



## ACTON PLANNING BOARD

Minutes of Meeting  
October 15, 2013  
Acton Town Hall  
Room 204

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TOWN CLERK  
ACTON

Planning Board members attending: Mr. Rob Bukowski (Vice Chair, chairing the meeting), Mr. Roland Bourdon, Mr. Ray Yacouby and Mr. Derrick Chin. Also present: Planning Director Mr. Roland Bartl and Planning Board Secretary Ms. Kim Gorman.

Absent: Mr. Jeff Clymer (Chair) and Mr. Michael Dube (Clerk) were absent.

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

### I. Citizens' Concerns

None

### II. Consent Agenda – Draft Minutes of 09/17/13

The minutes of 09/17/13 were approved as modified.

### III. Reports

CPC – Mr. Bourdon reported the Recreation Rep is stepping down. Some CPA projects are turning back funding left over from last year. The 2014 Community Preservation Committee Plan applications will be submitted soon.

EDC – Mr. Chin reported the Committee did not meet due to quorum issues.

WRAC - Mr. Bukowski reported the committee is hiring a consultant for finalizing the storm water bylaw.

### IV. Dana Snyder-Grant & Pina Madera – Half Moon Hill – PCRC permit (above ground pool)

Ms. Snyder-Grant and Ms. Madera inquired about a possible amendment for New View PCRC to allow an above ground swimming pool. Ms. Franny Osman, President of the New View Condominium Association, has written a letter in support. Ms. Snyder-Grant, 17 Half Moon Hill, explained that throughout the hot summers, every year the question is brought up about having a pool installed. Mr. Madera is beginning the research and is asking the Planning Board what is needed for an amendment to allow a pool. Board members discussed the matter and were generally inclined to look favorably on an above ground pool, subject to all details and location matters being addressed. Board guidance: Research (a) the common land areas and their pertinent use restrictions; (b) the original PCRC special permit decision and any/all amendments; (c) the approved record and site layout plans; the condo master deed; the health and building Codes.

### V. Continuation of Public Hearing – 5 Craig Road – Cell Tower Application – Applicant requested Continuation

Mr. Bukowski moved to accept the continuation letter dated 10/15/13 from Mr. Brian Grossman on behalf of SBA Towers II, LLC; hearing to be continued to December 3, 2013 at 7:45pm in Room 204, Mr. Bourdon 2<sup>nd</sup>, all voted in favor.

### VI. Public Hearing Continuation – 171 Great Road - Colonial Automotive Group / Colonial Chevrolet – Sign Special Permit

Mr. Bukowski opened the public hearing at 9:00pm and stated the public hearing is being recorded for the 2 absent Board members. Mr. Brian Lafferty and Ms. Meaghan Lafferty represented the applicant. Mr. Lafferty explained that the Colonial Chevrolet facility was recently renovated pursuant to the GM Branding Standards. The manufacturer requires a certain sign package, which includes the signs for

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Approved: Yes

which the ZEO has already issued permits. Mr. Lafferty is requesting from the Board special permit consideration for a secondary sign that designates the "Certified Service" area.

There were long-standing complaints about the dealership's appearance at the rear Esterbrook Road entrance (vehicle parked off pavement, automotive items in open storage, etc). Board members reviewed the ZEO's clean-up status memo. Mr. Lafferty stated he cleaned up more since then, and better organized the cars, now all parked on pavement. He showed pictures. Board members found that the property looks much better and emphasized that the area must now stay clean.

The Board voted to close the public hearing. Mr. Clymer and Mr. Dube will need to review the recording. A decision will be voted on at the next meeting.

#### **VII. Pine Ridge Road (93 Central Street) – Street Determination – Public Meeting**

Messrs. Mark Gallagher Sr. and Jr., of Seal Harbor Development LLC (applicant) were present. Mr. Gallagher Sr. recapped the 40B Comprehensive Permit in effect for 93 Central Street. He would like to purchase the property and build instead two single-family dwellings, one replacing the existing house, each one on a lot that conforms to the applicable R-2 district standards of the ZBL. He is seeking a Planning Board determination under ZBL section 1.3.16 (4) that the way known as Pine Ridge Road is a street for purposes of providing access and frontage to the lots. Pine Ridge Road appears to qualify for this determination because it has been in existence prior to 1953. Mr. Gallagher stated he has filed an ANR plan for the two lots using Pine Ridge Road as frontage and has agreed to extend the action time line on the ANR. He sent public meeting notices to the neighbors using the recent abutters list from the Comprehensive Permit. Mr. Gallagher explained he consulted with the Fire Department, and they are okay with the road improvement, including the turn-around. But, they need new address for the rear lot. Mr. Gallagher proposed 91 Central Street since that number is available.

Attending residents' comments, questions and concerns:

- Thanked Mr. Gallagher's for sending out public meeting notices.
- The property has been an eye sore for 5 years; very skeptical of/upset about the process. Mr. Gallagher: his proposal is a better use for the land; owner embraces his plan; he is trying to move this along.
- The owner of 89 Central Street satisfied that the extended road will bypass his septic system.
- Suggesting the positions of the homes at an angle.
- Who will be responsible for road maintenance? Mr. Gallagher stated he will create a private maintenance agreement for the homes and included 89 Central Street (per owner's request).
- Will road be paved? Applicant: Yes

Mr. Bourdon motioned for the Board to approve the private way of Pine Ridge Road for the purpose to create another single family lot and for it to be used for frontage for the 2 lots, requested staff to write the decision and sign the ANR; Mr. Yacouby 2<sup>nd</sup>; all in favor.

#### **VIII. Other Business**

Senior Residence In-Lieu of Policy/Regulation to be discuss further at a future meeting. Staff noted that there are three Planning Board vacancies; members might want to look around for possible candidates.

The meeting was adjourned at 10:00 PM.

Respectfully Submitted,  
Kim Gorman