



## ACTON PLANNING BOARD

### Minutes of Meeting February 24, 2016 Acton Town Hall Room 204

Planning Board members attending: Jeff Clymer (Chair), Derrick Chin, Michael Dube, and Michael Mai. Also present: Roland Bartl, Planning Director and Kristen Guichard, Robert Hummel, Assistant Town Planners

Mr. Clymer opened the meeting at 7:30 pm.

Mr. Clymer opened the public hearing at 7:30PM and continued it immediately following the update on Roosevelt Drive during Citizens Concerns.

#### **I. Update on Roosevelt Drive (Drainage Issues)**

Mr. Ringwall from GPR Engineering gave an update on the drainage improvements at the Roosevelt Drive Subdivision. Ms. Danielle, of 2 Jackson Drive provided feedback on the progress she is observing from the improvements.

#### **II. Public Hearing- Proposed Zoning Amendments**

Mr. Bartl gave a presentation on the proposed Kelley's Corner Zoning Amendments.

The comments and questions from the public included: a suggestion to combine the infrastructure design bonding with the zoning amendments, accessibility of housing units, number of potential units and the general inclusion of housing, the inclusion of Community Lane in the design plan, question about water capacity of the Acton Water District, considerations for affordable Housing, Mom and pop stores vs. chain retailers, demographic market for apartment units, confirmed that pro formas were used to test the economics of the zoning proposals, support for the plan and question about the overall vision.

Planning Board members asked about parking capacity at 0.8 FAR and confirmed minimum setbacks for residential buffers.

Ms. Guichard gave an overview of the proposed Accessory Apartment zoning amendment. She explained that the zoning change came as a result of the 2015 Housing Production Plan and comments received by the Planning Department from Acton residents. Mr. Clymer asked about the parking requirement as result of this change and Ms. Guichard explained that the parking requirement doesn't change as result of the proposed zoning.

Ms. Guichard gave an overview of the proposed "family" definition and explained that the amendment is a response to the realities of permanent living situations. Mr. Bartl noted the language is consistent with the US Census and addresses Federal Fair Housing requirements.

Mr. Hummel gave an overview of the proposed common driveway zoning amendments that are written to reflect the updated State fire code.

The article to rezone a portion of Morrison Farm, parcel F4-34, was pulled from consideration.

Mr. Dube motioned to recommend all articles with the exception of Morrison Farm for Town Meeting approval. The motion was seconded by Mr. Chin and approved unanimously.

#### **III. Kelley's Corner Improvement Initiative Plan**

The Planning Board adopted the Kelley's Corner Improvement Initiative Plan as an appendix to the Acton 2020 Master Plan. Mr. Chin motioned and Mr. Dube seconded. All voted in favor.

**IV. Consent Agenda**

The minutes of February 2, 2016 were approved as amended.

**V. Reports**

**Water Rep** - Mr. Chin reported that the Acton Water District will be holding a town meeting on March 16<sup>th</sup> regarding a petition by the Town of Concord.

**VI. Other Business**

The Planning Board rescheduled their March 1st meeting to March 2nd and cancelled their March 15<sup>th</sup> meeting.

The meeting was adjourned at 9:45 pm.

Respectfully Submitted,  
Robert Hummel  
Assistant Town Planner