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Final

BOARD OF SELECTMEN AND SEWER COMMISSIONERS' MEETING TOWN CLERK, ACTON

March 11, 2013
Francis Faulkner Hearing Room 7:00 p.m.

Present: Ms. Harting-Barrat, Ms. Adachi, Mr. Gowing, Mr. Clough, Mr. Sonner and Town Manager Ledoux, Recording Secretary; Christine Joyce. The meeting was televised

CITIZENS' CONCERNS

Rob Jones, 47 Hartland Way – Asked about the Zoning of commercial use changes that would not allow Commercial Use next to residential area. It was noted that Planning put language in it which required that they report to the Board of Selectmen under the Special Use Permit.

CHAIRMAN'S UPDATE & OPERATIONAL MINUTE

Ms. Harting-Barrat noted that school and towns have postponed Special Town Meeting to June 3rd. There will be a van for town meeting transportation

Mr. Ledoux announced – Susan Pierce has been promoted to the Asst. Town Accountant she, has been a Payroll Clerk for 8 years.

This Friday there will be a MMA Regional Legislative Breakfast meeting here at 8:00 a.m.

PUBLIC HEARINGS & APPOINTMENTS

WARRANT ARTICLE DISCUSSION

Mr. Ledoux noted that all the asterisk notations are on the meeting's consent agenda. LWV has asked that we do all the financial articles first. Planning also would like to have some articles earlier in the night.

ACTON CROSSROADS, INC. SITE PLAN SPECIAL PERMIT, #1/31/13-439, 321 MAIN STREET

Bruce Ringwald, engineer and Joseph Burn – asking for more parking spaces - they want to expand the parking on the site. They have 100 employees and upwards of 20 doctors at the facility and if everybody comes in, it leaves little room for the patients. They plan on double loading and stacked parking and will be set up as an employee designated parking area. They have been to conservation and discussed the drainage. Engineering has also reviewed this request with regard to drainage. The runoff will go to a Rain Garden.

Ms. Harting-Barrat noted the section on Main Street has no sidewalk. Not your Average Joe's will be expanding the side walk and asked about them installing one. They note they are outside of the Kelley's Corner Plan. There is too much of a change of grade, a guard rail will need to be removed and a retaining wall would need to be constructed.

Mr. Gowing was concerned coming out of Acton Medical making left turn on Main Street. Is there any thought of mitigation that could help that issue. They have looked at this and do not have any good ideas in regard to mitigation at this location, they noted, that they are not asking for additional parking just they want to refigure it for current uses by staff.

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Scott Mutch said they do not have a problem with stacking. Mr. Clough was concerned about any changes in use at that site such as multiple uses.

Mr. Sonner Moved - to approve with modification to elevate the enclosure around the dumpster once it is constructed. Mr. Gowing – second. UNANIMOUS VOTE

Planning would recommend a sidewalk cross entire Main Street frontage up to Not Your Average Joe's. The applicant does not think it makes sense. Mr. Sonner asked if it could be re-opened in the event that Route 2 changes in the future allow this. They will agree to revisit and put in conditions if the bridge gets modified. Normally we encourage the sidewalks there needs to be much discussion and applicant would continue to discuss when and if it becomes feasible.

Mr. Gowing noted that we have Sidewalk Fund and they could make a contribution in lieu of building the side walk. The town can determine where to build sidewalks where needed with this contribution. Mr. Gowing - Moved in lieu of building the side walk they contribute to the Side Walk Fund in the amount that the formula provides.

Mr. Sonner – Moved to elevate the screening around the dumpsters to be higher, dumpster have lids, stipulate that the applicant build a sidewalk or contribute to the Side Walk Fund as the formula provides. Mr. Clough – second. UNANIMOUS VOTE

OLD MILL DEVELOPMENT TRUST, SITE PLAN #7/6/11-433, 65 POWDER MILL ROAD AND 40 SUDBURY ROAD

Mr. Clough – Moved to close the hearing and deny the Site Plan Application. Mr. Gowing – second. UNANIMOUS VOTE

WEDGEWOOD REALTY TRUST, USE SPECIAL PERMIT #2/5/13-440, 20 MAIN STREET

The Board opened and continued to April 22, 2013 at 7:15 p.m. and asked Planning to bring a draft decision to the meeting on the 22nd for the Board to review.

CONTINUANCE OF THE WARRANT ARTICLE DISCUSSION FROM 7:10 P.M.

Articles will be reviewed and the Board will vote on whether to Recommend, Defer, or Not Recommend.

Article 1 – No Recommendation – MG/JS

Article 2 - No recommendation - JS/MG

Article 3-12 – Recommend - JS/MG

Article 13 - Deferred (do not anticipate need to use) JS/MG

Article 14 - Recommend – JS/MG

Article 15 – Recommend – MG/JS

Article 16 – Recommend - DC/MG

Article 17 – Recommend - JS/MG

Article 18 - Recommend - DC/JS

Article 19 - Deferred - JS/MG

Article 20 – Deferred – JS/MG

Article 21- Deferred – JS/MG

Article 22 – Recommend - MG/JS

Article 23 – Recommend – MG/JS

Article 24 - Recommend – JS/MG

Article 25 – Recommend – JS/DC MG Nay, percentage too high, too great of a increase

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Article 26 – Recommend – JS/MG
Article 27 – Not Recommended – DC/JS
Article 28 – Recommend – DC/MG
Article 29 – Recommend –MG/JS
Article 30 - Recommend – MG/JS
Article 31 – Deferred – DC/JS
Article 32 – Recommend – MG/JS
Article 33 – Recommend - MG/JS
Article 34 - Recommend – MG/JS
Article 35 - Recommend and put on Consent – JS/MG
Article 36 - Recommend and put on Consent - JS/MG
Article 37 - Recommend and put on Consent – JS/MG
Article 38 - Recommend – MG/JS
Article 40 - Deferred - and take off Consent and moved to after Article 35. – MG/JS
Article 41-57 Recommend – JS/MG

SELECTMEN'S BUSINESS

ALG DISCUSSION

Mr. Ledoux updated the Board on ALG actions.

Schools agreed with ALG Plan and agreed on growth factors and have been included in the ALG SPREAD SHEET to 15 and 17.

DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE, CORRINA ROMAN-KREUZE, MEMBER, ACTON COMMUNITY HOUSING CORPORATION OF NO FINANCIAL INTEREST DETERMINATION BY THE BOARD.

Mr. Gowing – Moved that the Chair sign the Disclosure Form to be filed in the Town Clerk's Files. Mr. Sonner – second. UNANIMOUS VOTE

EAGLE SCOUT COURT OF HONOR, ETHAN PAILES

Ms. Adachi with Mr. Clough as a stand in for Ms. Adachi

SELECTMEN'S REPORTS

Mr. Sonner – SATC construction starting any time now. Memorial Library working on Long range plan and West Acton Library noted they have been getting more books. LWV Candidate Night, on March 14, in room 204 at 7:30 and also a LWV Public Education on Warrant Articles on March 28 in Room 204 at 7:00 p.m. These meetings will be posted with the Town Clerk to allow the Board to attend if a quorum occurs.

Mr. Clough – Spoke about Bonding of CPC Monies and they cannot exceed \$783,000, Open Space will need to be bonded over 15 years. DRB meeting noted they had a good interaction with them.

Final

Ms. Adachi – WRAC is drafting of Storm Water Management. They will continue to do outreach to staff for comment and they may try to have it ready for the June Special Town Meeting. Ms. Adachi also reported on her visit to read books at the School last week.

Mr. Gowing – COA – Many thanks for the lunches that employees have been making and the use/attendance is up at the Center.

MAGIC - MAGIC conducted its first agricultural planning program. Our sub region of the MAPC has the most commercial farming acreage of any of the sub regions. The event was well attended with approximately 50 farmers. They proclaimed that the greatest governmental barrier to commercial farming was the individual Boards of Health. A long discussion regarding best practices and economic viability followed. Education of the populace was a very common theme amongst the communities.

CEMETERY COMMISSIONER'S - Zoning approved the Madden property, waiting for the Conscom to review. Set aside one single gravesite at Woodlawn for indigent burial. Reviewed all fees for 2014. Approved \$2,800 for Memorial Day decorations and flags.

LRTA – they are copying the hardware and software installation on their COA run vans that we specified in our CIC grant. If state funds hold for transportation, the RTA's will get additional monies. They will extend the time on fixed bus routes and allow extra hours for Roadrunner's.

HIT – approved final rates for health insurance. 15% for Master Health Plus, 12% for Blue Care Elect, 10% for HMO Blue and HPHC and 3% for MEDEX.

Ms. Harting-Barrat – Attended Planning Board Meeting and discussed warrant articles. Spoke about Regional Study Committee and noted Boxboro has made concessions to Acton.

Ms. Harting-Barrat would like to stay on that committee after her term is up and would keep the BOS informed as their designee. The Board talked about it briefly and Ms. Adachi noted that she would like the representative to be a current Board of Selectmen member, Mr. Clough agreed. The board will wait until the new Board is elected to decide this request.

CONSENT

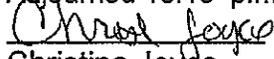
Mr. Clough Hold 10

Mr. Ledoux Hold 21 Mr. Ledoux Noted that they have changed Special Town Meeting to June 3, and to rescind the original vote for the STM

Mr. Gowing - Moved to approve the Consent Agenda 11-20 - Mr. Clough - second.
UNANIMOUS VOTE

Mr. Clough - Moved to approve items 10 and 21 – Mr. Gowing - second

Adjourned 10:15 p.m.


Christine Joyée
Recording Secty


Michael Gowing, Clerk
4/22/13
Date

BOARD OF SELECTMEN & SEWER COMMISSIONERS'
MEETING AGENDA

Francis Faulkner Hearing Room

March 11, 2013

7:00 PM

I. CITIZENS' CONCERNS

II. PUBLIC HEARINGS AND APPOINTMENTS

1. **7:05 CHAIRMAN'S UPDATE/OPERATIONAL MINUTE**
The Chair will briefly update the Board -The Town Manager will provide a brief report
2. **7:10 BEGIN THE ANNUAL TOWN MEETING WARRANT DISCUSSION**
Enclosed please find materials in the subject regard
3. **7:30 ACTON CROSSROADS, INC. SITE PLAN SPECIAL PERMIT #1/31/13-439, 321 MAIN STREET**
Enclosed please find materials in the subject regard
4. **7:45 OLD MILL DEVELOPMENT TRUST, 65 POWDER MILL ROAD/40 SUDBURY ROAD, SITE PLAN #7/6/11-433**
Enclosed please find materials in the subject regard
5. **8:10 WEDGEWOOD REALTY TRUST, USE SPECIAL PERMIT #2/5/13-440, 20 MAIN STREET - (WILL NEED TO BE OPENED AND CONTINUED AS THEY DID NOT PROPERLY NOTIFY ABUTTERS)**
Enclosed please find materials in the subject regard
6. **8:25 CONTINUANCE OF WARRANT DISCUSSION FROM 7:10**

III. SELECTMEN'S BUSINESS

7. **ALG DISCUSSION**
8. **DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST AND DETERMINATION BY APPOINTMENT AUTHORITY, CORRINA ROMAN-KREUZE, ACTON COMMUNITY HOUSING CORPORATION**
Enclosed please find materials in the subject regard

9. EAGLE SCOUT COURT OF HONOR, ETHAN PAILES FOR BOARD ASSIGNMENT

Enclosed please find materials in the subject regard

SELECTMEN'S REPORTS

IV. CONSENT AGENDA

10. DECISION, SPECIAL USE PERMIT #11/16/12-438, 251-255 MAIN STREET, SUNDBERG REALTY TRUST

Enclosed please find materials in the subject regard

11. NOTICE OF COMMITTEE NEED FOR REMOVAL DUE TO MEETING ATTENDANCE, VOLUNTEER COORDINATING COMMITTEE

Enclosed please find materials in the subject regard

12. REQUEST FOR APPROVAL OF MODERATE INCOME UNIT AT LALLI TERRACE FOR CAPITAL IMPROVEMENTS (INSULATION)

Enclosed please find materials in the subject regard

13. ONE DAY LIQUOR LICENSE, EXCHANGE HALL, MAY 11, 2013

Enclosed please find materials in the subject regard

14. ROAD RACE THROUGH ACTON, TEAM RUN, MARX RUNNING, SEPTEMBER 8, 2013

Enclosed please find materials in the subject regard

15. ACCEPT GIFT, RECREATION DEPARTMENT

Enclosed please find a gift of \$200.00 from various donors for the funding of a new playground at Goward Field

16. ACCEPT GIFT, RECREATION DEPARTMENT

Enclosed please find a gift of \$100.00 from Karen Napoli, to be used for the funding of the new playground at Goward Field

17. ACCEPT GIFT, PLANNING DEPARTMENT

Enclosed please find a gift of \$11,666.67 from, Bentley Builders, Monument Place Project to be used for affordable housing purposes and street improvement in the project vicinity

18. ACCEPT GIFT, RECREATION DEPARTMENT

Enclosed please find a gift of \$9.40.00 from various donors for the funding of a new playground at Goward Field

19. ACCEPT GIFT, RECREATION DEPARTMENT

Enclosed please find a gift of \$50.00 from Barron Chiropractic & Wellness center to be used to fund the Summer Concert Series

20. DISPOSAL OF OBSOLETE MATERIALS, MEMORIAL LIBRARY

Enclosed please find materials in the subject regard

21. CANCEL SPECIAL TOWN MEETING SCHEDULED FOR APRIL 29TH

V. EXECUTIVE SESSION

ADDITIONAL INFORMATION

Enclosed please find additional correspondence that is strictly informational and requires no Board action.

FUTURE AGENDAS

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This is not a complete agenda

MARCH 18

APRIL 1 -PRE-TOWN MEETING

PENDING MINUTES

May 21, 2012
January 5, 2013 – 3/18 Agenda
February 25, 2013

**PENDING COMMITTEE
APPOINTMENTS**

Doris Lillie- sent to VCC 1/28 for review –various
Lara Plaskon sent to VCC 2/26, ACHC

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<input type="checkbox"/>	Type	Title	Owner	Edited	Size	Actions
<input type="checkbox"/>		010 Agenda, Board of Selectmen, March 11, 2013 Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	141 KB	
<input type="checkbox"/>		020 (3) Acton Crossroads, Inc. Site Plan Special Permit, 321 Main Street Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	212 KB	
<input type="checkbox"/>		025 (4) Status Update re: 65 Powder Mill Road Site Plan Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	143 KB	
<input type="checkbox"/>		030 (4) Old Mill Development, Site Plan #7/6/11-433, 65 Powder Mill Road/40 Sudbury Road Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	90 KB	
<input type="checkbox"/>		040 (5) Wedgewood Realty Trust, Use Special Permit, 2/5/13-440, 20 Main Street Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	446 KB	
<input type="checkbox"/>		050 (8) Disclosure, Corrina Roman-Kreuze Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	161 KB	
<input type="checkbox"/>		060 (9) Eagle Scout Court of Honor Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	64 KB	
<input type="checkbox"/>		070 (10) Decision, 251-255 Main Street #11/16/12-438 Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	406 KB	
<input type="checkbox"/>		080 (11) Removal from VCC - Attendance issues Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	43 KB	

	090 (12) Request For Capital Improvement, 442 Mass Ave. #1, Moderate Income Unit Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	501 KB	
	100 (13) One Day Liquor License, Exchange Hall Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	91 KB	
	110 (14) Request to have a Road Race through Acton Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	103 KB	
	120 (15) Accept Gift, Recreation Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	41 KB	
	130 (16) Accept Gift, Recreation Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	108 KB	
	140 (17) Accept Gift, Planning Department Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	51 KB	
	150 (18) Accept Gift, Recreation Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	41 KB	
	160 (19) Accept Gift, Recreation Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	107 KB	
	170 (20) Disposal of Obsolete Materials, AML Scanned with FlowPort '2013 Meeting Week Cover Sheet' Cover Sheet	admin	03/07/13	46 KB	

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