



Revised

June 11, 2012 7:30 PM

MINUTES FOR JUNE 11, 2012 (CONTINUED HEARING) MEADOWS AT ACTON, 263 GREAT ROAD

Present: Ken Kozik, Jon Wagner, and Marilyn Peterson.

Absent: Richard Fallon, Francis Mastroianni, and Adam Hoffman.

On June 11, 2012 at 7:30 pm Ken Kozik re-opened Hearing #12-02. Ken summarized what was discussed at the last hearing. At the first hearing the developer said they would address all the town memo's that were submitted to the Board. Ken then went over what was submitted since the last hearing. Memo's from the Design Review Board, Planning Department, Health Department and a lengthy memo from Stamski and McNary.

Ken started by asking Scott about the Planning Department memo that was submitted since the last hearing. Scott said with regards to the crosswalk the applicant wanted a two year time frame to get that. Nothing new other than that. Ken asked Steve Steinberg if instead of two years could they apply in one year instead. Steve said they are not sure what the state will want from them or if they'll allow anything at all. Jon asked if they had any problem. Steve Steinberg said no problem at all.

Ken then asked what concerns if any they had with the DRB memo. They met with the DRB and the Board said they just recently were given the option to comment. All the homes do have basements. Jon asked are they willing to change the design as the DRB wants. Mr. Steinberg said they will meet some of the ideas and could comply with several things. Jon said if he does want to comply with them then the plans would have to be redesigned and changed. George said most of the changes are not significant changes. One suggestion was to stagger the three buildings which George said there shouldn't be a problem with. Ken said if the Board decides to grant you what you're requesting it's hard to say what the Board is granting. Scott said to incorporate what the DRB says as styles. One part of the decision would be plan modification. Would it be helpful if the developer sent a note to the Board showing the changes with a submission.

Pam Harting Barrat, said the DRB is not the same as other Boards who have regulatory or statutory regulations. She appreciates that the applicant is gracious enough and willing to make the changes the DRB wants.

Marilyn said she wants to be sure and would require

Bill Bebe, Longmeadow Way question about the traffic issues. He said not to be repetitive but he has a feeling that there could be an interaction with the Acton Meadows and Gould's Plaza. The afternoon rush hour when people stop in the Plaza and the try to take a left turn and you have 4,5,or 6 cars trying to merge in how does this fit in with the meadows. If someone is coming eastbound to go into the meadows then the merge is a problem. Ken said how is that different from what happens now with the restaurants and banks on the same side of the street. 26 units are proposed. The problem he continued is the interaction with the Gould's Plaza. He's talking about their driveway being changed for the project. Maggie from Habitat for Humanity. They are being given the opportunity to offer a three bedroom home to someone the qualifies. She said they have had a wonderful experience here in the Town of Acton and she is excited and hope the project goes through. Nancy Tavernier ACHC wants to thank Steve and Peter and this development for putting three different combinations together for something special. She said she appreciates the Board's willingness to be open to the process. George has four bullet points 2nd bullet staggering the first three houses, under building comments first bullet, simply to provide colonial, 2nd bullet sometimes and sometimes parallel. Front porches. Scott said the DRB is totally advisory so it's up to the Board or the applicant to accept the plans with or without changes from the DRB.

Ken wants to get a feel from his fellow Board members what their thoughts are. Marilyn said she would be inclined to grant with conditions. Jon in favor of granting with conditions, and Ken agrees with John and what a marvelous job they have done as the developer. Jon want to add with 40B's and traffic the Board shares their concern about traffic but from their perspective they are handcuffed from that issue and that is the one negative. What Ken would like to propose is that they draft the decision in line with what they articulated here tonight and to take this under advisement and in for a few weeks talk about it publicly, when the Board and the Applicant can still input any concerns or changes and then close the hearing at that time. Mr. Steinberg feels and hopes that the draft decision would be closed and decided at the next public hearing.

Ken asked for a motion to continue to July 9th meeting at 7:30 in Town Hall.

Documents used during this meeting:

- Additional Staff Comments for Acton Meadows
- Stamski and McNary engineering response comments

For a review of the meeting documents for this meeting, please visit the digital link below:

<http://doc.acton-ma.gov/dsweb/View/Collection-4863>