



## ACTON PLANNING BOARD

Minutes of Meeting  
October 18, 2011  
Town Hall – Faulkner Room

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chair), Mr. Ray Yacouby (Clerk), Mr. Roland Bourdon, Mr. Derrick Chin and Ms. Kim Montella attended. Also present were Planning Director, Roland Bartl and Planning Board Secretary, Ms. Kim Gorman. Absent was Ms. Margaret Woolley Busse.

Mr. Bettez called the meeting to order at 7:30 PM.

### **I. Citizens Concerns**

None raised.

### **II. Consent Agenda**

Item A - Minutes of 10/04/11: Voted unanimously to approve draft.

### **III. Reports**

CPC: No update

EDC: Mr. Chin reported on possible changes to the zoning bylaw, section 7 (signs). Their last meeting had some quorum issues. Suggestions were made on sign enforcement and temporary signage. Outreach is needed to villages.

OSC: Mr. Clymer reported the Town of Maynard is having a Special Town Meeting regarding purchasing the Maynard Country Club and discussed conservation restrictions within the Town.

MAPC/MAGIC: No update.

WRAC: Mr. Clymer reported on preparations for Ch. W and setting up the process on permit requirements.

DRB: Ms. Montella reported on the recommendations and updates on the South Acton Train Station.

Acton 2020: Mr. Bartl announced the Public Forum Meeting will be November 9 at the Parker Damon Building at 6:30pm. Banners will be going up to advertise. The issues will be about the goals and objective and implementation strategies.

### **IV. Duggan Farm Definitive Subdivision Residential Compound – Public Hearing**

Mr. Bettez opened the public hearing at 7:45 PM and explained the application is filed under the Section 10 of the Subdivision Rules and Regulations' Residential Compound section.

Mr. Bettez explained the public hearing process.

Mr. John Boardman, P.E. project engineer of Hancock Associates, Mr. Douglas Deschenes, of Deschenes & Farrell, P.C. attorney for the applicant, and the applicant Comfort Homes (Mr. Brian Lussier) were present.

Mr. Boardman stated the following:

- The plan proposes a three (3) lot subdivision, current home to be removed.
- Install a 12' wide common drive.
- The proposed street name is Duggan Way.
- SUV turnaround for the 3 homes.
- Environment-Friendly Development; Low Impact Development (LIP); runoff into existing ground.
- Public Water and Septic System.

- Sidewalk will be built along the right of way from site to existing sidewalk that ends on Arlington Street.

Ms. Montella inquired:

- About the adequacy of the design for the storm water management.

Mr. Boardman explained the purpose of the Low Impact Plan (LIP). It will be more of a natural way, there will be restrictions on the rain gardens and maintenance requirements for them. The roof runoffs will be placed into the dry wells to recharge the water balance.

Mr. Clymer inquired:

- About the removal of the trees.

Mr. Boardman explained there is an open field of mature maples and they would try to save them.

Members of the public had the following comments/questions:

- Has there been a wetlands assessment? Applicant: Yes, there will be a conservation filing with a public hearing.
- Will trees be remaining? Applicant: Will try to save them.
- Will there be a traffic study? Applicant: There is not enough traffic to trigger the study requirement of the Subdivision Rules.
- Street is very dangerous.
- Drainage issues, land is wet. Applicant: There will be grading; 2 septic systems will be higher.
- Please consider to preserve the historic significance.
- Concerns of neighbors stone wall.
- Will affect quality of life; this is not within keeping of the neighborhood feel; significant impact to value of homes.
- What is the timeline of when these homes will be built? Applicant: This will be a long process of filings, and the construction will probably begin in the spring of 2012.

General direction to the staff to create the draft decision for next meeting (keep trees along the driveway property line and saving as many as possible, do not disturb the nearby septic systems, work with neighbors on planting and stonewall with the right of way and include maintenance of drainage systems).

A motion to close the public hearing was seconded and passed unanimously.

#### **V. Consultation/Discussion/Vote – Further Amendment to the RQR Plan (not a hearing)**

Mr. Mark Mastroianni (Pulte Homes) was present to request a minor site plan modification to the Special Permit Decisions. He stated the development will require additional septic leaching fields to accommodate the flows from the proposed housing units. In order to accommodate this new system, the proposed restaurant has been eliminated and Skyline Drive has been shifted. Keeping the leaching field to the left side of Skyline Drive. The detention basin has been moved. The road grade is still at 6%.

In addition, due to the new alignment, the proposed roadway names have been modified. Skyline Drive will now run through the entire development connecting to Hazelnut Street. The small connecting road from Skyline Drive north to Palmer Lane will now be named Quail Ridge Drive.

Mr. Mastroianni stated that the conservation trail easement is in place and has been recorded. Pulte is committed to working with Mr. Jim Snyder-Grant of the Land Stewardship Committee to finalize the boardwalk. The final sale of the property will be in November 2011.

Mr. Mastroianni stated there is not a significant change and just wanted to get a sense from the Board. He has received an approval for the Board of Health, but is holding off for Board of Health and Conservation sign off just yet.

Mr. Bourdon made a motion to approve the changes as proposed, Mr. Chin 2<sup>nd</sup>.

Vote: Mr. Bettez, Mr. Yacouby, Mr. Bourdon and Mr. Chin carried 4-0.  
Board members decided to cancel November 15, 2010 meeting, 2<sup>nd</sup>; all in favor.

The meeting adjourned at 9:12 PM.