

RECEIVED

RECEIVED

JAN 09 2022

JAN - 9 2023

Scenic Road Hearing PB 22-6
317 Pope Road
12/22/2022

TOWN OF ACTON
PLANNING DEPARTMENT

TOWN CLERK
ACTON, MA



Planning Board

TOWN OF ACTON

472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
pb@actonma.gov
www.actonma.gov

DECISION

22-6

Scenic Road Hearing

Removal of Existing Stone Wall at 317 Pope Road

December 22, 2022

GRANTED

Decision of the Acton Planning Board on Six Point Builders' proposal for the removal of approximately 20 linear feet of existing stone wall along the property frontage along 317 Pope Road. The work is in connection with constructing a driveway to a new single-family dwelling. Pope Road is a scenic road under Chapter J of the Town of Acton Bylaws.

The Board held an advertised virtual public hearing through zoom, pursuant to Governor Baker's March 12, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law, on November 15, 2022. The hearing was continued and held without deliberation to December 20, 2022, then continued and closed on December 22, 2022.

Board members Mr. Jon Cappetta (Chair), Mr. Sam Bajwa, Mr. Nathan Cookson, and Ms. Michaela Moran were present throughout the hearing. Andrew Zucker of Six Point Builders represented the applicant. The hearing minutes and documentation on the subject matter may be viewed in the Planning Division or the Town Clerk's office at the Acton Town Hall.

1 EXHIBITS

Submitted for the Board's deliberation were the following exhibits:

1.1 Items and documentation required by the Rules consisting of:

- Letter from Six Point Builders dated October 6, 2022;
- Site Plan dated September 23, 2022;
- Approved ANR Plan;

- Photos of stone wall;

1.2 Interdepartmental communication received from:

- Health Division, dated October 11, 2022;
- Acton Water Department, dated October 11, 2022;
- Building Division, dated October 11, 2022;
- Fire Department, dated October 11, 2022;
- Historical Commission, dated December 17, 2022;
- Planning Division, dated November 10, 2022;

Exhibit 1.1 is referred to herein as the Plan.

2 FINDINGS and CONCLUSIONS

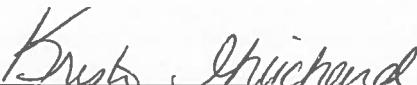
After review of the exhibits and the hearing of the matter the Board finds and concludes that:

- 2.1 Pope Road is designated as a scenic road.
- 2.2 The Applicant applied for a scenic road hearing for the removal of approximately 20 feet of a scenic stone wall located within the Town's right of way without Planning Board approval.
- 2.3 The Historical Commission submitted comments requesting that the stone wall removal be kept at a minimum and that the removed stones remain on the property to be used to mend and maintain existing breaks in the stone wall elsewhere. Replaced stones should be dry laid to match the condition of the existing stone wall.
- 2.4 The applicant agreed to use the removed stones to close an existing 6-foot opening and reset stones along the wall where there are missing pieces.
- 2.5 The Concord Fire Department has requested the driveway opening to be 20 feet wide for adequate access.
- 2.6 The Planning Board found that removal of the 20 feet of stone wall was required for adequate access to construct a new driveway for a new single-family dwelling.
- 2.7 The proposed work does not derogate from the purpose of Pope Road's designation as a scenic road.

3 PLANNING BOARD ACTION

The Board consents (3-1) to the removal of the stone wall.

Signed on behalf of the Acton Planning Board



Kristen Guichard, Planning Director and
Zoning Enforcement Officer
for the Town of Acton Planning Board

Copies furnished:

Applicant -
certified mail #
Owner

Land Use Department
Managers Department
Fire

Town Clerk
Engineering Department