



TOWN OF ACTON  
DESIGN REVIEW BOARD  
MINUTES OF March 1, 2017 MEETING  
7:30 p.m.  
Room 126, Town Hall

DRB Members in attendance: Holly Ben Joseph (Chair), David Honn, Peter Darlow, & Kim Montella

Meeting called to order 7:36pm.

The Members reviewed draft minutes of February 1, 2017 meeting and approved as amended.

The members reviewed the Greater Boston Housing Report Card 2016 entitled “The Trouble with Growth, How Unbalanced Economic Expansion Affects Housing”

The Members noted that Acton was ranked #9 of 143 Towns in the number of building permits that were issued, with 70 in 2016. The report further stated that Acton issued 416 permits over the last 6 years.

Under the 40B Comprehensive Permit Law, a Town’s goal for Affordable Housing is 10% of market rate housing units. So, Acton should have added about 42 affordable units to the Town over the last 6 years. However, Members could only come up with about 20 units. This number should be clarified. If correct, it appears that Acton is falling behind in affordable units.

It seems to the Members that Acton’s large, developable former farm parcels, many with historic farmstead homes – which define the character of Acton – are the most vulnerable and are being developed with high density 40B developments with minimal affordable units. This is inconsistent with Acton 20/20 goal of preserving Acton.

**Action Item:** H. Ben Joseph will invite Mr. Matthew Selby (Director of Land Use & Economic Development) to an upcoming meeting to discuss this and Acton’s Comprehensive Housing Plan.

Meeting adjourned at approximately 8:20pm.

Respectfully submitted,

Kim Montella  
DRB Member