



ACTON PLANNING BOARD

Minutes of Meeting
May 18, 2010

Acton Town Hall, Faulkner Room (204)



Planning Board members, Mr. Jeff Clymer (Vice Chairman), Mr. Ray Yacouby (Clerk), Mr. Roland Bourdon, associate members Ms. Kim Montella and Mr. Derrick Chin attended. Also present were Planning Director, Mr. Roland Bartl and Planning Board Secretary, Mrs. Kim Gorman.

Absent were: Mr. Ryan Bettez (Chairman), Mr. Greg Niemyski, Ms. Leigh Davis-Honn and Ms. Margaret Woolley-Busse.

Meeting was called to order at 7:31 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 03/16/2010 was approved and all voted in favor.

III. Reports

CPC: Mr. Bourdon reported that they have distributed the awards letters and had their ATM wrap up discussion.

Open Space: Mr. Clymer stated they briefly discussed ATM items and soil testing samples are under way for the Cauoette Property.

IV. Michele Circle Definitive Plan Subdivision – Public Meeting

Mr. Clymer opened the public meeting at 7:45pm.

Ms. Montella and Mr. Chin were appointed to sit as full voting members for the purpose of this matter.

Ms. Katie Enright, of Hancock Associates representing the applicant, Walker Realty and Elizabeth Ahern of Walker Realty were present.

Ms. Enright stated the preliminary plan was in front of the Planning Board in June of 2009. The plan was filed to be a freeze plan to protect the parcels due to the recent zoning amendment on child care facilities in residential districts. The applicant has 7 months to file the definitive plan and if plan gets approved, it will have 8 years of protection.

Ms. Enright described the definitive plan:

The plan proposes a two (2) lot subdivision and will have a proposed right of way (cul-de-sac). The proposed street name is Michele Circle. It shares its Main Street intersection with the private Isaac Davis Way. The lots also have frontage off of Main Street.

The Plan complies with design standards of a conventional subdivision layout under Acton Subdivision Rules and Regulations. The proposed lots on the Definitive Plan comply with the area and frontage requirements of the Bylaw. Ms. Enright stated the plans have been revised to reflect the comments made by the various town departments.

Ms. Enright acknowledged that there is no agreement with the abutter's, the Post's, regarding removal or relocation of their shed, which would violate minimum zoning setback if the proposed street layout remains as shown. Ms. Enright stated she can shift the cul-de-sac about 15' without obstructing the use of the private Isaac Davis Way.

Board members asked and commented as follows:

- Contact the Post's, regarding their shed.
- Update the drainage study.
- Provide further percolation and deep hole tests for the septic system.
- Provide re-charge calculations.
- More clarity on Isaac Davis Way regarding extending it to Main Street. If the Town accepts Michele Circle as a public way, how would the private way rights potentially impact, obstruct, or interfere with the Town public way. The applicant needs to identify the rights and limits in Isaac Davis Way of property owners along Isaac Davis Way, and document that he has indeed the right to relocate or at least modify Isaac Davis Way near its end at Main Street.
- If the entrance into the cul-de-sac was widened, would it be a benefit?
- The Board accepts the pre-existing conditions plan showing conditions before site was cleared.
- Speak to Mr. Walker regarding the possibility of a private residential compound street for Michelle Circle. Proof plan would still have to comply with the setback for the shed.
- Provide further revised plans regarding the proposed sidewalk or make a sidewalk contribution to the Town.

Mr. Bourdon motioned to continue the public hearing to July 6 at 7:45pm, Town Hall, Faulkner Room (204), and to extend the decision deadline to August 2, 2010. Mr. Yacouby 2nd, all in favor.

Motion was made to close the meeting, 2nd; all in favor; meeting adjourned at 8:35 PM.