



ACTON PLANNING BOARD

Minutes of Meeting
May 3, 2011
Acton Town Hall, Room 204

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TOWN CLERK, ACTON

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

Mr. Ryan Bettez (Chairman) was absent.

The meeting was called to order at approximately 7:35 PM.

I. Citizens Concerns

No concerns raised.

II. Consent Agenda

Consent Item A. Minutes of 4/19/2011 were approved.

III. Reports

CPC – Mr. Bourdon noted the CPA award letters are being reviewed. The meeting was originally to be held in the Exchange Hall Building but due to it not being handicap accessible, the meeting was placed in the Memorial Library. Mr. Berger had a great presentation on the Exchange Hall restoration work.

EDC – Mr. Chin will attend the next meeting.

Design Review – Ms. Montella noted their next meeting is tomorrow night.

Acton 2020 – Ms. Woolley Busse noted the next public forum will be held on June 23. Need more people to attend. Ms. Woolley Busse stated she has been in contact with Mr. John Peterson of the School Committee to get the announcements made within their group. The committee is thinking of working on a video film ad. Ms. Woolley Busse asked for Planning Board input and attendance at the June 23 meeting.

IV. 495/MetroWest Development Compact Regional Study Meeting (Joan Blaustein, MAPC)

Ms. Joan Blaustein and Ms. Manisha Gadia Bewtra of the MAPC introduced the study project. The compact is intended to create a shared framework for developing state, regional and local strategies for growth, development and land preservation in the study area, which consists of thirty-seven (37) 495/MetroWest cities and towns.

The first step in this process is for MAPC to meet with local staff, Planning Boards, and other relevant boards and committees.

Ms. Blaustein provided an overview of the project and reviewed a draft map of priority preservation and development areas. She had previously met with Town staff and would like to collect additional data and input from this meeting.

Board members suggested to add for land preservation: Moritz Land on Wetherbee St, Magoon land off Piper Road. For economic growth and development: Kelley's Corner, West Acton, & Nagog Office Park. For transportation: The Assabet and Bruce Freeman rail trails. Board members also noted that further input is likely to result from the ongoing Acton 2020 (master plan) process

Ms. Blaustein stated that regional forums will follow with more information between the Summer and the Fall.

Board members thanked everyone for the great information and presentation.

V. Paul Gaboury/Glen Kaufman – Wood Road Turnaround Design

Mr. Gaboury contacted staff prior to the meeting and withdrawn the agenda item.

VI. Grant of Extension Vote - Michele Circle Subdivision

Ms. Ahearn representing the developer, Walker Realty, stated that it is too soon to inform the Board what if anything Walker is prepared to do about cleaning up the site. Decision on extension request is deferred until future meeting.

VII. Mark Mastroianni/Pulte Homes – Feedback on Pulte Homes’ Intent to construct the Residences at Quail Ridge (RQR) and to discuss proposed development program and changes for the site

Mr. Clymer recused himself from the meeting.

Mr. Yacouby chaired the meeting.

Pulte is a potential new developer for RQR. Mr. Mark Mastroianni and Mr. Reid Blute, Pulte Homes, were present. They would like to formally bring plan revisions to the Planning Board for approval in a future meeting. The proposed changes are to be minimal; they would maintain the special permit and largely follow the approved plan. They outlined the specific plan changes they stated would be necessary to use their own architecture and designs replacing house plans, reducing the overall unit count from 174 to 153, replacing the garden style apartments with duplexes, changing some elevation, and slightly shifting some of the streets and sidewalks. The street access connections to Acorn Park and Great Road would be maintained as approved.

They would ask for an amendment of the existing Special Permit and would like to know which process to expect and prepare for.

Ms. Woolley Busse left the meeting at 9:40pm.

Board members decided that they would entertain the changes as an amendment of the special permit that the Board had granted earlier and that they would hold a full public hearing for this. They instructed Mr. Mastroianni and Mr. Blute to complete a special permit amendment package and a public hearing notice and abutters list. Likely hearing dates in July subject to time availability.

VIII. Discuss Spring/Summer Schedule

Item was not discussed.

Meeting was adjourned 10:05pm.

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Type	Title	Owner	Edited	Size	Actions
	00 - 05.03.2011 Planning Board Agenda	planning	04/29/11	139 KB	
	020A. - IIA. - 04-19-11 Planning Board Minutes - DRAFT	planning	04/29/11	395 KB	
	040 - IV. - 495/MetroWest - Public Meeting Agenda - Acton	planning	04/29/11	155 KB	
	042 - IV. - 495/MetroWest - Compact Planning Board For Packets	planning	04/29/11	670 KB	
	060 - VI. - Grant of Extension Vote - Michele Circle - POSTPONED	planning	04/29/11	39 KB	
	080 - VIII. - 2011 Meetings Schedule	planning	04/29/11	51 KB	

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