



ACTON PLANNING BOARD

**Minutes of Meeting
September 9, 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, Mrs. Leigh Davis-Honn and Mr. Ray Yacouby attended. Also present were Town Planner, Mr. Roland Bartl and Secretary, Ms. Kim DeNigro.

Absent was Mr. Michael Densen.

Mr. Niemyski called the meeting to order at 7:33 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Consent Item A. Minutes of 7/08/08 and 7/22/08 and Item B. Spring Farm Circle – ratification of bond calculation were approved and all voted in favor.

III. Reports

CPC: Mr. Bourdon reported the committee will be meeting this Thursday.

Open Space: Ms. Ruth Martin discussed land on Piper Road that the Town is considering in purchasing. An appraisal is being conducted and waiting for results. The Town will purchase the proposed purchase with CPA funds pending a favorable CPC recommendation and Town Meeting approval at the STM on October 2.

EDC: No report. Mr. Bourdon stated the committee has been unable to have a quorum.

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

Mr. Niemyski opened the public hearing at 7:45pm. Mr. Niemyski briefly mentioned the procedure for the process of the continuation of the public hearings. Tonight's discussion will be to entertain the access issues through Acorn Park and to hear reports from the Board's fire/emergency services consultant and the Board's traffic consultant.

Mr. Brian Duggan, of Municipal Resources, Inc. (MRI), Mr. Keith Hoyle, of Municipal Resources, Inc, Mr. Sam Offei-Addo, of BSC Group, Mr. Steve Graham, of Graham & Harsip, representative of the applicant and many Acorn Park neighborhood residents were present.

Mr. Duggan and Mr. Hoyle of MRI gave a slide presentation of their report on the fire/emergency services analysis of the proposed Residences at Quail Ridge (RQR). They discussed adequacy and reliability of gated access, risk assessment of single access, emergency access options, fire and emergency medical services standards, and other related topics. Their summary recommendation is to provide a single emergency access at the Hazelnut Street connection point to Acorn Park. The presentation was followed by an extensive period of questions by the Board and the attending public and abutters. Mr. Duggan and Mr. Hoyle answered each question and provided further background and explanation.

Mr. Offei-Addo of the BSC Group gave a slide presentation of his report on the peer review of the project proponent's traffic analysis, on evaluation of the street system in Acorn Park, evaluation of different access alternatives, and risk assessment of additional traffic in Acorn Park streets. He

discussed trip distributions and travel times under different access scenarios, residential street design standards, safety/adequacy of Acorn Park Streets to handle additional traffic from RQR, intersection operations at Great Road, accident risks related to volume and speed, and related topics. His summary recommendation is to provide an open street access at the Hazelnut Street connection point to Acorn Park. The presentation was followed by an extensive period of questions by the Board and the attending public and abutters. Mr. Offei-Addo answered each question and provided further background and explanation.

At about 11:00 PM Mr. Reichlen moved to close the public hearing, 2nd, voted all in favor.

Mr. Reichlen moved to conduct straw votes to give staff direction on the draft decision for the next meeting, 2nd, discussion, all in favor.

Straw votes:

Mr. Reichlen moved for Palmer Lane to be a gated emergency access way, 2nd, voted all in favor.

Mr. Bettez moved to have all gate operational and maintenance issues handled by the condominium association and to defer the specifics to the Acton Fire Chief including design, operation, and maintenance verification methods, 2nd, voted all in favor.

Mr. Reichlen moved for Hazelnut Street to be an open street access, 2nd, discussion, motion lost 3 to 4.

Mr. Bartl noted that the task is to issue a supplemental decision to the original that was issued in February. The original decision approved two open street accesses. Failure by the Board to reach a supermajority on a supplemental decision would mean that the original decision will stand unchanged.

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

The meeting adjourned at 11:47 PM.