



MASSACHUSETTS

PLANNING BOARD

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DATE

Lydia L. Fawcett
TOWN CLERK, ACTON

PLANNING BOARD MINUTES
MEETING OF MARCH 10, 1980
8:00 P.M., DPW FACILITY

PRESENT: Chairman Grolnic; members, Mrs. Bayne, Miss Phillips (absent, Mr. Becklean); Mr. L. Weil, Mr. T. Pakin

MINUTES ACCEPTED: March 3.

VOUCHER APPROVED AND SIGNED: Nashoba Blueprint & Drafting, \$268.00.

SITE PLAN #2/29/80-183, NAGOG DEVELOPMENT COMPANY: Mr. Grolnic's report noted that any area of non-compliance with zoning requirements the subject of a petition to the Board of Appeals.

VOTED: to accept Mr. Grolnic's report on Site Plan #2/19/80-183.

Moved by Miss Phillips; second by Mrs. Bayne; 3 members in favor; 1 member absent.

BOARD OF APPEALS/FOSTER MASONRY PRODUCTS, INC.: Miss Phillips' report supported the Building Commissioner's finding that the proposed activity constitutes earth removal, while making no comment on the request for an earth removal permit.

VOTED: to accept Miss Phillips' report on the two petitions of Foster Masonry Products, Inc.

Moved by Mr. Grolnic; second by Mrs. Bayne; 3 members in favor; 1 member absent.

NORTH ACTON CITIZENS COMMITTEE: Mr. Weil and Mr. Pakin discussed with the Board the formation of a committee which would initially provide the Board with a sense of what business and industrial uses would be favored by residents and what type of character the North Acton community would like to maintain or assume. On May 5, 1980, the Board will meet with all the volunteers. In the meantime, Mr. Weil will concentrate on organizing the group.

SITE PLAN #2/12/80-182, MAXTON REALTY TRUST: Mrs. Bayne's report pointed out the relationship of the site with the town's water supply and questioned the developer's estimate of the environmental impact of the proposed project. The following facts were noted:

1. This is an aquifer area identified as such by the Lycott report of March 7, 1980. ("It is an important aquifer to the Town and we envision more detailed investigations being conducted during Phase II to define all of its characteristics.")

2. It is part of the watershed of a major wetland as identified by I.E.P. in our recently completed study.

3. The Nagog Brook branch which the plan proposes to relocate feeds Nagog Brook which feeds Nashoba Brook. Nashoba Brook has been identified by G.Z.D. as the source of much of the water which supplies Conant well in a low water table situation.

Also noted were the potential for added traffic congestion, the potential loss of mature vegetation and the potential for earth removal.

VOTED: to accept Mrs. Bayne's report on Site Plan #2/12/80-182.

Moved by Miss Phillips; second by Mr. Grolnic; 3 members in favor; 1 member absent.

APPROVAL NOT REQUIRED PLANS:

#2708, Walden Financial Corp., Great Road: shows the perimeter of one lot.

#2709, Bongiorno Associates, Inc., Great Road; shows the combination of two lots into one.

#2710, Brook, Inc., Brook Street: shows one existing lot.

#2711, R.B.S. Realty Trust, Great Road: shows the division of one lot into two.

#2712, Roy C. Smith, Great Road: shows the division of one lot into two.

VOTED: to sign ANR'S #2708, 2709, 2710, 2711 and 2712.

Moved by Mr. Grolnic; second by Mrs. Bayne; 3 members in favor; 1 member absent.

MORATORIUM: During a discussion of the moratorium and its possible effects it was decided to add wording which would allow necessary repair of existing structures.

ADJOURNMENT: 10:50 P.M.

Respectfully submitted,



Kathleen J. Phillips
Clerk