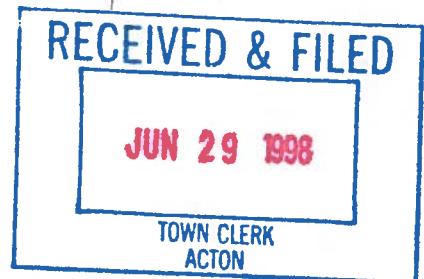


SELECTMEN'S MEETING
MAY 19, 1998



The Board of Selectmen held their regular meeting on Tuesday, May 19 1998 at 7:30 P.M. Present were Chairman Wayne Friedrichs, Herman Kabakoff, Nancy Tavernier, Dore' Hunter, Peter Ashton, Town Manager Don Johnson and Assistant Town Manager John Murray. {The meeting was televised by cable}.

CITIZENS CONCERNS

A member of St. Matthews United Methodist Church, informed the Board that the play "Nunsense" will be held at the church on June 12, 13, 14 and 19, 20, and 21st, 1998 with part of the proceeds going to Acton Community Supper.

PUBLIC HEARINGS AND APPOINTMENTS

**BAGEL BUTLER
COMMON VICTUALLER**

Maher Haddad, new owner of the Bagel Butler, on the application for a Common Victualler, was present before the Board. The business will remain the same as the previous owner. DORE' HUNTER - Move to approve. HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

**COLES BROOK CORPORATE CENTER
SITE PLAN 1/30/98-362**

NANCY TAVERNIER - Move to open and continue the hearing until June 23, 1998 at 8:00 PM. HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

PLANNING BOARD

The Planning Board members were present to discuss concerns and outstanding issues with regards to Kelly's Corner Zoning articles. The Planning Board stated that they would like the Board of Selectmen to be comfortable with the Kelly's Corner Plan prior to it being brought to Town Meeting. The Planning Board stated that Kelly's Corner is the heart of the town and it draws a lot of users. The Master Plan outlines a down zoning of other areas of town and implements the Kelly's Corner Plan. The Planning Board asked for feedback from all the Selectmen.

Dore' stated that he has an issue with designing zoning according to development and feels that the Kelly's Corner Plan has economic incentives. Dore' also indicated that he is not sure the proposed multiple FAR's will work. The Planning Board stated that the proposed FAR's will work. Dore' also has issues with the proposed four lanes stating that if they are built

traffic will increase to accommodate the roadway. The Planning Board indicated that the new proposal will only be three lanes.

Herman stated that he has concern for the abutting neighborhood and suggested that the plan be put forward, step back, wait a year, and then implement if the need is still there. Herman stated that he struggled with the complexity of the articles along with the abutting neighborhood turmoil.

Wayne also stated that the plan should be given a 1-2 year hiatus. It was also asked whether the design would allow the loading docks to be located away from public view and it was indicated that there is a method to tucking loading docks into buildings. Wayne also indicated that his major problem with this proposal is traffic and fiscal impact.

The Planning Board indicated that the timing is right for this proposal and if the articles were sat on, then there would be a rash of development under the old zoning. The Planning Board also indicated that the plan was to make Kelly's Corner more pedestrian friendly, and that the proposed change of use is only designed to draw more business to the area.

Adrian Hancock, resident, indicated that the relationship between the Planning Board and the Board of Selectmen needs to be closely looked at since he does not want to see an activist Planning Board. Mr. Hancock feels that the Planning Board does not protect the rights of the abutters, sitting the unenforceable issues at Lupine Path. The Planning Board stated that they enforce planning standards and they also have a incredible planning staff.

ACTON COMMUNITY HOUSING CORPORATION

Ron Peabody, developer of Bellows Farm, wishes to change the existing requirement of 5 affordable homes in Bellows Farms to create a fund to purchase not less than 6 affordable homes throughout town. Currently, Mr. Peabody has one house under agreement at 365 Central Street and has identified two other units. A group of applicants have been gathered and currently there are 110 people on the waiting list. Mr. Peabody seeks the Boards endorsement of LIP application for the six affordable units. NANCY TAVERNIER - Move to approve LIP application at 365 Central Street. DORE' HUNTER - Second. UNANIMOUS VOTE.

SELECTMEN'S BUSINESS

GOAL SETTING FOR 1998

The Board discussed their goals for the upcoming year. Wayne stated that the three main goals are school space needs, 5 yr or longer ALG plan and review of overall development. The Board also discussed the limitations of E-Mail Communications between Board members. Nancy and Peter volunteered to draft an E-mail policy and procedure. The Board also expressed interest in reviewing other Boards policies and procedures, developing a growth policy, organizing list of goals and objectives, doing a financial analysis, and getting involved with the Master Plan.

BOARD/COMMITTEE ASSIGNMENTS

The Board stated that the draft assignment list was acceptable with the addition of the 495 Initiative Committee (MAPC) with Herman as the representative.

MEMORIAL DAY ACTIVITIES

Peter Ashton to represent the Board.

YEAR END SPENDING

Don asked that the Board wait until the next meeting for his recommendations. The Board briefly discussed prioritizing a list.

CONSENT AGENDA

DORE' HUNTER - Move to approve consent calendar as printed. HERMAN KABAKOFF - Second. UNANIMOUS VOTE.

TOWN MANAGERS REPORT

ALG

Don reminded the Board that there is an ALG meeting tomorrow night.

KENNEDY SCHOOL OF GOVERNMENT

Don indicated that this was the best one week training session he had ever attended.

The Board adjourned at 10:05 PM.

Nancy E. Tavermin

Clerk

6/23/98

Date

Sheryl Ball

Sheryl Ball
Recording Secretary
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