



**ACTON PLANNING BOARD  
Minutes of Meeting  
October 2, 2018  
Acton Town Hall  
Room 204**

Planning Board members in attendance: Ray Yacouby, Chair; Derrick Chin; Emilie Ying; Anping Liu, and John Cappetta  
Also present: Roland Bartl, Planning Director; Vivian Birchall, Administrative Assistant.

Mr. Yacouby opened the meeting at 7:30pm.

**I. Citizens' Concerns**

Mr. Yacouby opened the meeting to citizen's concerns. There were none that were not related to the public hearing.

**II. Public Hearing # 180 Newtown Road Definitive Subdivision/PCRC - Continuation of 9/25/2018 meeting**

Mr. Yacouby opened the public hearing at 7:35pm.

The Planning Board chairperson started the meeting by providing information about the mandate of the Planning Board, including the guidelines that are applied to special permit application processes. He informed the attending public that the Board had reviewed the plans for the subdivision and any decisions made would be based on the outcome of the public hearing, in compliance with the bylaws.

The applicant's engineer gave a brief overview of the proposed PCRC subdivision, highlighting the number of units to be built on the property, the percentage of land being set aside as open space, the application process, including incorporating comments from the relevant town departments.

The public hearing comments and concerns include:

- The infringement on their privacy by the new development;
- Accuracy of the wetlands calculations by the developer, and reclassifications of buffer zones over time; the Conservation Commission will review all matters related to wetlands protection;
- Location of the public shade trees on the frontage along Newtown Road;
- Developer's plan for a sidewalk and alternatives such as a conservation land parking lot and boardwalk;
- Precise location of the septic systems;
- The town's approval process for a special permit, including guidelines for denying a permit;
- The size of the road on the submitted plan for the new subdivision, that it was narrower than required for town public roads;
- Suggestion for heat pumps to heat the houses;
- Private irrigation wells;
- Duration of construction related disruption on Newtown Road;
- Fence or screening for adjacent Newtown Road properties;
- How the development will impact traffic on the road;
- How conventional zoning would allow fewer houses than PCRC;
- Resident expressed concern about consistent application of wetlands protection bylaws.
- Any waivers for the development; the Planning Director clarified that there are no variances from zoning requirement. The Town had suggested narrowing the proposed private road.
- The open space would be subject to a conservation restriction to be held, for example, by the Acton Conservation Trust.

The applicant and the Board agreed to a public hearing continuation to 10/23/ 2018, 7:30pm at the Town Hall, Room 204.

The continued hearing will address the following:

**Planning staff** will look into "injurious" and detrimental in the context of special permits.

**The applicant/developer** was asked to provide a revised plan with clear backyard demarcations to the common land and showing public shade trees along Newtown road; prepare an overview map of surrounding open spaces and conservation lands with the locations of trails; verify wetland and open space calculations, re-evaluate location of septic systems; clearly state his intent for whether or not conveying the open space land to the Town of Acton; clearly indicate how the requirement for sidewalks will be addressed..

### **III. Reports**

Updates from DRB 9/26 meeting:

Review of proposed Piper Lane 40B project. Review due by 10/29, still in review as we speak.

The developer has a purchase and sale agreement for 4 parcels; the largest one extends into the Great Hill Conservation Area, including some trails and wetland. The parcel is also an adjacent to a protected land that the town of Acton purchased several years ago.

There are some of the concerns the board raised:

1. The 40 units are situated on a single road with no outlet or fire emergency road at the end. The turn-arounds seem insufficient for any large vehicle.

2. There is an easement restriction which doesn't allow for any alteration to the Piper Lane.

In conclusion, the proposed design layout is not compatible to the surrounding neighborhood. DRB doesn't support this development plan.

### **IV. Other Business**

There was no other business

### **IV. Minutes**

Ms. Ying made a motion to approve the minutes of September 25, 2018 as written, with a minor amendment to Ms. Ying's name. Mr. Chin seconded the motion. The motion carried unanimously.

The meeting was adjourned at 9:45pm.

Respectfully Submitted,  
Vivian Birchall  
Planning Department