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TOWN CLERK, ACTON

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ACTON PLANNING BOARD

Minutes of Meeting

March 5, 2013

Acton Town Hall

Room 204

Planning Board members attending: Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chair), Ms. Woolley Busse, Ms. Kim Montella, Mr. Ray Yacoub, Mr. Derrick Chin and Associate members Mr. Rob Bukowski and Michael Dube. Also present: Planning Director Mr. Roland Bartl, and Assistant Planner Ms. Kristen Domurad-Guichard.

Absent: Mr. Roland Bourdon

Mr. Bettez called the meeting to order at 7:31 PM.

Mr. Bettez appointed Mr. Dube and Mr. Bukowski as full members for tonight's meeting.

I. Citizens Concerns

None raised.

II. Consent Agenda – Draft Minutes of 02/05/13 and 02/26/13

The minutes of 02/05/13 and 02/26/13 were approved as amended.

III. Reports

Acton 2020: Ms. Woolley Busse reminded the Board of the Kelley's Corner public forum on March 7.th

EDC: Mr. Chin reported the committee cancelled their last meeting.

DRB: Ms. Montella reported the committee would be meeting with Roland Bartl on Wednesday night to discuss the Kelley's Corner improvement project.

Open Space: Mr. Clymer reported the committee discussed potential open space parcels off Central Street near the New View development and on Newtown Road.

WRAC: Mr. Clymer reported the committee is almost ready to release a draft document for review.

IV. Administrative Update

The Planning Board cancelled the April 2nd meeting.

[Ms. Woolley Busse left at this point in the meeting.]

V. Continuation of Public Hearing – Proposed Zoning Amendments

Mr. Bettez opened the public hearing at 8:00PM and explained public hearing procedures.

Article B – Citizen's Petition for Drive-up Windows

Ray Yacoub stated he had no position. Other members stated they felt the article was not consistent with the Acton 2020 Community Plan goals and objectives. Members also noted drive-up windows were not consistent with the goal to create Kelley's Corner into pedestrian friendly town center.

Mr. Clymer moved to NOT recommend Article B for approval at Town Meeting. The motion was seconded by Mr. Chin and carried by a vote of six in favor, one abstention.

Article I through N – Outdoor Sales

Ms. Montella suggested the Board reconsider hours of operation for the sale of New England farm products and temporary sale events to alleviate disturbances in the early morning on weekends.

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Approved: Yes

Members also noted the language should clarify that one permit is allow per Lot, per calendar year.

Ms. Montella moved to modify Article I through N by changing the hours of operation in Section 3.8.3.2 (i) and 3.8.3.3 (f) to 7AM-8PM Monday through Friday and 9AM-8PM Saturday and Sunday, modify Section 3.8.4.7 (a) by adding, "per Lot" and to recommend this article as amended to Town Meeting. The motion was seconded by Mr. Clymer, all were in favor.

Article G and Q – Industrial Uses

Several members of the Robbins Brook Condominium development were in attendance. They restated their primary concerns: noise, visibility and dust. Residents requested the fourth bullet under Section 3.6.3 Manufacturing be removed.

Board members discussed mitigation factors that reduce noise. Mr. Abraham stated DEP suggested sound proofing measures such as adding a shroud over the motor and rubber mats for the truck bed. Chair of the Board of Selectmen, Dr. Pamela Harting-Barrat noted concern for how noise from this type of use could negatively impact the senior population.

Mr. Clymer suggested a special permit for all outdoor manufacturing and to delete the fourth bullet under Section 3.6.3, which would then require a special permit for outdoor firewood processing under the ninth (9th) bullet. It was noted the special permit process would allow for site and use specific mitigation and require a public hearing process in which abutters would be formally notified.

Mr. Clymer moved to (1) modify Section 3.6.3 by removing the fourth (4th) bullet, "The outdoor processing and storage of firewood," and (2) amend the ninth (9th) bullet by removing the language "Except as specifically noted," and (3) amend the summary to reflect these changes; and (4) recommend this article as amended to Town Meeting. The motion was seconded by Mr. Yacoub, all were in favor.

Article B – Rezoning of Brookside Shops

Mr. Knowland, abutter to the Brookside Shops restated concerns about existing violations on the property. He noted that screening was not adequately planted as originally required and was concerned this proposed rezoning would remove any past obligations.

It was noted that Zoning Enforcement Officer, Scott Mutch met with the property manager for the Brookside Shops earlier that day to review the original site plan and work together to address violations. Mr. Johnson, property manager for Brookside Shops stated he would be willing to meet with Mr. Knowland and Mr. Mutch to address these issues.

Mr. Bartl noted further research needs to be conducted as to the language of the original permit and the zoning bylaw in place at the time of approval in order to understand the screening requirements.

Board member felt it would be advantageous to first address compliance issues on the site prior to bringing the article back to Town Meeting.

Mr. Clymer moved to not bring Article B to Town Meeting. The motion was seconded by Ms. Montella, all were in favor.

The meeting was adjourned at 10:20 PM.

Respectfully Submitted,
Kristen Domurad-Guichard