Clerk).

Mr. Niemyski called the meeting to order at 7:31 PM.

**I. Citizens Concerns**

None raised.

**II. Consent Agenda**

Item A - Minutes of 1/22/08 and 2/12/08, Item B – Street Acceptance Documents – Main Street & Parker Street, and Item C – Certificate of Vote – Mr. Roland Bartl were approved by unanimous vote.

**III. Reports**

Wastewater: Mr. Schaffner stated the committee will be meeting tomorrow, February 27, 2008 at 7:00pm at the Library Meeting Room.

Open Space Committee: Ms. Martin stated the committee met last Friday and discussed parcels of land to propose for Town purchase.

WCF Study Committee: Mr. Mertz reported the committee has been finalizing the draft proposed bylaw. Mr. Mertz stated a committee member proposed having the Board of Appeals review appeals of wireless facility special permit decisions; however, the Committee learned it was not legally possible.

Other Reports: Mr. Chris Schaffner stated his Planning Board term will be expiring this June and he will not be renewing his term.

**IV. 24 & 26 Agawam Road “Barbara’s Way” Definitive Subdivision - Public Hearing**

Mr. Niemyski opened the public hearing at 7:45pm. The applicants/owners Mr. and Mrs. Tom Geagan, 24 Agawam Road, were present. Ms. Sue Sullivan of Places Site Consultants, Inc. described the plan: The applicants are proposing a 4-lot Residential Compound. There are presently two houses on the +/- 2.34 acres. One existing dwelling at 24 Agawam Road will remain and the 26 Agawam Road dwelling will be used by the Acton Fire Department for training and then be razed. Ms. Sullivan distributed a Proof Plan that she stated complies with the requirements and design standards of a conventional subdivision layout under the Acton Zoning Bylaw and Subdivision Rules and Regulations. Ms. Sullivan addressed the departmental comments concerning: the changes to the septic systems; the configuration of the cul-de-sac and adding a catch basin to filter storm water. Ms. Sullivan stated to keep with the theme of Indian Village; the name of the subdivision has been changed to Dakota Drive. Ms. Sullivan stated she had reviewed the name with the Engineering Department. Ms. Sullivan stated the swimming pool and shed will be removed and the pine tree closest to the road may be saved if the road is shifted.

Board members raised questions and concerns regarding:

- The close proximity of the new homes to the abutters; try to increase the setbacks.

- Existing water and septic system issues within the neighborhood and the proposed drainage system.
- Sizes of the new homes.
- Contribution to the Town's sidewalk fund.

Abutters in attendance raised questions and concerns regarding:

- Water runoff into wetlands from the proposal due to the downward slope and soils of the site.
- Catch basins becoming a breeding ground for mosquitoes.
- The close proximity of the new homes to the abutters.
- Locations of the septic systems.
- The accuracy of the buffer zones shown on the Plan for the vegetated wetlands.
- The proposal changing the character of the neighborhood and losing mature trees.
- Size of the new homes.
- Increased traffic.

Mr. Tabner, 9 Perkins Lane, stated the road stub was a paper street. Applicant: Reviewed documents and no such findings. Ms. Alexander stated the staff reviewed deeds and plot plans and there is no evidence of a previous paper street in that area. Mr. Niemyski asked Mr. Tabner to forward any records of the paper street to staff.

The Board directed the applicant to provide plan revisions to address the staff comments and other outstanding concerns. The motion was made to continue the public hearing on March 11, 2008 at 7:45 PM at the Memorial Library. The motion passed unanimously. The applicants and Mr. Niemyski signed an extension agreement.

Mr. Schaffner moved to close the meeting, Mr. Reichlen 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 8:45 PM.