



## ACTON PLANNING BOARD

### Minutes of Meeting May 3, 2016 Acton Town Hall Room 204

Planning Board members attending: Jeff Clymer (Chair), Derrick Chin, Michael Dube, Bharat Shah and Michael Mai.

Also present: Roland Bartl, Planning Director and Kim Gorman, Planning Board Secretary.

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

#### **I. Citizens' Concerns**

None

#### **II. Reports**

**DRB** - Mr. Dube reported the committee discussed the 9 Willow Street Special Permit Application.

**WRAC** – Mr. Clymer stated the committee discussed their next steps going forward.

#### **III. Consent Agenda**

The minutes of April 19, 2016 were approved as amended.

#### **IV. Preliminary Subdivision Plan – 394 Massachusetts Avenue**

Joshua Swerling, of Bohler Engineering, presented on behalf of the applicant, 394 Massachusetts Avenue, LLC and described the preliminary plan:

The application is a proposed 2-lot subdivision within the Kelley's Corner (KC) zoning district on 6.45 +/- acres of land with a new right of way named "Southeast Lane". Mr. Swerling stated the application is to pursue the zoning freeze protection pursuant to MGL Ch. 40A Sec 6. The plan shows a 155 foot long cul-de-sac street entering the site from Massachusetts Avenue plus a turn-around at the end; a connection to Francine Road can be added with an easement. He reviewed department comments; they can all be addressed.

Residents in attendance raised questions and concerns regarding the screening from the project, the lighting violation issues and the duration of time for the construction of the development of the CVS project.

Staff explained the meaning of a preliminary plan decision. Staff also discussed the bond that is being held for the completion of CVS project located within the proposed subdivision and reported about ongoing communication with the property owner on violations and construction issues.

The Board members reviewed the draft decision.

Mr. Dube moved to approve the amended decision (removing Mr. Yacouby's name and approve with guidance), Mr. Shah 2nd; all in favor.

#### **V. Sign Special Permit - 340-344 Great Road (Acton Woods Plaza)**

Robert Stone, applicant and property manager for the Acton Woods Plaza, explained the application for the sign. Mr. Stone stated he would like to replace the 30 year old wood main plaza sign with a new LED illuminated box directory sign with granite posts. Mr. Stone is asking the Board to grant permission to install a larger sign for the 17 tenants. The sign will be mounted on 7" granite posts..

Staff suggested changing the location of the sign and installing the sign at the corner of the intersection to possibly have a better view from the street/intersection.

Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

Mr. Dube moved to approve the amended sign special permit decision (removing Mr. Yacouby's name and modifying the decision for allowing a potentially better location subject to staff review), Mr. Chin 2nd; all in favor.

**VI. Sign Special Permit – 77 Great Road (Atlantic Seafood)**

Kostas Saranteas, applicant and owner, explained the application for the sign. Mr. Saranteas is asking for an additional sign on the side of the restaurant within the East Acton Village 2 (EAV-2) Zoning District. Mr. Saranteas is asking for the size of the sign to be 12 square feet; it would have a wood-like appearance. Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

Mr. Dube moved to approve the amended sign special permit decision (removing Mr. Yacouby's name), Mr. Shah 2nd; all in favor.

**VIII. Other Business**

The Planning Board discussed future meetings for quorum attendance; staff heard from VCC having a difficult time on finding new Planning Board members. Staff and Board further discussed the CVS project.

The meeting was adjourned at 8:50 pm.

Respectfully Submitted,  
Kim Gorman  
Planning Board Secretary