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Scenic Road Hearing PB 22-8
247 Pope Road
2/21/2023

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**TOWN OF ACTON
PLANNING DEPARTMENT**



Planning Board

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DECISION

22-8

Scenic Road Hearing

Removal of Stone Wall at 247 Pope Road

February 21, 2023

GRANTED

Decision of the Acton Planning Board on One Timber Way, LLC's proposal for the removal of an existing stone wall along the property frontage along 247 Pope Road. The work is associated with Definitive Subdivision 22-7 for the creation of a street. 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 January 17, 2023 and closed the public hearing on February 21, 2023.

Board members Mr. Jon Cappetta (Chair), Mr. Sam Bajwa, Mr. Nathan Cookson, and Mr. James Fuccione were present throughout the hearing. Paul Kirchner of Stamski & McNary, Inc. 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:

- Memorandum from Stamski and McNary, Inc. dated December November 18, 2022;
- Scenic Road alteration plan dated November 18, 2022;
- Updated Memorandum from Stamski and McNary, Inc. dated February 8, 2023;

1.2 Interdepartmental communication received from:

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- Health Division, dated November 30, 2022;
- Engineering Department, dated January 3, 2023;
- Fire Department, dated December 1, 2022;
- Historical Commission, dated December 17, 2022;
- Planning Division, dated January 12, 2023 and February 16, 2023;

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 original plan proposed +/- 20 feet of existing stone wall and a twin 18" oak tree to be removed. The revised plan narrowed the proposed driveway opening, eliminating the need to remove the oak tree and reducing the stone wall removal to +/-9.8 feet.
- 2.3 The Applicant is proposing to remove 9.8 feet of stone wall to widen the existing driveway to meet the design standards for common driveways (Zoning Bylaw section 3.8.1.5).
- 2.4 The proposed work as corrected, does not derogate from the purpose of Pope Road's designation as a scenic road.

3 PLANNING BOARD ACTION

The Board consents to the modified 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