



PLANNING BOARD • Town of Acton

Minutes
Planning Board Meeting
November 23, 1981

CALL TO ORDER: 8:10 by Mrs. Bayne, Chairwoman

THOSE PRESENT: Mrs. Bayne, Chairwoman; members, Mr. Phillips, Ms. McCarthy, Mr. Weare; Town Planner, Mr. Dufresne; Mrs. Snook of the League of Women Voters; Eric Kane of the Middlesex News.

BOND &
LOT RELEASE: Heather Hills Estates
The Board voted to release 3 lots at the Heather Hills Estates Subdivision pending the posting of a \$5,000.00 bond; as of June 1, 1982 the bond has to be increased to cover the current cost of the remaining work or the subdivision has to be completed.

MOVED by Mr. Phillips, second by Ms. McCarthy, all in favor.

MINUTES: The following minutes were approved as amended by the Board: November 9, 1981 and November 16, 1981.

MOVED by Ms. McCarthy, second by Mrs. Bayne, all in favor.

LYCOTT LETTER: The Board discussed Lycott's proposal to incorporate their study into the Z.B.L. rewrite. The Board agreed that they would like to have Lycott review the applicable portions of the Z.B.L.

VOUCHERS: The following vouchers were approved for payment by the Board:

Nashoba Blueprint	\$324.00
Nashoba Blueprint	\$100.00

MOVED by Mr. Phillips, second by Ms. McCarthy, all in favor.

O.R.C.P.: Design Objectives
Using Jim Fenton's plan as an example the Board discussed some design objectives and standards that should be applied to the O.R.C. Plans. They felt that lot ownership would also have to include ownership of a portion of the common

drive; therefore the owners of these lots combined would own the common drive. They felt that the right-of-way easement width could be reduced from 50' to 30'. An additional easement should also be provided to allow access to stream buffer areas (if applicable). Mr. Dufresne will discuss the legal implications of these standards with Town Counsel.

Z.B.L. REWRITE PROPOSAL EVALUATION:

The Board reviewed the submitted proposals for the rewrite of the Z.B.L. Based on the written proposals, their first choice was Mr. Downe, and their second choice was Mr. Hurley. An interview with these last 2 candidates has been tentatively scheduled for 8:30 and 9:30 Thursday Dec. 3, 1981.

HYDRO STUDY - Use Matrix Recommendations:

The Board reviewed Section A. of the preliminary use matrix submitted by Roy Crystal, Planner for Lycott, Inc. The Board found it very difficult to relate the "critical area" designations noted on the matrix with the "critical areas" outlined on the aquifer overlay map. Mr. Phillips and Mrs. Bayne felt that it was crucial to relate the matrix with the map in order to determine the effects of the proposed use changes or restrictions. The Board then examined each category of the use matrix, Section A, Principal Uses and made recommendations for Mr. Crystal's review. Mr. Dufresne, Town Planner, was instructed to relate the Board's recommendations to Mr. Crystal in writing. The Board will continue its review of the use matrix at subsequent Board meetings.

MEETING ADJOURNED: 12:00 p.m.

Respectfully submitted,

Julie McCarthy
Julie McCarthy,
Clerk

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