



ACTON PLANNING BOARD

**Minutes of Meeting
March 1, 2011
Acton Town Hall, Room 204**

Planning Board members Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chairman), Mr. Ray Yacoby (Clerk), Ms. Margaret Woolley Busse, Ms. Kim Montella and Mr. Derrick Chin attended. Also present was Planning Director, Mr. Roland Bartl and Secretary Ms. Kim Gorman.

Absent was Mr. Roland Bourdon.

The meeting was called to order at 7:35 PM.
Ms. Montella left the meeting at approximately 9:36 PM.

I. Citizens Concerns

No concerns.

II. Consent Agenda

Consent Item A. Minutes of 2/15/2011 were approved as amended.

III. Reports

Open Space – Mr. Clymer stated the committee is working on prioritizing all parcels in town and applying for funding next year.

MAGIC – Mr. Bettez stated there will be a 495/MetroWest Partnership Energy Forum Meeting Friday, March 18.

DRB – Ms. Montella reported the committee met with an applicant on building a condo village on Main Street. The committee gave their suggestions.

Acton 2020 – Ms. Busse reported on their upcoming “burning issues” meetings.

WRAC – Mr. Clymer reported the committee discussed pervious pavements, try to develop a guideline to the storm water bylaw. Very early stages of brainstorming.

CPC - Mr. Bartl stated the committee is wrapping up their recommendations for the Annual Town Meeting.

IV. Public Hearing – Proposed Zoning Changes – Continuation

Mr. Bettez reopened the public hearing at 7:50 PM.

Board members discussed and reviewed staff’s memo regarding possible zoning changes that could be prepared for the 2011 Annual Town Meeting.

Many citizens stated they have concerns with the definition of what is included for Article ZA – Part A. Amend the definitions of Gross and Net Floor Area in Sections 1.3.7 and 1.3.8

Citizen’s questions and concerns were:

- We need to encourage more industrial and commercial development with some village districts.
- It will invite changes later, which could exceed the allowed totals; turn attic into living area, or add a room.
- The calculations are too complicated. Need to simplified or rewrite.
- Is there sample language from architects?
- Residential is different than anything else. Garages should not be exempt.
- Attics add to bulk of building.
- Redefine or clarify how it is being applied.
- Is there a town that uses this definition successfully?

- Suggest fewer exclusion: outside gross and everything that is inside is net.

Board members questions and concerns:

- Try to redefine; exclude the proposed exemption of attics; or pull it back to be reevaluated.
- Needs to be discussed at Acton 2020 committee.

Ms. Michaela Moran and other members of the Historic District Commission (HDC) stated they asked the Board at the February 15 meeting not to close the public hearing to further discuss Article ZD regarding FAR and residential/non-residential mix in buildings in West and South Acton Villages (footnotes in use table).

Members of the HDC attended and had questions and concerns:

- Interpretation of footnotes language was inconsistent with original intent.
- Could change the villages into all residential areas.
- Reviewed past developments.
- Board of Selectmen might have approved too many Site Plan Special permits.
- It could destroy important history.
- Higher density okay, but not everywhere in the villagers and not all residential.

Mr. Clymer motioned to recommend to Town Meeting, Article ZA, Part B – Insert words in Section 7.4.1 to exempt window signs from the materials requirements for signs in village districts and Part C – Delete words in Section 8.2.3.1 to allow the extension of all aspects of non-conforming two-family and multi-family uses, Mr. Chin 2nd, all in favor. ZA parts B & C recommended.

Mr. Clymer motioned to recommend to Town Meeting, Article ZA, and Part A. No second.

Ms. Montella motioned to not recommend Part A at Town Meeting.

Vote: Ms. Montella, Mr. Chin and Mr. Yacouby in favor to.

Opposed: Mr. Bettez and Mr. Clymer.

Abstained: Ms. Busse

Article ZA, Part A - Motion carried 3-2-1. ZA, part A not recommended

Ms. Montella motioned to recommend to Town Meeting, Article ZC – Adopt a new Groundwater Protection District Map and amend Zone 2 delineations, Mr. Bourdon 2nd, all in favor.

Mr. Bourdon motioned to recommended Part ZC at Town Meeting, Ms. Montella 2nd, all in favor.

Mr. Yacouby motioned to withdraw Article ZD from Town Meeting, Ms. Montella 2nd.

Vote: Mr. Clymer, Mr. Yacouby, Ms. Busse, Ms. Montella, Mr. Chin in favor.

Opposed: Mr. Bettez.

Article ZD – Motion carried 5/1. ZD not recommend.

Mr. Bettez motioned to close the proposed zoning changes public hearing, Mr. Clymer 2nd, all in favor.

V. Vote on Zoning Articles – Recommendation & Assign Board Members to Articles

Mr. Clymer volunteered to make the presentations at Town Meeting.

VI. Review – Zoning Map and Land Use Map

Mr. Bartl explained each zoning district within the zoning map, where patterns are similar, what is able to be developed and the history of each section.

Meeting was adjourned at 10:40pm.

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