



ACTON PLANNING BOARD

Minutes of Meeting
October 4, 2011
Town Hall – Faulkner Room

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chair), Mr. Ray Yacouby (Clerk), Mr. Roland Bourdon, Mr. Derrick Chin, Ms. Kim Montella, and Ms. Margaret Woolley Busse attended. Also present were Planning Director, Roland Bartl.

Mr. Bettez called the meeting to order at 7:35 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda

Item A - Minutes of 08/02/11: Voted unanimously to approve draft with typo corrections.

III. Reports

CPC: Mr. Bourdon updated on last CPC meeting and annual public hearing; officer election; expected funding level for 2012 ATM CPA appropriations; 2012 CPA project filing deadline (Nov. 14); expecting some possible open space proposals that may require bonding.

EDC: Mr. Chin reported on EDC activities – business directory coming out by year's end; working on sign regulations; some members attended the Pl. Dept. sign enforcement info sessions held in West Acton the previous week.

OSC: No update.

MAPC/MAGIC: No update.

WRAC: Mr. Clymer reported on implementation of Ch. U; work on next storm water bylaw in the works for 2012 ATM (per EPA requirements).

DRB: No update.

Acton 2020: Ms. Woolley Busse reported on progress of Acton 2020 master planning committee's work; past meetings on housing, sustainability, financial sustainability; upcoming committee meetings; the upcoming November public forum; tasks ahead. Ms. W B urged Board members to get involved. Also item IV. below.

IV. Discussion/Ideas/Updates on Acton 2020

Discussion about various draft action recommendations; what to bring to ATM for adoption; fiscal constraints; zoning and other tools for redirecting development to centers.

V. Possible Zoning Changes for 2012 ATM

Mr. Bartl reviewed possible zoning amendments:

Signs – the EDC may bring proposal.

Definition of agriculture – adjust to conform to State law Ag. exemption

Site plan and use special permits - SPGA BoS to PIB?

Mobile food vendors/retailers – does Acton want to allow them or not?

Brookside Shops - change zoning from R-8 to LB.

Houses on non-conforming lots – rework regs. about additions/rebuilding after recent ZBA decisions.

Flood Plain Regulations – re-check FEMA comments on last amendment.

Political signs - delete most regulations on political signs except restrictions on size and illumination.

Lot access, frontage, and width - clarify definitions and as applied to minimum requirements.
Residential garages - Is there such a thing as too many garages? If so, how many garages are too many, and where? Review regulation on garages as residential accessory uses after recent ZBA decision.

Mr. Bartl noted that the list may be cut. Nothing should interfere with Planning's primary goal to pass Acton 2020 at the next Town Meeting,

The meeting adjourned at 10:00 PM.