



ACTON PLANNING BOARD

**Minutes of Meeting
February 12, 2008
Acton Memorial Library**

Planning Board members Mr. Greg Niemyski (Chairman), Mr. Edmund Starzec (Clerk), Ms. Ruth Martin, Mr. Michael Densen, Mr. Bruce Reichlen, Mr. Alan Mertz, Associates Mr. Roland Bourdon and Mr. Ryan Bettez attended. Also present were Planning Director, Roland Bartl and Secretary, Ms. Kim DeNigro.

Absent was Mr. Christopher Schaffner (Vice Chairman).

Mr. Niemyski called the meeting to order at 7:33 PM.

I. Citizens Concerns

None raised.

II. Reports

CPC: Mr. Starzec reported they are in their final stages of reviews and will be reviewing the two last minute proposals at this next meeting this coming Thursday. Every project so far has been recommended for funding. The committee is moving towards recommendations for Annual Town Meeting.

Design Review Board: Mr. Starzec stated the committee will try to apply to the Orton Family Foundation for a grant. The foundation helps four communities to receive funding and technical assistance on major community visioning and planning projects. The time line is due on March 3 and will be trying to complete it in time.

Comprehensive Community Plan Outreach Committee: Mr. Bartl reported an executive meeting will be this coming Thursday night in Room 204. They will be discussing the first phase of the Plan Outreach and will be putting together an outreach survey through meetings, paper, phone and internet.

III. Public Hearing – Proposed Zoning Amendments

Mr. Niemyski opened the public hearing at 7:45pm. Copies of the proposed zoning changes were provided to the public.

Present for the hearing were Mr. Peter Berry (Board of Selectman and Chair of the Wireless Communication Facility Committee) and members of the Wireless Communication Facility Committee, and members of the public. Mr. Berry explained that the article is still in final draft stage, and that further consultation with Town Counsel and the Committee's technical advisor could result in some changes.

Board members discussed and reviewed the draft zoning articles to amend:

Mr. Bartl stated the proposals for municipal exemption – Article A and cultural overlay – Article B were withdrawn.

Article C) Outdoor Restaurant Seating: No public comments. Board members had no other changes.

Article D) LI-1 District; Increase Floor Area Ratio to 0.20: The public had comments regarding the parking lot designs, the island landscaping and how to keep the character of the Town and the view from the road. Board members had no changes.

Article E) Senior Residences – Affordable Housing Alternative: The public had questions regarding restrictions and contributions. Mr. Bettez suggested a change to the summary to remove "authorize the Planning Board" and replace it with "provide option". Board members had no other changes.

Article F) Personal Wireless Facilities: Mr. Berry discussed and reviewed the article. The public had questions and comments regarding the special waiver provision to avoid an effective prohibition. Board members had no other changes and thanked Mr. Berry and the Wireless Bylaw Study Committee for their time and effort.

Article G) Corrections, Clarifications and Minor Amendments: The public had comments. Board members had no changes.

The Board voted unanimously to close the public hearing.

Mr. Reichlen moved to recommend to Town Meeting Articles C, D, E, and G. Mr. Starzec 2nd, all voted in favor.

The Board discussed that Article F would be slightly revised and fine tuned.

Mr. Reichlen moved to recommend to Town Meeting Article F provided there would not be any substantive changes after today. Mr. Starzec 2nd, all voted in favor.

IV. Decision – Residence at Quail Ridge SRSP

The Board members reviewed and discussed staff's third draft decision.

Board members stated their individual concerns and position with respect to the question of access to the development. Mr. Mertz took exception to several paragraphs, wording, and phrasing in the draft decision. Mr. Reichlen moved to change "have significant excess capacity" to "appear to have excess capacity" in Section 2.30. 2nd, all in favor.

Mr. Mertz stated his concern how the board would decide on which approach for access in the supplemental decision. It was discussed and confirmed that if the Board cannot reach agreement by a 2/3 special permit majority vote on one access solution, the default access alternative would full street access to Acorn Park public ways.

Mr. Reichlen moved to approve the draft decision as amended, Mr. Starzec 2nd.

Vote: Mr. Niemyski, Mr. Starzec, Ms. Martin, Mr. Reichlen, Mr. Densen in favor. Mr. Mertz and Mr. Bourdon III opposed.

Motion carried 5-2.

Mr. Reichlen moved to close the meeting, Mr. Mertz 2nd, all voted in favor.

The meeting adjourned at 9:45 PM.