



ACTON PLANNING BOARD

**Minutes of Meeting
July 22, 2008
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Ms. Ruth Martin, Mr. Bruce Reichlen, Mr. Alan Mertz, Mr. Roland Bourdon, Mr. Ryan Bettez and new associate Mrs. Leigh Davis-Honn attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DelNigro.

Absent were Mr. Michael Densen and new associate Mr. Ray Yacouby.

Mr. Niemyski called the meeting to order at 7:35 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 7/08/08 – were not completed and will be reviewed at next meeting, Item B. 3 Charter Road – BOA Ch. 40B Hearing (Old High School Commons) and Item C. Grassy Pond – Red line correction motion carried and there was no objection items were approved and all voted in favor.

III. Reports

CPC: Mr. Bourdon reported the committee discussed and reviewed the draft CPA application.

EDC: Mr. Reichlen reported the committee is studying parts of town for desirable projects.

Open Space: Ms. Ruth Martin discussed a few parcels of land the committee is interested in.

IV. The Residence at Quail Ridge – Supplemental Special Permit to decide on Access – PH

Mr. Niemyski opened the public hearing at 7:45pm and appointed Mrs. Davis-Honn to sit as a full voting member for the purpose of this matter. Mr. Niemyski stated that Mr. Densen and Mr. Yacouby have missed two meetings and they are out of option to participate.

Mr. Niemyski briefly mentioned the procedure for the process of the continuation of the public hearings. Tonight's discussion will be for the applicant to represent and entertain the access issues through Acorn Park, peer review of traffic studies, emergency access and conditions.

Mr. Steve Graham, of Graham & Harsip, P.C, Brian Beisel, of Conley Associates, Robert Woodland, of Woodland Design Group, representative of Acorn Park Condominium and several Acorn Park neighborhood residents were present.

Mr. Graham feels the current traffic work is not accurate. Mr. Graham has spoken to staff regarding obtaining two professionally prepared peer reviews and risk assessments; a Peer Review Scope for a Transportation Consultant and a Peer Review Scope for a Fire Service Consultant.

Mr. Beisel conducted a quick review of the trip generations of the existing golf course traffic and the growth rate. Mr. Beisel explained the traffic study concludes that the added traffic volumes will not create unsafe conditions at the study area intersections. The study also revealed that the intersections of Great Road at Acorn Park Drive and Great Road at Skyline Drive are currently operating at level of service F and will continue to operate at such with or without the project.

The Planning Board discussion points included: Worried of different hours of traffic, entering and leaving. If a delay was calculated within the review? Were traffic counters used? Was a risk analysis conducted?

Mr. Woodland, speaking on behalf of the Acorn Park residents, explained and reviewed his presentation and the traffic impact assessment which his firm prepared for the Acorn Park Condominium Association. Mr. Woodland stated he used Conley Associates trip generation numbers. The most convenient street to use from and to Great Road would be Skyline Drive. Mr. Woodland stated the volume of traffic entering and leaving Acorn Park would exceed the applicant's estimates and exceed the capacity of the streets in Acorn Park. Mr. Woodland explained the intersection capacity analysis summary, stating there will be a significant affect at the intersection of Acorn Park Drive with Great Road. Increased delays may result in an increase in the number of traffic. Mr. Woodland stated the emergency access gate should only be controlled by the Acton Fire Department with an opticom device.

Mr. Reichlen created a presentation on the Residences at Quail Ridge (RQR) Access issue and reviewed the statement of facts. Mr. Reichlen explained the original RQR application specified full access from Skyline Drive, Hazelnut Street and Palmer Lane. Mr. Reichlen stated the Planning Board approved in the original decision (08-02) with two accesses to Acorn Park development. The Acorn Park residents have requested to the Board to restrict access to the RQR development from Palmer Lane and Hazelnut Street to be gated access entrances. Residents are worried of increased traffic. Mr. Reichlen stated the Board can consider the adequacy of adjacent street and can require improvements and changes, if necessary. Mr. Reichlen explained the steps the Board will be looking at and the remaining options.

Mr. Mertz stated he disagrees with Mr. Reichlen's presentation. Mr. Niemyski stated it will be noted.

Abutters in attendance raised questions and concerns regarding:

- Traffic study, safety concerns, safety solutions and final closing.
- The safety of Acorn Park residents.
- Worried of the emergency access gate, will it be used?
- Concerned of the risk of children's safety.
- Worried of back-up traffic and delays.
- What possible road improvements can you make?

Mr. Niemyski stated the next steps in the process for the supplemental application will be to obtain the two professionally prepared peer review and risk assessments by the end of August.

Mr. Niemyski moved to continue the public hearing on September 9, 2008 at 7:45 PM in the Acton Memorial Library. The Planning Board voted all in favor, and the applicant agreed to the extension.

V. Annual Board Officer Elections – Chair, Vice Chair, Clerk

The Board elected new officers for FY 2008. Results: Greg Niemyski – Chairman, Bruce Reichlen – Vice Chair, and Alan Mertz – Clerk.

Mr. Mertz and Mr. Bettez state they will not vote for Mr. Reichlen as Vice Chair.

VI. August Meeting Schedule

Mr. Bourdon moved to cancel the August 12, 2008 and August 26, 2008 Planning Board meeting, Mr. Mertz 2nd, all voted in favor.

Mr. Bourdon moved to close the meeting, Mr. Mertz 2nd; all voted in favor.

The meeting adjourned at 11:00 PM.